

Waiver of Notice

By Steve Powanda

This is the waiver of notice that should be in your Pennsylvania lease. The language allows you to file for eviction without first having to give the tenant a written posted notice under the landlord tenant act. It can save you weeks in a standard eviction.

Waiver (giving up) of right to notice to quit: tenant hereby waives (gives up) any right to notice to quit which may now or at any time during the term of the lease be required by Pennsylvania law, including the landlord and tenant act of 1951, as amended. Tenant hereby agrees to give up possession of the leased premises without further notice from the landlord upon termination of this lease.

Disclosure of tenant's waiver (giving up) of tenant's rights under the landlord-tenant act: This lease includes a waiver (giving up) of the tenant's right to notice to quit. Notice to quit is a formal written notice delivered to tenant or posted on the leased premises that states that tenant has violated a term of this lease. The waiver (giving up) of the notice to quit means that landlord has the right to begin a legal action against tenant without first giving notice to quit. **The waiver (giving up) of notice to quit does NOT mean that a court can enter a judgment against tenant without providing tenant an opportunity to present defenses or claims in court.**