

Landlord/Tenant Law

Leech Tishman's Real Estate attorneys represent property owners, landlords, property management companies, homeowner associations, court-appointed receivers, and tenants in landlord/tenant matters. We have a depth of knowledge about Pennsylvania landlord-tenant laws, including lease drafting and preparation, managing tenant issues, and Fair Housing Act (FHA) and ADA Title III defense.

We have experience defending property owners with respect to claims asserted by tenants and third parties in both civil and criminal courts, health departments, the Public Utility Commission and before City and County housing agencies. We also work with property managers, staff and property owners to create and implement internal procedures to minimize financial risks and promote FHA compliance. Our attorneys also appear at grievance conferences on behalf owners of public housing.

Our Landlord/Tenant attorneys can provide guidance on agreements, including leases and contracts, internal policies, payment arrangement contracts, judgment filings, title transfers, agreements of sale, real estate civil claims, quiet title actions, and lease-to-buy agreements. We also assist clients in arbitration, mediation, and trial of claims regarding tenant eviction and possession, including unpaid rent, property damage, breach of lease terms, on site criminal activity, hazardous activities, unauthorized pets, comfort animals, and abandonment of property.

Some of the services we offer include:

- Breach of landlord rules
- Breach of lease / breach of contract
- Building code violations
- Destruction of rented property
- Discrimination and retaliation
- Eviction
- Forcible entry and detainer actions
- Harassment
- Housing discrimination and FHA compliance
- Lease drafting, review, negotiation and termination
- Mortgage foreclosure
- Owner occupancy
- Property management and maintenance
- Security deposit terms and recovery
- Warning letters, demand letters, and termination of tenancy letters