



# HAPCO NEWSLETTER

Serving Philadelphia's Investment & Rental Property Community

## President's Message

Most rental homes in Philadelphia are owned by small, local housing providers who are deeply invested in their tenants and neighborhoods. In fact, 73 percent of housing providers in the city are small, local owners.

These providers focus on keeping good tenants, maintaining reasonable rents, and addressing maintenance issues promptly, building long-term relationships that benefit both renters and providers. Their close connection to the community often...



Greg Wertman

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## Bills 250329 & 250330 Passed Out of Committee — Here's What Happens Next

The Housing Committee advanced the Safe Healthy Homes bills on March 30, 2026, despite serious concerns about transparency, undisclosed amendments, and limited opportunity for meaningful public participation.

Bills 250329 (Right to Repairs) and 250330 (Right to Safety) are now heading to full City Council. The earliest vote is April 16, leaving a short window for housing providers to respond...

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## Spring Maintenance Checklist for Philadelphia Housing Providers

Spring is the perfect time for Philadelphia housing providers to prepare their properties for the warmer months and the busy rental season ahead. After a long winter, homes can develop issues that may not be immediately visible, and addressing them early helps prevent bigger, costlier problems later. Roofs, gutters, and downspouts should be inspected first. Heavy spring rains can quickly reveal leaks or blockages, leading to basement flooding or water damage, which is a common concern in Philadelphia rowhomes and twin homes. Clearing debris and ensuring proper drainage protects both the property and tenants' belongings.

Windows and doors are another key area to check. Look for cracks, gaps, or broken seals to maintain energy efficiency and keep homes...

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## Member Spotlight

Simcha Noznisky



Simcha Noznisky's journey into real estate began in 2008, right after she earned her PhD in education. Originally from Israel, Simcha came to the U.S. in 1986 and spent over 30 years as a special education teacher, including work as an autistic...

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## Your Responsibility When a Tenant Leaves Belongings Behind in Philadelphia

When a tenant moves out of a rental property and leaves belongings behind, Philadelphia housing providers must follow Pennsylvania law to handle...

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# BILLS 250329 & 250330 PASSED OUT OF COMMITTEE — HERE'S WHAT HAPPENS NEXT

By Lauren Andreoli, Communications Coordinator

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## What happened:

- ◆ The bills were pushed forward through a process that raises serious concerns about violations of open meeting and public participation laws
- ◆ Amendments were not clearly disclosed before the vote
- ◆ Meaningful public input was limited or excluded

## What these bills do in practical terms:

- ◆ Require “good cause” to terminate or not renew a lease, eliminating your ability to decide whether to continue a tenancy at the end of a lease
- ◆ Prevent you from collecting rent if your license lapses, even due to city delays, and may require refunds
- ◆ Create automatic liability of \$1,000 to \$3,000 per violation
- ◆ Trigger presumptions that can force full rent repayment
- ◆ Expand inspections across all rental units

## Why this matters:

These bills do not simply regulate housing. They fundamentally change your rights as a property owner.

- ◆ The “good cause” requirement forces ongoing landlord tenant relationships, even when a lease naturally ends
- ◆ They rewrite lease agreements that are already in place, stripping out terms you legally negotiated
- ◆ They shift control away from property owners and expose you to significant legal and financial risk regardless of intent



These are not minor policy changes. They raise serious constitutional law concerns, including interference with existing contracts, loss of property rights without compensation, and lack of due process.

For many small housing providers, this level of risk and uncertainty is not sustainable. The likely result is forced exit from the market, reduced housing supply, and negative impacts on the very communities that depend on this housing.

## What you can do:

- ◆ Show up on April 16, visibility matters
- ◆ Contact your Councilmember and demand transparency, lawful process, and real public input
- ◆ Share this with other housing providers

This is about more than policy. It is about whether laws that affect your property, your livelihood, and your community are passed lawfully, transparently, and within constitutional limits.

Hapco will continue fighting to protect housing providers. Stay tuned for updates.

# PRESIDENT'S MESSAGE

By Greg Wertman, President, Hapco Philadelphia

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...translates into a more hands-on, responsive approach to housing.

Rising costs and increasing regulations are making it more difficult for many of these small providers to continue operating. As a result, some are choosing to sell or step away from the market. When this happens, the naturally affordable units they maintain can transition to new ownership, and over time, the character and cost of that housing may change. This can mean fewer affordable options and less stability for residents.

These policies are not just affecting large or small landlords differently, they are reshaping the entire rental housing landscape. While short-term solutions may appear beneficial, it is important to consider their long-term impact on housing supply and affordability. When small, local housing providers are forced out, the city risks losing an important source of naturally occurring affordable housing.

Philadelphia's rental market depends not only on the number of units, but also on the people who manage them responsibly. Supporting policies that allow small, local housing providers to remain in the market is essential to keeping housing accessible, stable, and well-maintained for residents.



*Greg Wertman*  
President, Hapco Philadelphia

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**LEAD DUST INSPECTORS** Est. 2013

# SPRING MAINTENANCE CHECKLIST FOR PHILADELPHIA HOUSING PROVIDERS

By [Lauren Andreoli](#), Communications Coordinator

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...comfortable as temperatures rise. HVAC systems should also be serviced now to prevent breakdowns during the summer heat. Replacing filters, checking airflow, and scheduling routine maintenance ensures heating and cooling systems run efficiently and reduces emergency repair calls from tenants.

Pest prevention is especially important in Philadelphia during spring. Warmer weather brings an increase in insects and rodents, particularly in older homes with basements, shared walls, or alley access. Housing providers can seal cracks, remove debris from around the foundation, and schedule routine inspections to keep infestations under control. Taking these steps protects the property and helps maintain a positive relationship with tenants.

Outdoor spaces deserve attention as well. Spring is the ideal time to power wash stoops, sidewalks, and exterior walls, trim overgrown trees and shrubs, and refresh landscaping. Even small improvements to curb appeal can have a big impact on tenant satisfaction and neighborhood pride. For providers with yards or shared spaces, planting hardy, low-maintenance flowers or shrubs that thrive in Philadelphia's climate adds visual appeal and enhances the neighborhood environment.

Finally, review safety measures throughout the property. Test smoke and carbon monoxide detectors, check railings and stairs, and ensure that outdoor lighting is working properly. Proactive safety measures prevent accidents, reduce liability, and show tenants that their comfort and well-being are a priority.

By completing these seasonal maintenance tasks, Philadelphia housing providers can protect their investments, keep tenants happy, and ensure their properties are ready for a safe and vibrant spring. A little effort now goes a long way toward long-term stability and smooth operations throughout the year.



# MEMBER SPOTLIGHT: SIMCHA NOZNISKY

By Lauren Andreoli, Communications Coordinator

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...support teacher. In 2008, she saw the market and decided to buy a house in Pennsport. With a careful, research-driven approach, she focused her investments in South Philadelphia.

Today, Simcha owns 25 properties, primarily across South Philadelphia, including mostly single-family homes and a few multifamily units in South and Southwest Philadelphia. After years in education, she transitioned into real estate full-time following her early retirement. She manages her portfolio herself, something her tenants truly value.

Simcha describes her approach as very helpful, positive, and hands-on. She makes it clear that she is the housing provider and that tenants are expected to follow the rules. She is assertive yet supportive, making sure tenants understand expectations while also offering guidance and assistance. At the same time, her tenants know she is always there for them. They have her cell phone number and know they can reach her anytime, even when she is in Israel. She keeps her phone with her at all times and makes it a priority to respond.

She does her best to fix issues as quickly as possible, often the same day, and does not like to make tenants wait. If something needs to be fixed, she not only fixes it but often upgrades it. Whether it is replacing an old washer or dryer or making other improvements, her tenants appreciate the care she puts into her properties. She takes pride in maintaining good homes and being a responsible housing provider, and her reputation reflects that.

For Simcha, the most rewarding part of this business is twofold: the income it provides serves as a safety net for her family and children, and the opportunity to provide quality, affordable housing to tenants. She values the positive feedback she receives from her tenants just as much as the financial security her investments offer. "As a teacher, communication and having a good rapport with my tenants is very important," she says. "It makes me happy that they appreciate me."

"Providing quality housing and positive tenant experiences is very important to me," Simcha adds. "Even during the pandemic, I helped tenants pay half

their water bills and assisted a tenant from a homeless agency with furniture and support. My tenants know they can reach me anytime."

Simcha credits Hapco Philadelphia with helping her become a knowledgeable and confident housing provider. "I would not be a good or knowledgeable landlord without Hapco," she says. "It helped me, and I learned so much from Hapco. Hapco is very important." She has been a member for nearly 15 years, attending meetings and learning from the network.

Looking back, the most challenging part of her work is navigating constantly changing regulations, something she manages with the help of her lawyer and Hapco's guidance.

Her advice to new housing providers: "Be careful who you bring into your home. Check backgrounds, ask questions, and learn from a professional network like Hapco. It's not easy, and having support is critical."

Simcha's approach emphasizes care, consistency, and communication, setting her apart as a housing provider who is deeply committed to her tenants and her properties.



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# YOUR RESPONSIBILITY WHEN A TENANT LEAVES BELONGINGS BEHIND IN PHILADELPHIA

By [Lauren Andreoli](#), Communications Coordinator

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...the situation properly. Understanding your responsibilities can help protect your property, avoid legal disputes, and maintain a professional relationship with your tenants.

Under Pennsylvania law, if a tenant vacates a property and leaves personal items behind, the housing provider must notify the tenant in writing that their belongings remain on the premises. This notice should be mailed to the tenant's last known address or the property they vacated and must clearly explain the tenant's right to retrieve their property.

Once the notice is sent, the tenant has 10 days to respond and let you know that they want to collect their belongings. If the tenant responds within that period, you are required to hold their property for an additional 20 days, giving them a total of 30 days from the notice to retrieve their items. During this time, housing providers must exercise ordinary care in safeguarding the property, ensuring it is not damaged or misplaced.

If the tenant does not respond within the first 10 days, you may dispose of the belongings at your discretion after that period. It is important to document all communications and actions taken, including sending notices and keeping records of attempts to contact the tenant. Clear documentation protects you if there is ever a dispute about the disposal of abandoned property.

Even though the law allows disposal after the proper notice period, it is good practice to make a reasonable effort to reach the tenant and schedule a pickup. This approach demonstrates professionalism, minimizes potential conflicts, and helps maintain trust in your rental business.

Handling abandoned tenant property correctly is an important part of responsible property management in Philadelphia. By following Pennsylvania law — sending written notice, allowing the proper time for response, and protecting the items while they are held — housing providers can stay compliant and ensure a fair process for tenants. Proper documentation and careful handling



of abandoned belongings also protect you from liability while maintaining a positive reputation in your community.

Following these steps keeps your properties in order, safeguards tenants' property rights, and helps you run your rental business smoothly and professionally.



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Serving Philadelphia's Investment & Rental Property Community

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