

IN RE: Evictions

: IN THE COURT OF COMMON PLEAS
: DAUPHIN COUNTY, PENNSYLVANIA
: AO#: AO-23-2020
: NO#: 2020-CV-00178-AO

ADMINISTRATIVE ORDER

AND NOW THIS 17th day of July, 2020, all prior Administrative Orders regarding

Landlord/Tenant Eviction matters are amended as follows:

2020 JUL 17 AM 10:24
CLERK OF COURT
DAUPHIN COUNTY PA


1. Beginning May 11, 2020 and continuing until August 31, 2020, a landlord is not permitted to serve a "notice-to-quit" or any other pre-eviction notices required by the Landlord and Tenant Act of 1951 and the Manufactured Home Community Rights Act in any matter involving a residential lease agreement for the nonpayment of rent or for a tenant who "holds over" upon the expiration of the lease.
2. The filing and pursuit of a dispossession action can proceed if the proper notices were given to the tenant before May 11, 2020.
3. Any statutorily required notice previously delivered to a tenant between May 11, 2020 and August 31, 2020 is deemed to have been delivered on August 31, 2020.
4. After August 31, 2020, a landlord may serve a notice under Section 501 of the Landlord Tenant Act and proceed with an eviction action consistent with the notice timelines.
5. The commencement of residential landlord and tenant proceedings seeking unpaid rent, or the eviction of a holdover tenant are stayed until August 31, 2020. Residential landlord and tenant proceedings for any other breaches of a lease agreement are not subject to this order and may be commenced at any time.

6. Section 4024(c) of the CARES Act prohibits a landlord of a "covered" property from requiring a tenant to vacate with a "notice to vacate" which cannot be given before July 25, 2020.

BY THE COURT:



John F. Cherry, President Judge

JUL 17 2020
I hereby certify that the foregoing is a true and correct copy of the original filed.


Prothonotary

Distribution:

Judge John F. Cherry, President Judge
Judge Richard A. Lewis
Judge Scott A. Evans
Judge Deborah Curcillo
Judge Andrew H. Dowling
Judge William T. Tully
Judge Edward Marsico
Judge John J. McNally
Judge Royce Morris
Magisterial District Judges
Deborah Freeman, Esquire – Court Administrator
Bobby Sisock – Deputy Court Administrator – Criminal
Lili Hagenbuch – Deputy Court Administrator – Civil/ Orphans Court
Troy Petery, Deputy Court Administrator – Magisterial District Judges
Jennifer Simpson – HR for Court Administration
Heather Artz – Chief Court Reporter
Mariann Lawrence, Director – Fines & Costs
Matthew Krupp – Prothonotary
Dale Klein, Esquire – Clerk of Courts
Nick Chimienti, Jr. – Sheriff
Tim DeFoor – Controller's Office
Jean Marfizo-King – Register of Wills/Orphans' Court
James Zugay, Esquire – Recorder of Deeds
Janis Creason – Treasurer's Office
Amy Rosenberry, Executive Director – Victim/Witness Assistance Program
Laura Motter - Law Librarian
Fran Chardo, Esquire – District Attorney
Mary Klatt, Esquire – Chief Public Defender
Kim Robison, Director – Domestic Relations
Chad Libby, Director – Probation Services
Matthew Miller, Director – Work Release
Shannon Danley – Pretrial Services
Schaffner Youth Center
Marisa McClellan, Director – Director for Children & Youth Agency
Stephen Libhart – Emergency Management Agency
Dauphin County Bar Association
Brian Clark, Director – Dauphin County Prison
MH/ID Department
Jeff Haste, County Commissioner – Chairman
Mike Pries, County Commissioner – Vice-Chairman
George Hartwick, County Commissioner – Secretary
Joseph Curcillo, Esquire – Solicitor
Dauphin County Local Police Departments
State Police (Dauphin County Area)