

On March 18, 2019, the Supreme Court of Pennsylvania issued an Order that provides that “evictions from a residence based upon the failure to make a rent, loan, or other similar payment” shall not take place any earlier than April 3, 2020. The Order also provides that “requests for orders of possession resulting from judgments entered in landlord-tenant actions ... [may be] filed by mail.” The full landlord-tenant portion of the Court’s Order is set forth below:

Landlord/Tenant

[T]his Court is aware that the economic consequences of the COVID-19 pandemic may cause individuals to suffer a loss of income, which in turn may delay rent payments, mortgage-loan payments, or the like – including payments to be made by individuals who may be under self-imposed quarantine or who may otherwise be either carrying the virus or vulnerable to infection. In light of these circumstances, it is further DIRECTED that, during the period encompassed by this Order [through at least April 3, 2020] or the judicial emergency, whichever is longer, no officer, official, or other person employed by the Pennsylvania Judiciary at any level shall effectuate an eviction, ejectment, or other displacement from a residence based upon the failure to make a rent, loan, or other similar payment. Nothing herein is intended to preclude requests for orders of possession resulting from judgments entered in landlord-tenant actions to be filed by mail. However, any execution on an order of possession is stayed to a date on or after April 3, 2020, subject to further orders.