

YOU HAVE AN EVICTION RECORD, NOW WHAT?

In Pennsylvania, an eviction filed against you in the court system stays on your record and stays public forever regardless of the outcome.

Strategies for Finding Housing After an Eviction Filing



Be Honest and Proactive

Before applying, ask if an eviction history in a background or credit check will disqualify you. Be ready to explain the circumstances and provide information reflecting improvement. If you won your case in court, explain this to landlords and provide court documents.



Build a Strong Rental Profile

Show proof of income if possible. Provide references from clergy, housing counselors, community members, or anyone that can vouch for you. If needed, consider finding an individual or agency co-signer to increase your chances of approval.



Seek Housing Programs

Look for local programs or organizations that help people with eviction records find housing. Contact Ife Orebiyi at Ifeoluwa.Orebiyi@rhls.org for help.



Work with Smaller Landlords or Sublets

These sources tend to be more flexible and have less burdensome screening processes.

Information current as of March 2025.

This information is for education purposes only and does not serve as legal advice.

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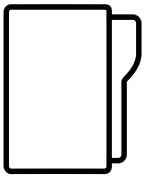
Call **211** anywhere in PA or visit **pa211.org** to get connected to resources to help with housing, utilities, food, employment, and more.

Important Facts About Renting in Pennsylvania



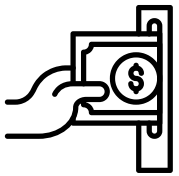
Fair Housing Protections

Landlords cannot discriminate against you based on race, color, religion, sex, national origin, disability, or familial status.



Eviction Records

Landlords can see your eviction record if they run a background check. If your previous landlord sent your unpaid rent to collections, that debt will show up on your credit report even if you do not have an eviction record.



Security Deposits

Landlords can legally ask for two months' rent as a security deposit for the first year of a lease but only hold one month's rent after the first year. If possible, try to set aside money or look for local assistance programs that will help you afford this deposit.



Rental Application Fees

In PA, landlords can charge any amount for rental applications.

Additional Resources

County Assistance Offices:

www.pa.gov/agencies/dhs/contact/cao-information.html

Housing counseling agencies:

www.phfa.org/counseling/hca.aspx

Rental housing:

www.pahousingsearch.com/

Legal aid providers:

www.palegalaid.net/legal-aid-providers-in-pa

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