

## The Executive Order Suspending All Residential Evictions and Foreclosures Has Been Extended Through August 31, 2020

On July 9, 2020, Governor Tom Wolf issued an Executive Order suspending all residential evictions and foreclosures for the nonpayment of rent or mortgage payments through August 31, 2020. This Order extended Governor Wolf's previous Order concerning the suspension of evictions and foreclosures which was set to expire on July 10, 2020.

Accordingly, residential evictions for the nonpayment of rent or holdover of a tenant cannot commence until August 31, 2020. Similarly, foreclosures which are subject to the notice requirements of Act 6 and Act 91 (statutory notices required to be sent before residential foreclosures) cannot begin until the expiration of Governor Wolf's Order on August 31st. However, evictions for the breach of other provisions of a lease may be instituted immediately and Governor Wolf's Order does not suspend the obligation to pay rent and mortgage payments.

If you desire to learn more about Governor Wolf's Order and the steps that may be taken by landlords and mortgage holders pursuant thereto, please contact Attorney Tom MacNeely ([tmacneely@rjglaw.com](mailto:tmacneely@rjglaw.com)), or Attorney Zachary Berger ([zberger@rjglaw.com](mailto:zberger@rjglaw.com)) of our Real Estate Department. We can help!