

N13

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

- The N13 is a legal notice that could lead to you being evicted from your rental unit.
- It is a notice from your landlord stating they want to end your tenancy and that they want you to move out by a certain date (called the termination date.)
- The landlord must state the reason for ending the tenancy from the 3 reasons below and must state whether they have obtained any necessary building permits.

Reason 1:

Your landlord intends to demolish the rental unit or the residential complex.

Reason 2:

Your landlord requires the rental unit to be vacant in order to do repairs or renovations so extensive that they are required to get a building permit and the rental unit must be vacant to do the work. The landlord must include details of the work they plan to do.

Note: You have the right to move back into the rental unit once the repairs or renovations are completed. Your landlord cannot increase the rent unless it has complied with the legal requirement regarding rent increases.

If you want to move back in once the work is done, you must give written notice telling the landlord. Also, you must keep the landlord informed in writing any time your address changes.

Reason 3:

Your landlord intends to convert your rental unit or the residential complex to a non-residential use.

IMPORTANT INFORMATION FROM THE LANDLORD AND TENANT BOARD (LTB)

- The termination date set out in this notice must be at least 120 days after the landlord gives you the N13.
- An N13 is a notice for the end of term. This means that if the tenancy is for a fixed term, the termination date cannot be earlier than the last day of the fixed term.
- The termination date must also be the last of the rental period. For example, if rent is due on the first of the month, the termination date must be the last day of the month.
- If you disagree with what the landlord has put on this notice, you don't have to move out by the termination date. Your landlord can apply to the LTB for your eviction. The LTB will schedule a hearing where you can explain why you disagree. You will receive a "Notice of Hearing" from the LTB.
- If you move out of the rental unit by the termination date, your tenancy ends on that date. If you want to leave earlier than the termination date, you can give 10 days notice to end your tenancy by using LTB Form N9 (Tenant's Notice to End the Tenancy.)
- You have the right to compensation. The amount of compensation depends on the reason on the notice.
- The compensation must be paid to you before the termination date.

TENANT RESOURCES

Steps to Justice

Updated, reliable, practical and easy to understand legal information
Visit: www.stepstojustice.ca

CLEO (Community Legal Education Ontario)

Information about tenants' rights under the Residential Tenancies Act (RTA)
Visit: www.yourlegalrights.on.ca

Advocacy Centre for Tenants Ontario

Visit: www.acto.ca

Get **free** legal advice to see if your unit is covered under the RTA and how to enforce your right by contacting:



450 Frederick St. #101, Kitchener ON N2H 2P5

Phone: 519-743-0254 or Online Contact Form found at: www.wrcls.ca

