

HOW TO READ AN EVICTION NOTICE



If your landlord is attempting to evict you, they must first give you an LTB Notice. Please carefully read the LTB NOTICE. There are several types of notices with slightly different names but usually the form starts with Notice to Terminate or Notice to End a Tenancy. The form may have one of these numbers: N4, N5, N6, N7, N8, N12 or N13.

If you don't want to leave or you don't agree with the reasons in the notice, you do not have to move out. Call the property manager or landlord to talk about your options.

(Example of a NOTICE.)

The type of Notice you receive is found on the top right corner of the Notice.

The reason is indicated here



Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

Notice to End your Tenancy
N13
(Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
Address of the Rental Unit:	

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: / / dd/mm/yyyy.

My Reason for Ending your Tenancy
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

WHAT YOU CAN DO

- Some notices tell you how to cancel the notice so you won't have to move out. For example, you can pay rent that the notice says you owe, or stop doing what the notice says you have done.
- If you are not able to cancel the notice, that does not mean you have to move out. But it does mean your landlord might take the next step and apply to the Landlord and Tenant Board (LTB).

THE NOTICE MUST TELL YOU:

- The date your landlord wants you to move.
 - The reason your landlord wants you to leave.
 - Details about the reason you may be evicted.
- The date that your landlord wants you to move is called the termination date.



DELIVERY OF THE NOTICE

- Your landlord can give you the notice in a number of ways; for example, by mailing it, putting it in your mailbox, slipping it under your door, or by handing it to you (or an adult in your unit).
- Your landlord is not supposed to attach any LTB Notice documents to your door. However, if the landlord can prove that you actually received the Notice within the time frame required by law, then service in this manner could be determined to be valid by the LTB.

Get **free** legal advice to see if your unit is covered under the RTA. Learn how you may protect your tenancy and enforce your legal rights by contacting:



Waterloo Region
Community Legal Services

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

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

