Pennsylvania 30 or 60 Day Notice to End Tenancy

General template, not legal advice. Have a Pennsylvania attorney review before use. Last reviewed October 29, 2026.

Use this notice to end a month to month or other periodic tenancy without fault. It is not for unpaid rent or lease violations, which have their own notices. The notice period depends on the state, the length of the tenancy and sometimes the city: 30 days is common, many places require 60 days or more for long tenancies, and some cities require a just cause reason for any termination.

> Notice needed to end a month to month tenancy in Pennsylvania: A landlord ends a month to month tenancy with a 15 day written notice to quit. (Landlord and Tenant Act of 1951, section 501)

> Local just cause rules: _____ (check the rule in Pennsylvania)

Notice to end tenancy

Date of notice _____

To (all tenants and adult occupants) _____

Property address and unit _____

City, county and state _____

Tenancy start date _____

Rent period (monthly, weekly, other) _____

To the tenants named above: you are notified that your tenancy of the property above will end on _____ (Termination date), which is at least _____ (Number of days) days after this notice is served, as required by Pennsylvania law. On or before that date you must move out and return possession of the property to the landlord.

- ☐ Your tenancy has lasted less than one year, and this is a _____ (Number of days) day notice.
- ☐ Your tenancy has lasted one year or more, and this is a _____ (Number of days) day notice.
- ☐ A reason is required where the property is located. The reason is: _____ (Reason allowed by local law)
- ☐ Relocation assistance is required where the property is located, in the amount of $_____ (Amount), paid by _____ (Date and method).

Rent is due as usual until the termination date. Rent for a partial final period will be prorated by the day if the termination date is not the last day of a rent period. If you do not move out by the termination date, the landlord may start a court case to recover possession. Only a court order carried out by a law officer can remove a tenant.

Your security deposit will be handled as required by Pennsylvania law after you move out. Please give your forwarding address in writing. You may ask for an inspection before you move out to learn about any problems you can fix to avoid deductions, where the law provides that right.

_____

Landlord or agent signature

_____

Printed name

_____

Date

Proof of service

I, _____ (Name of person serving), am over 18 years of age. On _____ (Date served), I served this notice on the tenants named above by the method checked below.

- ☐ Handing it to the tenant in person.
- ☐ Handing it to a person of suitable age at the home and mailing a copy to the tenant.
- ☐ Posting it in a visible place at the home and mailing a copy to the tenant.
- ☐ Certified or first class mail to the tenant. Tracking number: _____ (Tracking number)
- ☐ Another method allowed by Pennsylvania law: _____ (Method)

_____

Person serving notice signature

_____

Printed name

_____

Date

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