

Breaking a Lease in Pennsylvania: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/pennsylvania-breaking-a-lease>

Pennsylvania has few statutory early exits, so the lease decides most questions. Service members can end a lease under federal law, and anyone else should read the lease and talk with the landlord first.

Key points

- A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.
- A landlord ends a month to month tenancy with a 15 day written notice to quit.

Pennsylvania at a glance

Rule	Pennsylvania	Law
Military service	A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Month-to-month notice	A landlord ends a month to month tenancy with a 15 day written notice to quit.	Landlord and Tenant Act of 1951, section 501

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- Landlord and Tenant Act of 1951, section 501
- Landlord and Tenant Act of 1951, section 513

Official sources:

- Pennsylvania General Assembly: Unconsolidated Statutes, Landlord and Tenant Act of 1951: <https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1951/0/0020..HTM>
- Pennsylvania General Assembly: Consolidated Statutes: <https://www.palegis.us/statutes/consolidated>
- Unified Judicial System of Pennsylvania: rules: <https://www.pacourts.us/>

General information, not legal advice. Check current law and talk to a Pennsylvania attorney before you act.
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