PENNSYLVANIA TEN-DAY NOTICE TO QUIT

RENT NONPAYMENT / NOTICE

68P.S.250.501,250.503(c);246Pa.CodeRule518;1Pa.C.S.1908

Ordinary residential rent nonpayment; not mobile-home park spaces. Longer applicable requirements remain.

01 TENANT & RENTAL PROPERTY

To: tenant name(s), and any unknown occupants

Tenant mailing address (street, unit, city, state and ZIP)

Rental property address (community / unit, city, PA and ZIP)

Notice / rent balance date

Remove from premises by (allow full 10-day period)

02 LANDLORD / AGENT

Landlord / agent name

Landlord / agent phone number

Landlord / rent recipient mailing address

03 UNPAID RENT DEMANDED

Rent period / due date

Rent charged ($)

Paid / credited ($)

Unpaid rent ($)

TOTAL UNPAID RENT DEMANDED ($) - no separate fees or other charges included

04 NOTICE / TENANT RIGHTS

Ten-day notice to quit for unpaid rent. You have failed, upon demand, to pay rent reserved and due for the identified premises and periods. You are notified to remove from and deliver possession of the premises within ten (10) days after lawful service of this notice, by the deadline above, allowing any longer applicable requirement. The landlord also demands the TOTAL UNPAID RENT stated above. If you remain, the landlord may seek possession through court.

Time, payment and tenant rights. Exclude the service day; count intermediate calendar days. Extend a last day falling on a Saturday, Sunday or legal holiday to the next eligible day. This form does not assume a lease provision shortening or waiving notice. This rent demand excludes separate fees and other charges. Where recovery of possession is solely for unpaid rent, applicable pay-and-stay rights continue after this notice and judgment: before actual delivery of possession in execution of the order, the tenant may satisfy it by paying the executing officer the rent actually in arrears stated on the order and proceeding costs under 68P.S.250.503(c) and Rule518. Other defenses, payment agreements and protections remain. This is not a court order and does not authorize self-help removal. Signing, downloading or sharing this file does not serve it.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

Pennsylvania Landlord Guide

Using the rent notice | Landlord reference only

Fill out online

Keep this guide out of the notice provided to the tenant. Required companion forms remain separate; this guide does not replace them.

The ordinary nonpayment Notice to Quit

68 P.S. 250.501 ordinarily requires a written notice to remove within ten days from service for nonpayment. The lease may provide a shorter period or a waiver, but the tool does not assume a waiver. Applicable longer federal or lease requirements still matter.

Count and serve the notice itself

The general computation rule excludes the service day and counts intermediate calendar days, with the applicable last-weekend or holiday adjustment. Section 501(f) addresses personal service, leaving the notice at the principal building or conspicuous posting. Rules for mailing a later summons are not the same as this pre-suit notice.

Pay-and-stay can continue after judgment

Where possession is sought solely for nonpayment, section 503(c) and Rule 518 preserve the applicable right to satisfy the possession order before actual execution by paying the required rent arrears and costs. Do not tell a tenant that every right to pay ends with the ten-day notice.

Before you use page 1

Check the lease, exact rent demand, service evidence and later payments. A payment opportunity in this notice does not authorize physical removal; follow the court process if possession remains disputed.

Official sources

Landlord and Tenant Act, Article V: notice and payment

Pennsylvania Code Rule 518: satisfaction before execution

1 Pa.C.S. 1908: time computation