

Starting April 22, 2019, the City of Philadelphia implemented a new “Good Cause” Eviction law.

As per the Good Cause law, the owner or the landlord must include a Good Cause reason to terminate or not renew a lease. The new law only applies to landlords with leases less than 1 year and include leases that revert to shorter term such as month-to-month. With this law, Hapco Philadelphia suggests landlords to not allowing tenants sign leases for less than one year.

Examples of a good cause reason to terminate a lease are:

1. Habitual non-payment or habitual late payment of rent (does not apply if the tenant is legally withholding rent).
2. Breach or non-compliance with a “material term” of the lease.
3. Nuisance activity engaged in by the tenant that interferes with others’ use and the environment of the property.
4. Tenant causing substantial damage to the property.
5. Tenant not allowing landlord access to the property after the landlord has provided written notice.
6. Tenant refuses to sign an extension of the lease for generally the same lease terms.
7. Owner, or an immediate family member of the owner, is going to move into the unit.
8. Tenant refuses to agree to a reasonable rent increase or a change in the lease.
9. Owner wants to make renovations with empty unit.

Please see the link below for more information:

<https://www.phila.gov/departments/fair-housing-commission/tenant-protections/unfair-rental-practices/>