

Landlord Tenant Board Notices

If any of the information on the form{s} is inaccurate,
they can be deemed invalid.

Only your landlord can sign these forms,
not the property management company.

These forms cannot be legally delivered by attaching them to your door.

Always keep the documents your landlord gives you, and a copy of any communication you have
with your landlord (by letter, fax, email or text).

Read the forms carefully, they contain a lot of information.

All forms are available as pdf files from this website: <http://www.sjto.gov.on.ca/ltb/forms/>

N1: Notice of Rent Increase

Your landlord must fill this out accurately and give it to you at least 90 days before the increase comes into effect.

N2 Notice of Rent Increase - Unit Partially Exempt

Your landlord must fill this out accurately and give it to you at least 90 days before the increase comes into effect. This notice means that your landlord can raise the rent as they see fit.

N4 Notice to End your Tenancy For Non-payment of Rent

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further.

If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

If your landlord wishes to initiate a hearing to get back rent arrears or to evict you for not paying rent, this is where they must start. Your landlord cannot evict you based on this piece of paper alone. Your landlord may also issue this notice as a 'reminder'.

N5 Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further. If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

You will have 7 days to correct the problem stated in the N5. Only if your landlord has issued two (2) N5 forms within 6 months can they apply for a hearing at the LTB. Your landlord must wait at least 7

days between issuing N5 forms.

N6 Notice to End your Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further. If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

If you lived in a Rent-Geared-to-Income (RGI) unit, your landlord can issue you this notice if they have reason to believe you are misrepresenting your income levels.

If your landlord knows or suspects that you or someone in your home is committing or has committed illegal acts in your unit, they can serve you this notice.

N7 Notice to End your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further. If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

If your landlord believes that you have wilfully caused or are wilfully causing damage to your unit, impaired the safety of another tenant in your building, or disturbed your landlord who lives in the same small building, they can issue this notice and then apply for a hearing with the LTB.

N8 Notice to End your Tenancy at the End of the Term

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further.

If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

If your landlord believes that one or more of the following is true, they can issue you this notice:

- You have persistently paid your rent late.
- You no longer qualify to live in public or subsidized housing.
- They made the unit available to you as a condition of your employment and your employment has ended.
- Your tenancy was created in good faith as a result of an Agreement of Purchase and Sale for a proposed condominium unit and that agreement has been terminated.
- You are occupying the unit specifically to receive rehabilitative or therapeutic services and the period of tenancy to which you agreed has ended.

N9 Tenant's Notice to End the Tenancy

This is the form you fill out and give to your landlord to let them know you will be moving. If you rent by the month, you need to give this form to your landlord at least 60 days before you vacate.

If you rent by the week or day, you need to give your landlord this form at least 28 days before you vacate.

N11 Agreement to End the Tenancy

Do not sign this form unless you agree to move out of the premises on or before the date listed on the form! This form is binding. You and your landlord sign it to agree that your tenancy will end on the date listed on the form.

N12 Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further. If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

If your landlord or new landlord wishes to move themselves or a family member into your unit, this if the form they must give you.

N13 Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

Your landlord cannot evict you based on this piece of paper alone. Your landlord must apply to the LTB for this process to go any further. If you do not wish to leave, you can remain in your home and wait for a hearing with the LTB.

Be sure to read pages 2 and 3 thoroughly for details about compensation you might be entitled to receive.

N14 Landlord's Notice to the Spouse of the Tenant who Vacated the Rental Unit

This is a form that landlords can give to the spouse of a tenant, if the tenant moved out of a rental unit without giving notice. The N14 notice says what you need to do if you are the spouse and wish to continue staying in the rental unit. **If you wish to stay, you must let the landlord know that you wish to stay, and agree in writing to pay any rent that is owing. Payment Agreement forms are also available from the LTB.**

N 15 Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse

This form and all of its contents are confidential. Your landlord can be fined if they divulge to anyone any of the information or the fact that you served this form.

This is the form you fill out and give your landlord if you or a child who lives with you need to leave your home because of violence and/or abuse, or the fear of violence and/or abuse. You must also provide either a peace bond or restraining order, or a completed "Tenant's Statement About Sexual or Domestic Violence and Abuse" {also available from the LTB}.