



PHILADELPHIA

# HAPCO NEWSLETTER

AUGUST 2023

Serving Philadelphia's Investment & Rental Property Community

## Message from the President:

### **HAPCO newsletter now available to everyone!**

New Membership Benefits are Coming



Greg Wertman

You may not see it, but the HAPCO Philadelphia Board and staff are working hard behind the scenes. We're always looking for ways to grow our membership, improve the member experience, and boost benefits. With that in mind, we're excited to announce some changes and additions coming out this month.

*see "President's Message" on page 5*

### **Landlord-Tenant Officer Shooting Halts Evictions**

Pause Compounds Suffering For Rental Owners

*read story on page 6*

### **Philadelphia area gets \$1 million for transit improvements, sidewalk repairs**

*read story on page 11*



## **LANDLORD SPOTLIGHT**

### **HAPCO Philadelphia Featured at City "Landlord Gateway" Event**

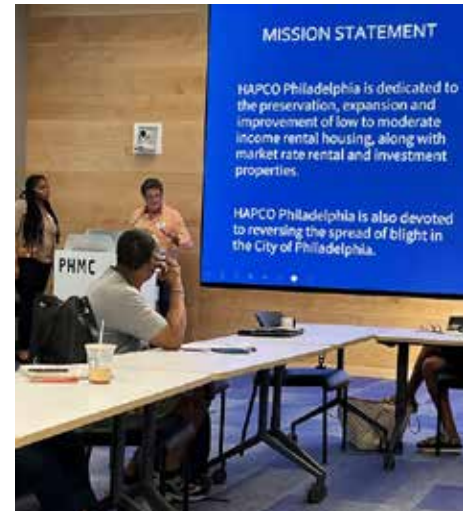
Program Seeks To Streamline Rental Process

By HP Board of Directors Editorial Staff

In an effort to simplify Philadelphia's confusing rental system, HAPCO Philadelphia teamed up with the City to educate rental owners about the new Landlord Gateway Program. [www.phila.gov/programs/landlord-gateway](http://www.phila.gov/programs/landlord-gateway)

HP President Greg Wertman was one of the presenters who helped rental owners learn about HAPCO Philadelphia, along with the city's rental licenses, permits, and property assessments at an education event in Center City.

*see "Landlord Gateway" on page 7*



HAPCO Philadelphia President Greg Wertman speaks at City's Landlord Gateway event

### **Land Banks May Soon Claim Blighted Properties**



By Anthony Hennen  
The Center Square

In the fight against blight, neglectful property owners may soon feel more pressure to clean up their act – or else lose control to a land bank.

House Bill 1163, now awaiting action in the Senate, would

*read story on page 2*

# Land Banks May Soon Claim Blighted Properties continued from page 1

let municipalities take a “use it or lose it” approach to blight. Once a locality declares a property blighted or abandoned, it could then be deemed liable to be acquired by a land bank.

Property owners could appeal, and land banks would not be required to claim the properties, but the reform would put more pressure on landowners – who create an external cost to a municipality and drive down neighboring property values – to comply.

“It is my hope that this jolt to the arm will be the momentum needed for neglectful owners to use a property, sell a property, or redevelop a property,” Rep. Abigail Salisbury, D-Braddock, wrote in a **legislative memo**. “We need to hold absent and neglectful property owners accountable and give municipalities more ways to reuse and redevelop land.”

Braddock has struggled with its blighted burden for years. The borough released a **blight strategy plan in 2017** that estimated almost 11% of its housing was blighted, with another 12% of housing units below average. In 2022, a **fire leveled a set of blighted rowhomes** and longtime residents complained of lip service from



*A decrepit house is seen in an undated photo taken in Braddock, Pennsylvania.*

officials to address the problem, but no action.

Neighboring North Braddock has about **350 abandoned properties** as well.

Allegheny County, where Braddock is located, already has a vacant property removal program that allows the taking of a property if the owner has been tax delinquent for

three years. Acquisitions, however, can be a financial burden on localities.

Letting land banks take on blighted properties wouldn't be the only recent initiative to deal with blight. In Erie, the city requires landowners of blighted properties to pay a registration fee, but state law and a lack of city inspectors can hamstring action, as The Center Square **previously reported**.

Statewide, counties can level **demolition fees** to fund cleanup efforts. Another legislative proposal would create a **statewide registry to track property code violations**, shaming blighted landowners and warning localities and banks about past problems.

Rep. Salisbury's bill would require land banks to pay “just compensation of the appraised value” if officials decide to take a blighted property. A property would have to be deemed abandoned or vacant and blighted for five years; be declared a nuisance property for five years; and have a record of building code violations or serious municipal ordinance violations. Municipalities would also have to notify the owner three times before the taking.

# Removing and Preventing Bugs

## THINGS TO DO

- Cover up holes in the perimeter.
- Seal any gaps in your door and install a door sweep.
- Launder all clothes and fabrics on high heat before moving and seal them in bags.
- Store food in tightly sealed containers.
- Keep your floors and counters clear of food crumbs.
- Install a screen mesh on your doors and windows.
- Eliminate pooled water around the home.
- Clear up trash around the home and ensure trash cans are tightly sealed.

## SECURE THE PERIMETER

Inspect the perimeter of the home and cover up any cracks and openings to prevent bugs from entering your home. If you see any holes, caulk them or conduct repairs to cover them up.

## DON'T IGNORE THE DOOR

Cover up any unsealed gaps in your door and install a door sweep for added protection. Add weather stripping or door-seal kits to the frame to keep insects from entering along the sides or top of the door.

## DON'T BRING BED BUGS WITH YOU

Purchase mattress encasements for each mattress and box spring and cover up any exposed fabric to ensure you don't pick up any bed bugs in transit. Launder all clothes and fabrics on high heat before moving and seal them in bags labelled “clean.”

## KEEP A CLEAN KITCHEN

The kitchen attracts a wide variety of insects and open or improperly stored food can quickly turn the kitchen into a breeding ground for bugs. Ants go after the sweet stuff. Indian meal moths (a.k.a. “grain moths”) love rice, flour, cereal, and nuts. Flour beetles prefer a broad range of food including flour, cake mixes, dried

fruits, nuts, chocolate, and spices.

Make sure your food is stored in tightly sealed containers and purchase small packages that can be used up in a shorter period of time.

Keep your floors and counters clean and clear of food crumbs.

## GET A SCREEN

If you enjoy fresh air and natural ventilation in your home, install a screen mesh on your doors and windows. A 20-mesh or finer will keep out most household pests. If your home already has screens, ensure that there are no holes or tears that would allow insect entry.

## DRY UP DAMP AREAS

Eliminate pooled water around the home to prevent mosquitoes from laying eggs. Aerate the lawn to ensure proper water absorption in the soil. Cover drainage and ensure that channels such as drains and gutters flow smoothly and aren't blocked by leaves and waste. If you have an outdoor pool, ensure that it is chlorinated.

Lastly, inspect the surroundings to ensure that rainwater doesn't collect in idle pots, tanks, and tires.

## CLEAN THE SURROUNDINGS

Insects are attracted to food sources and open and uncovered trash around your home serves as an open invitation to insects like mosquitoes, flies, roaches, and wasps. Ensure that garbage, recycling bins, and composting food matter are closed and tightly sealed. Also, clear up trash near and around the home and take precautions to prevent open dumping of waste.

## KILL THE BUGS YOU SEE

Raid has a variety of products designed to help you control infestations as soon as you spot them—so small bugs don't become a big problem in your new home.

*Published Courtesy of the SC Johnson\* Institute of Insect Science for Family Health™*

*Please support our advertisers*  
 Patronize them and tell them you saw their ad in the  
 Hapco Philadelphia Newsletter  
*Thank you!*



## The Hapco Philadelphia Newsletter

*Published as a member service by Hapco Philadelphia*

2101 Chestnut St. #1615  
 Philadelphia, PA 19103  
 Tel: (215) 684-1684, Fax: (215) 684-1683  
 www.hapcophiladelphia.com

*Office Hours: 8:30 AM to 4:00 PM  
 Monday through Friday*

### President

Greg Wertman

### Vice Presidents

1st – Brian Jackson

2nd – Howard Bernstein

3rd – Robert L. Jackson

### Treasurer

Syed Maz Alam

### Secretary

Vincent J. Bakanauskas

### Immediate Past President

Harvey Spear

### Legal Counsel

Paul Cohen, Esq.

### Office Administrator

Priya Boben

### Board of Directors

Erik Bronstein; Robert C. Levin;

Jim Sims; Wanda Staples;

Albert Taus; Joseph P. Thomas;

Victor H. Pinckney, Sr.; Paul Badger, Jr.;

Stanley Lasso, Emeritus;

Carolyn Smith, Emeritus

### Newsletter/PR/Marketing Committee

Claudia Christian – Newsletter Editor

Greg Wertman; Victor Pinckney, Sr.;

Robert C. Levin; Syed Maz Alam;

Brian Williams; James Sims

### Publication & Advertising Sales

University City Review, Inc.

406 S 43rd Street

Philadelphia, PA 19104

Tel: (215) 222-2846

Fax: (215) 222-2378

editor@pressreview.net

### Printing & Mailing Services

Engle Printing and Publishing Company, Inc.

1100 Corporate Blvd, Lancaster, PA 17601

Tel: (717) 892-6035

Cell: (717) 278-1404

www.engleonline.com





## President's Message continued from page 1

First, the changes: access to the HAPCO Newsletter you're reading right now is no longer limited only to members. We want anyone interested in learning about Philadelphia rental property ownership and management to discover HAPCO Philadelphia, and to understand why HP exists and how it continues to educate, enlighten, and shape the rental housing sector in Philadelphia.

We're opening the HP Newsletter to everyone for two key reasons: first, to give non-members a sampling of the news and information HP provides members through its various immersive and educational online platforms. We believe the more exposure HAPCO Philadelphia gets to the industry and general public, the more property owners and others in related industries will join us in our Mission.

The impact our leaders have in the direction housing policies are decided by our city and state leaders is directly related to our membership make-up and size. Bigger is, indeed, better.

Second, by opening the monthly digital Newsletter to those who are currently non-members, it will be blasted via email to more than *eight times* the number of potential new members' inboxes. A much larger readership will excite our advertisers and enable many to make special offers and deals on their products and services, which now are opportunities and benefits only available to current members. **Stay tuned** for more on that.

Another important change is the cost of

membership. In a world of ever-higher prices, the annual fee to join HAPCO Philadelphia *has been reduced*. New and renewing members pay only \$165.00 per year! A true bargain. Bear in mind that memberships to most trade organizations that offer fewer benefits charge as much as three times more. You won't find a better opportunity. Please pass the word about HAPCO Philadelphia membership.

Finally, the addition: last month there was a brief member survey asking for your input on member-to-member communications. For those dedicated HAPCO Forum contributors, you'll be happy to know the Forum is staying put! But we hear concerns and recognize that some members are looking for other ways to share problems, ideas, and solutions related to our industry.

Beginning in August, a brand-new members-only Facebook group will be available, offering real-time communication between members in a clear, clean platform to make discussion threads easier to follow and respond to. The group is exclusive to HAPCO Philadelphia members.

As HAPCO Philadelphia grows, so does member influence in Philadelphia's expansive and diverse rental housing marketplace. With a larger membership we become more influential to our city and state leaders on the things that matter most.

**Spread the word.** A HAPCO Philadelphia membership has never been more valuable!



HAPCO Newsletter now available for everyone to read.

**American Vinyl Products, INC**

**SAME DAY INSULATED GLASS REPAIRS**

**26 sizes in stock**

1426 N FRONT ST. PHILA P.A 19124  
215-425-8970  
Americanvinyl1426@gmail.com

**STOCK SIZES:**

24 1/4 X 37 1/2	31 1/4 X 45 1/2
24 1/4 X 45 1/2	31 1/4 X 53 1/2
24 1/4 X 53 1/2	31 1/4 X 57 1/2
24 1/4 X 57 1/2	31 1/4 X 61 1/2
24 1/4 X 61 1/2	31 1/4 X 65 1/2
24 1/4 X 65 1/2	31 1/4 X 69 1/2
24 1/4 X 69 1/2	
28 1/4 X 45 1/2	34 1/4 X 53 1/2
28 1/4 X 53 1/2	34 1/4 X 57 1/2
28 1/4 X 57 1/2	34 1/4 X 61 1/2
28 1/4 X 61 1/2	34 1/4 X 65 1/2
28 1/4 X 65 1/2	34 1/4 X 69 1/2
28 1/4 X 69 1/2	
	44 1/4 X 61 1/2
	44 1/4 X 65 1/2

**A. D. Lead Safe Certs**

**Lead Dust Inspectors**

**267.841.7048**

**ADLEADSFAECERTS.COM**  
a.d.leadsafecerts@gmail.com

**SAME DAY SERVICE!**

**B M C Installation & Service for Fire Protection**

**RESIDENTIAL & COMMERCIAL**

- Fire Sprinkler Systems
- Plumbing
- Inspections
- Violations Corrected
- Backflow Testing

**215.978.8888**

## Share Your Rehab Project!

Look out HGTV!

We're betting that Hapco Philadelphia members have their own impressive rehab projects worth sharing!

Whether you're rehabbing an entire house or just upgrading a room, we'd LOVE to see it! Tell us your story: your motivation, design ideas, and before and after photos!

We're still in the planning stages of creating a contest, but email your story and photos to hapco@hapcophiladelphia.com. We may feature your project in an upcoming Newsletter.

Help inspire your fellow members!

### Four Generations: Elements of the Modern Renter

**Gen Z**

**15%** PERCENTAGE OF THE RENTAL MARKET

**Higher Education:** Too young to study

**2017 AVERAGE CREDIT SCORE: 634\***

**Ages 18-23**

Top three most used social media: YouTube, Instagram, Snapchat

- Prefer partly or fully furnished rentals
- Interested in apartment buildings with 10 to 49 units

\*Young generations often have a low credit score as the result of "thin" credit files, or few credit accounts

**Millennials**

**50%** PERCENTAGE OF THE RENTAL MARKET

**Higher Education:** 39% have a bachelor's degree or higher

**2017 AVERAGE CREDIT SCORE: 638**

**Ages 24-38**

Top three most used social media: Facebook, YouTube, Instagram

- Moving into home ownership. 2017 mortgage debt rose by 6.8%
- Interested in apartment buildings with under 10 units

**Gen X**

**19%** PERCENTAGE OF THE RENTAL MARKET

**Higher Education:** 29% have a bachelor's degree or higher

**2017 AVERAGE CREDIT SCORE: 658**

**Ages 39-53**

90% use Facebook once per week

- More likely to consider a single-family detached home
- Interested in apartment buildings with under 10 units

**Baby Boomers**

**12%** PERCENTAGE OF THE RENTAL MARKET

**Higher Education:** 25% have a bachelor's degree or higher

**2017 AVERAGE CREDIT SCORE: 700**

**Ages 54-73**

96% use Facebook once per week

- Only 8% would consider renting a townhome
- 48% value energy-efficient features

ApplyConnect.com

Sources: Zillow Group | The Manifest | Experian



# Why Does This Keep Happening to Us?!

By HP Board of Directors Editorial Staff

“This is a disaster.”

The email from HAPCO Philadelphia’s legal counsel, Paul Cohen, broke the alarming news about the latest blow to rental owners.

Less than a day after a deputized landlord-tenant officer allegedly shot a woman in the leg during a lockout in the Kensington section of Philadelphia, the city’s Landlord-Tenant Officer (LTO) agreed to halt evictions.

“(LTO) Marisa Shuter has agreed to suspend all lockouts immediately, until the Court has been assured that the LTO and all of her employees and contractors have received the most up-to-date training in the use of force and all up-to-date de-escalation procedures,” said Martin O’Rourke, a spokesperson for the First Judicial District. “The suspension of all lockouts will remain in effect until the LTO is confident that all individual LTOs are appropriately trained in de-escalation and use of force.”

Evictions performed by the Philadelphia Sheriff’s Office will continue, according to the spokesperson.

The incident at the Grace Townhomes is the third involving deputized eviction officers this year.

Violent incidents during the lockout process have been rare in preceding decades. The LTO system was borne out of a need for an

efficient way for rental property owners to retain their units following lease violations and court orders and it has proven to be a cost-effective and efficient system over the years, as HAPCO Philadelphia has pointed out.

“The LTO process has worked well for nearly 60 years,” notes HAPCO Philadelphia President, Greg Wertman. “It’s unfortunate there have been issues this year, but it’s no reason to shut down evictions and scrap the system.”

The incident during the Kensington lockout occurred after an Alias Writ of Possession was issued. The female tenant reportedly attacked the landlord-tenant officer and assaulted the property manager, according to an LTO statement.

“After that assault, the tenant then threatened the officer with a knife. The officer demanded several times that the tenant drop the knife and cease the assault before discharging his weapon, striking the tenant once in the leg,” said LTO spokesperson, Michael Neilon.

HAPCO Philadelphia says the pause in evictions is a devastating blow to rental property owners and the rule of law. Rental owners rarely want to go to eviction court and only do so when left with no options following lease breaches and unpaid rent and utilities.

“Why do landlords then have to suffer?”

When the tenant owes over \$20,000 in back rent, why shouldn’t the rightful owner be made whole, like any other business?”

The incidents involving the deputized landlord-tenant officers have prompted proposed bills in Harrisburg to abolish the LTO and replace it with an unspecified government office.

HAPCO Philadelphia is working with its lobbyist at the Pennsylvania State Capitol in Harrisburg through the Pennsylvania Residential Owners Association, of which HAPCO Philadelphia is the largest member. HP, along with its rental coalition partners at the Pennsylvania Apartment Association (PAA), are working to amend those bills to make sure they are fair and respect a rental owner’s property rights.



Attorney Paul Cohen

HP’s Wertman spelled out in a recent WHYY Radio interview what a halt to evictions means for the Mom and Pop rental property community who own just one or two units and have already been hobbled by excess rules, regulations, taxes, and fees from Philadelphia City Council.”

“It means they’ll have no income or just 50% income to cover all their expenses. This policy will see the continued exodus of the smaller landlords, who at one time owned 74% of all low-to-moderate rentals in the City.

Wertman says HAPCO Philadelphia will be driving home that message as HP battles efforts to abolish the LTO eviction system.

“What it means is that the suffering continues. Insult to injury is what this is. What does it accomplish?” says Wertman. “Those tenants who either aren’t playing by the rules or don’t pay over very long periods of time win again. It means they get to stay in these units, damaging them and living rent free. While good tenants have to scramble to find affordable housing.”

## Landlord Gateway continued from page 1

“Despite all the obstacles the City puts in the way of rental owners, HAPCO Philadelphia is happy to partner with them to make it easier to become a rental owner and bring folks into the Landlord Gateway Program,” says Wertman.

In addition to helping rental owners with the rules and regulations, the Gateway Program also provides information about participating in the Housing Choice Voucher Program, formerly known as Section 8. <https://www.pha.phila.gov/housing/housing-choice-voucher/>

And the Gateway introduces rental owners to the City’s Eviction Diversion Program. <https://eviction-diversion.phila.gov/#/>



HAPCO Philadelphia’s Wertman was also able to introduce rental owners to the many benefits of joining HP.

Part of HAPCO Philadelphia’s PowerPoint talk at the Landlord Gateway event

The Landlord Gateway Program mirrors HAPCO Philadelphia’s new Digital HP Handbook as a one-stop shop for rental and investment property owners who want to get legal and licensed in Philadelphia. <https://hacophiladelphia.com/my-account/member-handbook/>

“It’s tough to go it alone in the rental market and that’s where HAPCO Philadelphia can help,” Wertman told the audience

“HP members provide the lion’s share of affordable rental housing in Philadelphia,” notes Wertman. “Without HAPCO Philadelphia, small, independent, Mom and Pop rental owners have no one to advocate for them.”

Part of the Landlord Gateway Program is to retain and expand the amount of affordable rental housing in Philadelphia. And the City created a Landlord Affairs Unit to help with that mission. <https://www.phila.gov/programs/landlord-engagement-program/>

“When landlords are coming to the Landlord Affairs Unit for whatever help they need, we can still talk to them on the backend about affordable housing and trying us out, doing at least one [unit] to see how it goes,” said Eboyne Williams with the Office of Homeless Services.

The Landlord Gateway Program will be hosting rental owner resources and education session throughout the Summer and Fall. There are two more programs in Center City August 3<sup>rd</sup> and September 28<sup>th</sup>. And events

will be held in West Philadelphia on August 17<sup>th</sup>, September 14<sup>th</sup>, and October 12<sup>th</sup>. You can get your questions answered via email at [landlords@phila.gov](mailto:landlords@phila.gov)

The way HP’s Wertman sees it, the simpler the City makes it to become a rental property owner with the Landlord Gateway Program, the more affordable rental housing stock there will be in Philadelphia.

“Being a rental property owner is still a great profession.”



### Terra Insurance Service



**Colleen Terra**  
Colleen@InsureMePhilly.com

**Seriously Good Insurance**



Auto • Home • Business • Life

**Auto  
Home • Life  
Business**

1879 Cottman Ave, Philadelphia, PA 19111  
**(215) 742-ERIE • (215) 742-3743**  
[www.TerraInsuranceAgency.com](http://www.TerraInsuranceAgency.com)



**Serving Philadelphia's Investment & Rental Property Community**

Help us spread the word, **Hapco Philadelphia** is the oldest Philadelphia area association advocating for landlords. We are looking to expand our membership, and we hope that you will tell your other landlord friends how helpful **Hapco Philadelphia** has been for you and how important it is for them to join. **Hapco Philadelphia** is a first source for information about our industry. Check out our website at [www.hacophiladelphia.com](http://www.hacophiladelphia.com)

**ATTENTION: Landlords**

**“Are You Sick and Tired of Long Vacancies? Do You Have Tenants who Never Pay on Time and Damage Your Investment Property?”**

Del Val Realty & Property Management is Philadelphia’s leading FULL service residential property management company. Our philosophy is to manage and lease your property professionally, economically and efficiently. Our managed properties experience extremely low vacancy rates, often moving new tenants in just days after the old tenants have moved out.

Call 610-240-9885

First Month FREE if You Mention This Ad  
[www.DelValProperty.com](http://www.DelValProperty.com)  
\*\*\* 90 Day Better Than Money Back Guarantee \*\*\*

PDS FIRE & SECURITY

- ✓ Fire Alarms • Certifications • Upgrades
- ✓ Emergency Light & Exit Signs • Monitoring
- ✓ Camera Systems • Door Entry & Intercoms



Stuart Rosenberg, CET, ME  
President  
5319 Oxford Avenue  
Philadelphia, PA 19124

www.pdsfiresecurity.com

CALL TODAY: 215.744.3500

6 • Hapco Philadelphia Newsletter

August • 2023

August • 2023

Hapco Philadelphia Newsletter • 7





## HAPCO PHILADELPHIA NEWSLETTER ADVERTISING POLICY

The Hapco Philadelphia Newsletter is a medium for transmitting information to and exchanging ideas among rental housing providers who are members.

Advertising relevant to investment in and operation of properties is accepted. The advertisements help defray the cost of producing and distributing the publication. They are also a valuable resource for members, who own and manage more than 30,000 small and mid-size rental buildings in Philadelphia, by helping them identify vendors who offer goods and services relevant to their business interests.

Hapco Philadelphia reserves the right to decline advertising inconsistent with rental property acquisition, sale, maintenance, and management.

Hapco Philadelphia reserves the right to decline advertising, including cancelling of advertising contracts, with refund of any prepayments, based on conclusions reached in investigating complaints by members of unsatisfactory vendor performance or reliability.

Members having complaints about the performance or reliability of advertisers will be requested to describe their grievances in writing, on forms provided by Hapco Philadelphia. The relevant vendor will be advised of the complaint and given an opportunity to respond. The complaint and response will be reviewed by the Hapco Philadelphia Newsletter Editorial Committee and forwarded with a recommendation to the Hapco Philadelphia Board of Directors for a decision. This decision will be considered final; the complaining member and the vendor will be so notified.

An advertisement in the Newsletter does not imply endorsement by Hapco Philadelphia. Members are urged to request and consult references as they consider prudent.

For advertising information contact:  
Claudia Christian  
Hapco Philadelphia Newsletter  
C/O University City Review  
406 S 43rd Street  
Philadelphia, PA 19104  
Tel: 215.222.2846, Fax: 215.222.2378  
christian@pressreview.net

# Why is Pest Control Important?

Maintaining a safe and habitable rental property is vital for landlords. As you read on, we will discuss who is responsible for pest control but for now, let's discuss why it is so important –

**Health and Safety Concerns** – Rodents and pests can spread diseases, cause respiratory issues, and affect the habitability of a rental home. Therefore, any evidence of pests must be taken seriously and addressed by a professional.

**Pests Can Damage the Rental Property** – Whether you are dealing with termites, rodents, roaches, or ants, pests can cause damage to your rental property faster than you may realize. Rodents can chew holes into walls, and termites can go from a nuisance to infestation levels in a matter of days. Therefore, at the first sign of trouble, contact a pest control professional to evaluate and treat the situation.

**Tenants May Complain or Leave Unfavorable Reviews** – As a landlord, reputation is crucial to your business, and you do not want to be known as an owner who risks their tenant's safety. Residents expect a pest-free environment, and if they feel it is not being handled, they may complain or, worse, begin spreading the word online.

**Higher Turnover Rates** – No tenant wants to live in a rental home with a pest infestation. Failing to address the problem or taking steps to prevent recurrence will inevitably cause tenants to vacate. Therefore, landlords are left trying to find new tenants and manage the ongoing pest concerns.

## Who is Responsible for Rental Property Pests?

When it comes to who is responsible for pest control in a rental, the answer depends on the situation and several factors. Nowadays, most lease agreements stipulate that the tenant is responsible for maintaining the home's cleanliness to avoid attracting rodents or pests. Additionally, the landlord

must initially provide a pest-free home at the time of move-in. So, once the tenant moves in and an issue arises, deciding who is responsible for pest control depends on the type of rental unit. Let's look at each party's responsibility below –

### Additional Tenant Responsibilities in Handling Pests

- Report evidence or suspicion of pests immediately to your landlord
- Keep the property clean and free of food waste that can attract pests
- Remove garbage regularly and store in exterior sealed containers
- Treat any fleas found on pets and consider preventative treatment
- Report any open entry points of damage to the home's exterior where pests could infiltrate
- Be mindful to not bring in pests from other locations or places you visit
- More Landlord Responsibilities Regarding Pest Control
- Maintain compliance with habitability standards and building code
- Respond to reports of pests promptly
- Identify and repair any entrance points
- Communicate with all tenants to determine the scope of the issues (*if the property is a multi-family rental*)
- Identify and remove the pests via a qualified pest control professional
- Consider ongoing preventative measures such as seasonal pest treatments
- Provide informative materials to residents on proactive pest prevention

## How to Address Pest Control in a Rental Agreement

Deciding who is responsible for pest control comes down to local laws and your rental agreement. The lease must address any requirements of either party in writing to help



limit the potential for disputes. That said, it is important to research any applicable laws in your area and tailor your lease clause to ensure compliance. To help get you started, check out the examples below and always have your lease reviewed by a qualified legal professional.

## Pest Control Sample Lease Clauses

**Sample 1** – “Landlord provides pest control service if problems with pests arise. Tenant agrees to allow Landlord, without interference, to engage in chemical and mechanical pest control measures within the Premises and the building and grounds wherein the building is located. Landlord makes no guarantee to provide Tenant with alternative housing due to pest control issues as long as the issue is resolved within a reasonable time frame.” (Courtesy of Law Insider – [www.lawinsider.com/clause/pest-control](http://www.lawinsider.com/clause/pest-control))

**Sample 2** – “Resident agrees to report any pest issues to Management for necessary remediation. The Resident's responsibility is to keep the Premises clean; if Resident consistently lives in an unsanitary environment, Resident acknowledges and accepts that Management is limited in its ability to address pest situations, and Resident waives the right to hold Management responsible for continual issues. If Resident fails to promptly report pest control issues, including the presence of bed bugs, Resident will be responsible for remuneration for resultant costs.” (Courtesy of Law Insider – [www.lawinsider.com/clause/pest-control](http://www.lawinsider.com/clause/pest-control))

## Top 3 Ways to Prevent a Pest Infestation

One surefire way of not needing to worry about who is responsible for pest control in a rental is to prevent them in the first place. While providing a pest-free home is a legal requirement in nearly every area, it is also a sound business decision. After all, tenants are more likely to stay in a home they feel is well-maintained and safe. Thus, creating less vacancy for landlords to deal with. So, check out these top 3 tips below for preventing pest infestations in your rental.

### Knowledge is Power

Avoiding pests in your rental starts with proper care of the premises. This takes the cooperation of both tenants and landlords. As a landlord, address any property maintenance promptly and encourage tenants to be vigilant in reporting issues. Furthermore, take time to educate tenants on the telltale signs of rodents or pests, so they understand what to watch for. Early detection is just as important as prevention when it comes to eradicating a pest infestation.

### Keep Eyes on Your Property

Unfortunately, not every tenant will report maintenance issues promptly. Therefore, periodic inspections of the property by you or your property manager are key. These inspections help to identify potential vulnerabilities for pests and allow you to address any new maintenance concerns. Generally, one to two inspections per year will suffice. That said, always provide proper notice to your tenants before entering the property.

### An Ounce of Prevention

Landlords can indeed take it upon themselves to routinely spray for pests. However, this does not replace the knowledge and experience you get from hiring a trained professional. So, check out local pest control experts in your area. It's no surprise that seasonal maintenance plans are a cost-effective way to prevent pests year-round. Plus, having a licensed pest expert means

they can spot and address any issues that arise. As they say, an ounce of prevention is worth a pound of cure.

## The Best Way to Protect Your Rental

Protecting your tenants and property goes beyond determining who is responsible for pest control. In fact, a legal rental agreement covers every aspect of the landlord-tenant relationship. This is essential to the success of your rental business. Having the assistance of a local property manager familiar with compliance requirements plus the essentials for a legal lease is a huge advantage for landlords.

This article is courtesy of Bay Property Management Group which provides comprehensive rental management services, including marketing, leasing, maintenance, accounting, and customer service. If you are looking for a way to enhance your rental business, give us a call today.



### 15 to 25 Year Mortgages on Investment Properties

Common Sense Local Banking,  
Right Here in Philadelphia  
Since 1924

**SecondFed.com**  
215-563-1572  
1727 Chestnut St.  
Philadelphia, PA 19103









# Senators call for AI regulation as concerns for national security grow

By J.J. Brannock | The Center Square

The Senate Committee on the Judiciary's Subcommittee on Privacy, Technology, and the Law held a hearing Tuesday on the principles for artificial intelligence regulation.

The hearing comes after President Joe Biden convened with seven major companies last week to make commitments to regulate the widespread use of AI, including investing in responsible AI research and development, establishing policies to safeguard people's rights and safety, and forming trustworthy AI systems with the major development companies.

While the Biden administration received some praise for recognizing the need to act quickly, Senator Richard Blumenthal, D-Conn., said that "these commitments are unspecific and unenforceable."

"A number of the most serious issues say that they will 'give attention to the problem,'" he said. "All good, but it's only a start."

Witnesses at the hearing gave a timeline of two years or less before Americans see the most "severe dangers" of AI, especially since the technology is advancing so quickly.

"AI is already having a significant impact on our economy, safety, and democracy," Blumenthal said. "The dangers are not just extinction, but loss of jobs, one of the worst nightmares that we have. Each day these issues are more common, more serious, and more difficult to solve, and we can't repeat the mistakes we made on social media, which was to delay and disregard the dangers."

Blumenthal and several others in the hearing expressed concern that the human population could be wiped out in a few years due to the steady increase in AI's autonomy.

Dario Amodei, Chief Executive Officer for ethical AI company Anthropic, said that AI



U.S. Sen. Richard Blumenthal, D-Conn., speaks March 25, 2021, during a hearing on Capitol Hill in Washington. Andrew Hamik / AP Photo

was able to semi-unreliably instruct users on steps to make biological weapons. These steps cannot be found on Google or other search engines.

Amodei warned that in two years AI would be advanced enough to fully list the instructions to make bioweapons, "enabling many other actors to carry out large-scale biological attacks."

He suggested that the U.S. secure the AI supply chain from semiconductor manufacturing equipment to chips, create a safety testing and auditing program for new AI models, and give significant funding to those safety programs.

"The balance between mitigating AI's risk and maximizing its benefits will be a difficult one, but I'm confident that our country can rise to the challenge," Amodei said.

Stuart Russell, a professor of Computer Science at U.C. Berkeley, said that Large Language Models like ChatGPT did not make up the entirety of AI, but were simply a puzzle piece hinting to an incredibly lucrative overall product.

"I have estimated a cash value of at least \$14 quadrillion for this technology," Russell said. "A huge magnet in the future

pulling us forward."

Russell also warned that AI will pose a serious threat to humanity once it "outstrips our feeble powers," and that we have done very little to safeguard against that so far.

"Social media algorithms were trained to maximize clicks and learned to do so by manipulating human users and polarizing societies," he said. "But with LLMs, we don't even know what their objectives are. They learn to imitate humans and probably absorb all too human goals in the process."

Russell's suggestions included a kill switch that would have to be used if systems break into other computers or try to replicate themselves.

Senator Blumenthal compared the advancement of AI to that of America's Manhattan or Apollo projects.

"AI is here and beware of what it will do if we don't do something to control it," Blumenthal said.

The Senate plans to pick up the suggestions talked about in the hearing and use them as the groundwork for more comprehensive legislation for AI regulation. A specific timetable has not yet been announced.

# Philadelphia area gets \$1 million for transit improvements, sidewalk repairs

By Anthony Hennen | The Center Square

The Philadelphia area will receive almost \$1 million in federal grants targeted at impoverished neighborhoods to make transit safer and better connected.

The Federal Transit Administration announced Thursday that Philadelphia's SEPTA transit system will receive \$500,000 and the Delaware Valley Regional Planning Commission will receive \$450,000 to plan and design system upgrades.

"Across the country, people who live in low-income rural, urban, and tribal communities are less likely to own a car and more likely to rely on public transit," U.S. Transportation Secretary Pete Buttigieg said in a **press release**. "Through this program, we are bringing affordable, accessible public transit to the very communities that need it the most, making it possible for more people to access jobs, resources, and opportunity."

The grants are part of the FTA's Areas of Persistent Poverty program to expand transportation options. The two grants are part of \$20 million awarded nationally.

Before any construction begins, however, both groups plan to conduct studies.

SEPTA will focus on a 3.65-mile residential, commercial and institutional corridor of Erie Avenue between Hunting Park and Kensington Avenues in North Philadelphia, according to its grant proposal.

"Served by both the Broad Street and Market-Frankford Lines and numerous bus routes, improving safety and efficiency along this vital corridor has been a priority for the city of Philadelphia," the proposal says. "The study area is designated as a high-injury segment – part of the 12% of Philadelphia streets where 50% of all traffic deaths and severe injuries happen."



A Southeastern Pennsylvania Transportation Authority bus is driven on Market Street in Philadelphia in 2021. Matt Rourke | AP Photo

SEPTA will evaluate bus stop spacing, service patterns, and intersection design along the corridor, among other changes.

The study carried out by the Delaware Valley Regional Planning Commission will be broader, focused on sidewalk projects across the Greater Philadelphia region to connect people with transit.

"Making the best use of our existing transportation infrastructure requires people being able to access it," commission Executive Director Ariella Maron said. "People being able to access it safely requires sidewalks that are well-maintained."

The commission, responsible for long-term planning of the Philadelphia region, will lead

the sidewalk process for areas that don't have the resources to do so.

"The beauty of this program is it's actually a really efficient way of doing this," Maron said. "It's more efficient if we centralize this process. We're able to achieve efficiency, reduce duplication, and ensure the right federal design

requirements are captured by doing this centrally for the communities that are most in need of this type of support."

Figuring out which sidewalks need repairs or where more should get built might seem small, but the commission says it's an overlooked issue.

"It's very easy to take for granted the important roles that sidewalks play in how they connect us to work, to transit, and to each other," Maron said. "And we take it for granted until it's not in a state of good repair. While improving sidewalks alone doesn't address all of our issues of allowing people to feel safe in walking to transit, it is a really important piece of it."

## CONSTELLAR CORPORATION

Real Estate Leasing & Management

- We rent-own 300 houses and apartments in Southwest Philadelphia
- In-house management and leasing services for all of our properties
- Properties conveniently located near hospitals, universities, parks and restaurants
- Online virtual management system for easy tenant-manager communication

**Call 215-387-4137**  
to inquire about availabilities

*Over 45 Years of Experience*





# Over the Transom

Edited by Claudia Christian

## Some recent traffic on Hapco's Online Forum:

**Names have been withheld to protect the innocent. Responses reflect the views of the Forum respondents and not necessarily those of Hapco Philadelphia.**

### LOCKOUT SUSPENSION

**Post:** Question regarding lockouts that perhaps the Hapco team can answer: Are the courts still hearing eviction cases even though we can't do lockouts? As I see it, you can still get a judgement for possession and hope that the tenants will move by the judgement date, but I am not 100% sure of that.

**Response:** YHAPCO Philadelphia members. From Greg Wertman, Hapco Philadelphia President: The order came down from Judge Dugan. Only lockouts are on hold. There are a lot of things going on so we are waiting for what the outcome will be moving forward. This is temporary but the question is for how long.

**Response:** YCourt is still open. Lockouts are suspended by tenant officers.

You can hire Philly sheriffs at additional costs. I called. Judgments and first filing today.

**Response:** YI called the Baritz Office. Only Lockouts have been stopped. It just amazes me how the rights of an entire class ( Landlords ) can simply be taken away by simple commands by the City Council. Maybe an attorney can explain this to us.

**Response:** Thanks for the update. You can still use the Philly sheriff but they take longer and the rates are higher. If they get rid of this landlord tenant officer, they should

lower the rates and expedite the process.

I wish after you get the alias of writ you could just call the police and show them the paperwork. I should go to the police district.

### EVICIONS SUSPENDED?

**Post:** Has anyone heard about evictions being suspended in Philadelphia?

**Response:** Yes, that is correct! Unfortunately, we all are waiting for an update which I hope comes soon as the incident the other day has caused the uproar in the courts and with the elected officials!

**Response:** Yes, I just heard about this yesterday. There are articles all over Google. Apparently, there have been 3 shootings involving Landlord-Tenant Officers.

**Response:** I heard thus morning on the radio about Eviction Lock out being suspended due to many people serving evictions are being killed.

Which brings me to my concern. Once tenants hear the City is not doing Eviction lockouts...then the rent STOPS because of the new suspension.

Where does that put us landlords?? No rent and No assistance from the City. Great!

**Response:** Philadelphia city councilmembers Kendra Brooks (At-Large) and

Jamie Gauthier (3rd District) revealed a list of reforms that the Landlord Tenant Office must implement before the eviction suspension is lifted.

### DELAWARE SERIES LLC

**Post:** In process of purchasing a property and would like to hold title under my series LLC.

I was my understanding that the benefit of the series LLC is that each property I purchase can be held as if a separate LLC by just creating a series, ie ABC, LLC - series 2. Creating a new LLC for each property isn't necessary.

However, I received the information below from the title company:

"Underwriting's requirement is that every series LLC has to be separately filed with the state of formation. However, it would be their issue to deal with in the future."

Has anyone held title under a series LLC who can point in the right direction?

**Response:** I suggest you speak with an attorney about this.

Hapco does offer a monthly event called "Ask the Attorney" and basically members get the opportunity to get free attorney advice through this zoom call. I would like to believe these have helped the members who have joined thus far and its real time with the attorney who helps each of us with our questions.

I believe the next "Ask the Attorney" should be posted for August soon.

I don't personally have any experience with a series LLC. In years past when I researched it, I thought it was a bit unnecessary and complicated so I setup my properties under standard LLCs and I even sometimes have grouped multiple properties under the same

*continued on page 13*

## Over the Transom continued from page 12

LLC. I assume your purpose for the series LLC approach is mainly for liability, but it just didn't seem necessary for the types of properties I acquired thus far. When I get into larger properties like 10 units+, I will probably consider a series LLC as I think it may be worth it then.

Maybe some others can speak to some of the worst scenarios they have experienced as property owners but I just haven't seen the risk/reward for series LLC for smaller properties but I could be wrong. It's also a paperwork and accounting nightmare as it would be much more tracking for your books.

Again, pay attention to the next "Ask the Attorney" as it's free for Hapco members.

### PHA MAILING ADDRESS CHANGE

**Post:** Every time I sign a new lease with a PHA tenant it shows my home address which is different from the addresses I'm usually renting out. How do you go about changing it? How long does it take? Any help would be greatly appreciated.

**Response:** Try sending an email to the PHA Landlord site: [hcvlandlords@pha.phila.gov](mailto:hcvlandlords@pha.phila.gov)

### DISORDERLY TENANT

**Post:** I bought a duplex in West Philly in 2015 and "inherited" the tenants on the first floor. They are current on their rent but the issue is they are extremely filthy and dirty tenants. There are many people that reside in the apartment and they are completely unsanitary. They keep the apartment in horrible condition and have their belongings in the basement and garage area that looks like trash. I have treated it several times for insects and there are 2 young females that have been living upstairs that have been complaining about their cleanliness. Just today, they claim to have seen a rat.

I have asked the first floor tenants several of

times to leave. Unfortunately, they are still there. I am not really sure how to get them out. Please let me know if anyone has any ideas or suggestions.

**Response:** I am sorry to hear of the situation. If I were you, I would talk to an eviction attorney. Even if these tenants are up-to-date on the rent, it sounds like they are in breach of their duty of reasonable care. If you can document the filthy conditions and get the other tenants to testify in support and tell the judge that these tenants are making the whole building unsanitary, I think you'd have a reasonably good case. Testimony from the other tenants would be vital to demonstrate hardship on them and to paint a sympathetic picture so it's not just the fat cat landlord against the lowly tenants.

**Response:** Cash for keys

**Response:** Have you tried a formal eviction process? Is there an existing lease that specifies how many people can reside in the unit? My thought would be to send a letter stating that the clutter as a safety / health / fire concern as it impacts people in the other unit. Give them 10 business days to resolve it and tell them that if they don't, you'll start an eviction process. Be as specific as possible regarding what needs to be resolved.

**Response:** Best choice imho is to not renew. When is the lease up for renewal? Send them notice of nonrenewal well in advance of the required notice period.

**Response:** Offer them some money if they terminate the lease and leave the property in a relatively clean condition.

**Response:** Start the eviction process immediately! Dirty people NEVER clean up!!

Ask me how I know, lol! Start eviction asap. Dirty tenants will never become clean tenants. And if they brought rats, that's going to cost lots of money-way more than roach/mice infestations!

**Response:** Start the eviction diversion program and have that as a term for them.

It doesn't cost you anything, they may get a little fear of being evicted and you at least started the 1st step if they don't.

**Response:** What kind of lease the tenants on? Is it yearly with a renewal date? Is it month to month? Do you have anything in writing? Do you have a rental license for the property? When you asked them to leave, was it a written notice to vacate?

**Response:** You're right, piggy people are always going to be piggy people.

**Response:** We just started the eviction diversion program. You must do that first before eviction. Unfortunately, if tenants do not respond then it is not useful except for documenting good faith effort from the landlord side.

*continued on page 14*

**Philadelphia Landlords:** With the new Lead Safe laws, get your lead inspections done now. Lead safe Certificates must be given to new tenants.

**"The goal is to keep kids safe & have the lowest cost affordable for landlords."**

**EPA-HUD Certified**

TO HAVE YOUR RENTAL PROPERTY INSPECTED,  
**PLEASE CALL US AT 215-200-7090**

**F&L LEAD DUST INSPECTORS** Est. 2013



# Over the Transom continued from page 12

**Response:** Is there any estimate on when evictions will begin again? Are the courts shut down or just lock outs?

**Response:** And now that lockouts are suspended, I would not expect to see much cooperation from tenants.

## TENANT ONLY AGREES TO REPAIRS IF HOME

**Post:** I am in an owner-occupied building. The inherited tenants want to only allow repairs if they are present. We often go back and forth and they either make themselves available or I come to the apartment to monitor the repair. It is a battle each time a repair needs to occur. Any suggestions on how to address this moving forward?

**Response:** One of our tenants has cameras in the apartment so they can monitor activity.

We always prefer the tenant to be there to explain the issue if needed.

**Response:** 1. Start by examining your lease for what conditions you outlined for apartment repairs in it.

2. Have a heartfelt discussion with your tenants about their needs and yours.

3. Remember: As an owner occupier, you have more rights than the average landlord.

4. You may decide you want to evict them if their refusals constitute a violation of the lease.

5. Or you may want to have them hire their own repair person if they refuse admission when they are not home.

6. It is your home and you have a right to protect it from damages caused by tenant negligence.

## FROM THE NATIONAL APARTMENT ASSOCIATION (NAA)

**Post:** On May 30, the Federal Housing Finance Agency (FHFA) issued a Request for Input on tenant protections. This exercise could result in the adoption of a range of negative policies including national rent control, a "source of income" mandate requiring acceptance of Section 8 vouchers, just cause eviction requirements that effectively prohibit non-renewals, and extended notice procedures for residents in

federally-backed properties, to name a few.

As the FHFA considers expanding federal landlord and tenant requirements on Fannie Mae and Freddie Mac-backed properties, it is essential for members of the rental housing industry like you to provide perspective about your business practices. The feedback FHFA receives will inform their future decision-making, so it is critical that the agency hears directly from our industry. This is your chance to engage directly to protect your business and your communities from potential harmful policies!

The deadline to submit comments is July 31. Take action TODAY!

## TENANT MOVE OUT

**Post:** Tenant moved out THEY put their BELONGINGS on the porch, the front patio and on the curb for trash. However, the trash man did not pick it up. It sat for a week. I moved the stuff to be thrown out to avoid trash fines. My question is, does the tenant still have a right to their stuff, even though it was outside of the house and at the curb? The house was empty and I have the keys.

**Response:** I would take photos. And charge them for leaving it there, trash all over the place and the back rent if any. Thank God they left and you got the keys back.

**Response:** Take pictures, be happy! Curb stuff is trash, porch stuff, next week trash. They often move out that way.

## LISTING AGENTS AND PROPERTY MANAGEMENT (FAIRMOUNT)

**Post:** Can you please offer recommendations for listing agents and/or property management businesses servicing the lower Brewerytown and Fairmount areas of Philadelphia? Preference for ones that support both residential and commercial properties.

**Response:** I will recommend Samuel Iuw, a real Estate Agent. 302-983-0571

# LOCAL REAL ESTATE MEETING HAS THE POWER TO CHANGE YOUR LIFE


*Your first meeting is*  
**FREE!**

Another one of the many reasons you should attend. Taking action is up to you. RSVP at [DIGONLINE.org](http://DIGONLINE.org).

**Mention this ad at the door for a SPECIAL BONUS GIFT.**



- Discover the Secret Sources of OFF THE MARKET investment deals RIGHT HERE in and around Philadelphia. We all know that the best deals get made long before they reach the MLS.
- It is said that your "network determines your net worth." Maybe by attending next month you'll meet the person who takes your business to the next level?!
- Learn WILDLY EFFECTIVE investing strategies from local and national experts for long term wealth building and short term cash infusions





215 712-2525 | [INFO@DIGONLINE.ORG](mailto:INFO@DIGONLINE.ORG) [WWW.DIGONLINE.ORG](http://WWW.DIGONLINE.ORG)  
Meetings are the last Thursday of the month at North Hills Country Club, 99 Station Avenue, Glenside, PA 19038

## Advertising Rates and Information about the Hapco Monthly Newsletter




Claudia Christian | 215.287.5345 | [cchristian@pressreview.net](mailto:cchristian@pressreview.net)  
The deadline for each issue is the last day of each month.



## Reasons to JOIN Hapco Philadelphia

— [hapco@hapcophiladelphia.com](mailto:hapco@hapcophiladelphia.com) —

FEATURES & BENEFITS OF MEMBERSHIP:

Hapco Philadelphia is the pre-eminent rental real estate industry trade group in the Philadelphia region.

Hapco Philadelphia (HP) was established in 1954 to represent the collective interests and municipal concerns of owners of rental properties in the City of Philadelphia. Now with nearly 2,000 members, its owners/managers control over 20,000 low- and moderate- and market-rate rental units, including single-family and multi-family properties throughout the Philadelphia.

The Hapco Philadelphia board is an all-volunteer 401C-4, Not-For-Profit organization, comprised of entrepreneurs, teachers, police, lawyers, architects, and who helm firms ranging from start-ups to mom-and-pops, and old-line multi-generational firms.

HP advocates for an improved business environment, fair and reasonable laws, rules and regulations that protect the health and safety of tenants and at the same time enable landlords to operate in a free, fair, and open marketplace.

- NEW Fully Integrated Website
- Streamlined forms for landlord & tenant legal actions
- Searchable archive
- Continuous updates of legislative matters
- Updated news & information feeds
- Announcements & calendar events
- PA state level legislative activity & PROA
- Online store (coming soon!)
- Special "ask our lawyer" section
- Exclusive members-only online Forum
- Facebook, LinkedIn & YouTube channel
- Online monthly newsletter, including news, trends, & editorials
- Educational series, lectures & roundtables
- Affordable, Tax deductible membership dues
- General Membership Seminars featuring guest speakers from the local business community, building, industry, and elected officials
- HP-PAC to support our various interests and causes on behalf of its members
- Exclusive members-only discount at major retailers like Home Depot and Sherwin-Williams
- Affordable, tax-deductible membership dues
- Get involved! Exciting opportunities to make a difference by joining Hapco Philadelphia's wide array of committees.
- Meet-and-Greets!

Membership Fee Increase (Effective June 1st, 2023):  
New Member Fee: \$206 / Renewal Fee: \$165





2101 Chestnut Street #1615  
Philadelphia, PA 19103

PRST STD  
US Postage  
PAID  
Permit No. 280  
Lancaster, PA  
17604



# Nobody **Wants** to Evict a Tenant

HapcoPhiladelphia and its members appreciate and value their tenants and the symbiotic relationship they share. Unfortunately, sometimes that relationship breaks down, with the necessity of court intervention in order to reclaim your property. Eviction is likely a last resort.

Everyone knows that going to court is time-consuming and expensive; HapcoPhiladelphia membership benefits include access to our one-stop solution to Philadelphia Municipal Court. Exclusive members-only fee structure provides top legal professionals who will guide and advise you on how the process works, from paperwork origination, mediation, settlement negotiation and, if necessary, actual eviction and lock-change, so you are comfortable knowing your rights as a property owner are known and respected.

## Professional Services Fee Schedule

Pre-Step (mediation) .....\$285

### Step-By-Step Method

- Municipal Court Hearing.....\$285
- Writ of Possession.....\$185
- Alias Writ (actual eviction).....\$120
- Reschedule Eviction For  
Landlord/Tenant Officer ..... \$50
- Petition Hearing.....\$150  
if tenant should file a petition

*To join HapcoPhiladelphia and for more information, or to register visit at [HapcoPhiladelphia.com](http://HapcoPhiladelphia.com)*



2101 Chestnut Street #1615 • Philadelphia, PA 19103 • P 215.684.1684 • F 215.684.1683 • [HapcoPhiladelphia.com](http://HapcoPhiladelphia.com)