PBA members receive multiple print publications as part of their memberships. These include the bimonthly magazine, The Pennsylvania Lawyer, which has been in print for 41 years, and this publication, the semimonthly Pennsylvania Bar News, which has been in print for 30 years.

In the fast-changing communications world, the Lawyer and the Bar News are longstanding publications, yet their histories pale in comparison to The Pennsylvania Bar Association Quarterly.

The Quarterly launched 91 years ago, the first issue dated June 1929. Through the decades, writers for the journal’s in-depth articles have been among the brightest and best legal minds.

According to historian Henry Thomas Dolan, who wrote the 1971 “Diamond Anniversary History” about the PBA for the Quarterly, “The small group proposing the venture stated their aim in extremely modest terms … It was ‘to provide articles and notes on matters of special interest to Pennsylvania lawyers.’ So the first year’s issues proceeded. Total pages were perhaps 32, made up of five or six case notes or legislative studies of one and one-half to five pages. But the innovation was hailed at once as a resounding success.”

Dolan noted that “The modest pace very soon quickened. By only the second year, total pages were running to 38, articles to 10 and 13 page length, and solid scholarship was being regularly put on view.”

In its earlier years, the Quarterly also periodically took on a utilitarian role. The issue mailed prior to the Annual Meeting included “a compilation of all the advanced reports, combined with publicity for the program,” which saved on the expense of multiple mailings previously completed.

Dolan observed that the “emphasis always was on what might be of interest and value to Pennsylvania practicing lawyers. Many contributions were practical method pieces of the ‘how to do it’ variety. Others were looks inside departments of government a practicing lawyer might find himself called on to deal with. … Still others covered parts of a lawyer’s work on which very little material has ever been published, e.g., ‘Hints on Appellate Court Practice.’

As Dolan noted, the Quarterly served as an important vehicle to remind members of the value of PBA membership. “It is scarcely to be doubted that the Quarterly strengthened the Association, as a communications from headquarters four times a year, knitting up the raveled bond of membership with material of positive value.”

Joel Fishman, Ph.D., compiled a history of the Quarterly that published in the April 2004 issue when the publication hit its 75th year in print. “The contributing authors to the Quarterly are generally judges and lawyers; a smaller group of law professors contribute articles that are helpful to the practicing bar. It is the practical nature of the articles, not the long theoretical discussions that characterize academic law reviews, that appeals to the reader,” Fishman wrote.

In its long history there have been just five Quarterly editors, including current editor Prof. Robert E. Rains of the Penn State University Dickinson School of Law, who took on the role in January 2016 and remains committed to the original intent of the publication. Rains’ predecessor was Prof. Louis F. Del Duca, also of Penn State Dickinson School of Law and the law school’s longest-serving faculty member. Del Duca wore the editor’s hat for an incredible 47 years.

PBA Executive Director Emeritus Theodore Stellwag noted in his history of the PBA published in the January/February 2010 issue of The Pennsylvania Lawyer, “Lou began the job in 1968 after the then-PBA president came to his house armed with a huge Hershey bar for his son. The kid loved the chocolate and Lou was hooked for life.”

To learn how to join the ranks of writers for the Quarterly go to https://www.pabar.org/site/News-Publications/Pennsylvania-Bar-Association-Quarterly or send an email to Prof. Rains at rer10@psu.edu.

**Lawyers Poised for Deluge of Landlord-Tenant Issues**

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nesses. Asking a landlord for a break isn’t always easy because many commercial properties often have complex chains of ownership. Much of this will have to be sorted out via lawsuits and the courts.

Diehl said landlords call the office daily to ask what they can do when the tenant isn’t paying rent. “We can’t commence eviction suits until the moment, there is no information,” he said during the week of June 1.

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*continued from page 1*

nesses. Asking a landlord for a break isn’t always easy because many commercial properties often have complex chains of ownership. Much of this will have to be sorted out via lawsuits and the courts.

Diehl said landlords call the office daily to ask what they can do when the tenant isn’t paying rent. “We can’t commence any new evictions. Anything that started prior to the shutdown can continue but there are to be no new evictions or ejectments. Come July 11, the magistrate’s offices are going to be flooded.”

Prior to the pandemic, Pennsylvania’s real estate market was very strong. “It’s going to come back to the banks and what they are willing to do,” Diehl said. He said evictions and ejectments are dramatically picking up with people unemployed similar to the foreclosure crisis in 08 when the real estate economy was in a crisis.

Austin said, “The governor’s order started May 11 and expires July 11. What it actually does is not to ban evictions. Federal law is that you have to give notices before you evict. The governor’s order said the notice of eviction requirements are stayed for 60 days, so July 10 notices would have 30 days. Any eviction suit can’t be filed until August, giving people more than 60 days’ notice.”

She said the governor’s orders don’t limit the eviction stay to just nonpayment because of COVID-19. “You can’t give notice of foreclosure or eviction for any reason. If a person violates the lease agreement, you can’t do it. It’s that broad.”

She predicted that a lot of the defense in eviction hearings will be because of COVID-19, whether that is accurate or not.

Delaware County Magisterial District Judge Michael A. Burns said, “Our court administrator indicated that our county still does not know how landlord-tenant cases will be handled. The president judge is issuing further orders, but they don’t include any landlord-tenant matters. At the moment, there is no information,” he said during the week of June 1.

“Some courts may know how they are handling landlord-tenant filings. Delaware County does not. Each county is subject to the CARES Act and Gov. Wolf’s order and second order, but the way they move forward would be county specific,” Burns said.

Diehl said that certain clauses in leases not typically looked at clearly, such as act of God, force majeure, etc., “are coming to the forefront now. We hope everything gets back to normal, but things are changing so quickly. As soon as you get a handle on it, it changes. We try to keep abreast of legislation and orders. This is so different and profound; it’s a different set of issues we’re now dealing with.”