

Pennsylvania Ejectment Law: Recovering Possession of Real Property

An ejectment action in Pennsylvania is a legal proceeding used to determine the right to possess real property when the dispute involves ownership or possessory rights rather than a traditional landlord-tenant relationship. Unlike an eviction, which is generally available when a tenant has violated a lease or failed to pay rent, an ejectment lawsuit is appropriate when the person occupying the property is not considered a tenant under Pennsylvania law. Ejectment actions commonly arise after a foreclosure or sheriff's sale, when a former owner refuses to vacate, or when family members, former partners, heirs, or other unauthorized occupants continue to possess property without a legal right to do so. These cases are filed in the Pennsylvania Court of Common Pleas and are governed by specific procedural rules that differ significantly from landlord-tenant proceedings.

To prevail in a Pennsylvania ejectment action, the plaintiff must establish a superior legal right to possess the property. This often requires presenting deeds, title documents, purchase agreements, court orders, estate records, or other evidence demonstrating ownership or a legal right to possession. In response, the defendant may challenge the plaintiff's ownership, raise legal defenses, or assert an independent claim to the property. Because these disputes frequently involve questions of real estate law, title, adverse possession, boundary issues, estate administration, or competing ownership interests, ejectment litigation can become complex and highly fact-specific. A successful outcome often depends on a thorough review of the property's history, careful legal analysis, and effective courtroom advocacy.

Our firm represents homeowners, real estate investors, lenders, businesses, and other property owners in Pennsylvania ejectment actions and related real estate litigation. Whether you are seeking to remove an unauthorized occupant, recover possession following a foreclosure or sheriff's sale, resolve a dispute among family members or co-owners, or defend your rights in an ejectment lawsuit, we provide strategic legal guidance tailored to your circumstances. We also handle quiet title actions, adverse possession claims, boundary disputes, deed and title litigation, and other Pennsylvania real estate disputes. If you need an experienced Pennsylvania ejectment attorney, contact our office to schedule a consultation. We are committed to protecting your property rights, pursuing efficient legal solutions, and helping clients throughout Western Pennsylvania resolve even the most challenging real estate disputes.

