

# Evictions

## Things to Know

### Reasons for Eviction

- Landlords may **legally evict** tenants for:
  - Nonpayment of rent.
  - Violation of lease terms.
  - Expiration of lease term and landlord's request for tenant's vacancy.

### Illegal Reasons for Eviction

- Discrimination based on things like race, religion, disability, pregnancy, age, familial status, sexual orientation, gender identity, nationality and immigration status.
- Retaliatory eviction for exercising the right to fair housing (retaliation for exercising other legal rights can be raised as a defense to eviction).

### Stopping Eviction

- Tenants can prevent eviction for nonpayment of rent by paying rent and court costs before eviction.
- Landlords must go through the court process to lock out tenants.
- Different rules may apply for exceptional circumstances, such as drug-related criminal activity.

### Steps for Eviction

- 1 Written notice** from the landlord outlining reasons for eviction and timeline (unless waived in the lease)
  - If eviction is due to nonpayment of rent, the landlord must provide a written notice **at least 10 days** before filing an eviction case.
  - For other reasons, notice must be given
    - **15 days** before filing an eviction case for leases of one year or less.
    - **30 days** before filing an eviction case for leases of more than one year.
- 2 Court hearings** where both parties present their case
- 3 Appeal process**
  - Tenants have **10 calendar days** to file an appeal after losing a hearing.
  - To remain in the home during the appeal, tenants must pay in court
    - Either the amount of rent in the judgment or 3 month's rent, whichever is less.
    - Low-income tenants may only be required to **pay 1/3 of monthly rent** initially.



Landlords must allow tenants **10 days** to retrieve personal belongings after eviction.



Landlords can store belongings for an **additional 30 days** if requested by the tenant.

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## Where to go for legal advice and other support

This information is correct as of March 2024.

### 1 RentHelpPGH *if facing a threat of eviction without legal action*

- Services: navigating the system, advocacy & legal aid
- Populations: adults 18+, home renters, low-income, limited english
- Contact: 412-534-6600 (English) or 412-530-5244 (Spanish)
- Link: <https://www.renthelppghresources.org/>



RentHelpPGH  
Website QR Code

### 2 Just Mediation Pittsburgh *if facing eviction and receiving a pre-filing notice*

- Services: housing mediation, virtual support
- Populations: adults 18+, home owners or renters
- Contact: 412-228-0730
- Link: <https://www.justmediationpgh.org/what-we-do>



Just Mediation Pittsburgh  
Website QR Code

### 3 Neighborhood Legal Services *if an eviction action has been filed*

- Services: legal representation (if lockout or eviction filing) or advice
- Populations: adults 18+, low-income individuals and families
- Contact: 412-255-6700
- Link: <https://nlsa.us/request-legal-help/>



Neighborhood Legal Services  
Website QR Code

### 4 Urban Redevelopment Authority of Pittsburgh (URA)

- Services: housing stabilization, legal assistance
- Populations: adults 18+, in crisis, home owners or renters
- Contact: 888-553-5778
- Link: <https://www.ura.org/pages/housing-opportunity-fund-programs>



URA  
Website QR Code

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For more info, visit: [www.ejgp.org/advocacy-and-organizing-training](http://www.ejgp.org/advocacy-and-organizing-training)

