

N6

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

- The N6 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 at least 1 of the 3 reasons below and must describe, in detail, what they believe you or another occupant of the rental unit did.

Reason 1:

You or another occupant of the rental unit have committed an illegal act or are carrying on an illegal business at the residential complex involving:

- the production of an illegal drug
- trafficking in an illegal drug, or
- possession of an illegal drug for the purposes of trafficking

Reason 2:

You or another occupant of the rental unit have committed *other* types of illegal acts or are carrying on an illegal business at the residential complex.

Reason 3:

You live in a rent-geared-to-income housing and have misrepresented your income or that of family members who live in the rental unit with you.

Termination Date - Reason 1

The termination date set out in this notice must be at least **10 days** after the landlord gives you the N6.

Termination Date - Reason 2

- If this is your first Notice to End Your Tenancy in the past 6 months, the termination date set out in this notice must be at least **20 days** after the landlord gives you the N6.
- If this is your second Notice to End Your Tenancy in the past 6 months and the first notice had a 7 day correction period, the termination date set out in this notice must be at least **14 days** after the landlord gives you the N6.

Termination Date - Reason 3

- If this is your first Notice to End Your Tenancy in the past 6 months, the termination date set out in this notice must be at least **20 days** after the landlord gives you the N6.
- If this is your second Notice to End Your Tenancy in the past 6 months and the first notice had a 7 day correction period, the termination date set out in this notice must be at least **14 days** after the landlord gives you the N6.

IMPORTANT INFORMATION FROM THE LANDLORD AND TENANT BOARD (LTB)

- Your landlord can apply to the LTB to evict you if they claim that you did something illegal or allowed someone else to do something illegal on the property.
- The termination date set out in this notice depends on the reason for ending the tenancy (see above).
- There is *no* opportunity to correct the behavior and void the notice. However, if you disagree with what the landlord has put on this notice, you don't have to move out by the termination date.
- To evict you, your landlord will have to file an L2 Form with the LTB. The LTB will schedule a hearing where you can explain why you disagree. You will receive a "Notice of Hearing" from the LTB.
- The LTB can also dismiss your landlord's application if there are problems with the N6 your landlord gave you (e.g. not enough detail for you to know what your landlord says you did, does not name the specific illegal act, the termination date on the notice is less than the required number of days after you received the notice).
- If you move out of the unit by the termination date, your tenancy ends on that date.

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



450 Frederick St. #101, Kitchener ON N2H 2P5
Phone: 519-743-0254 or Online Contact Form found at:
www.wrcls.ca

