AMENDMENTS TO THE RESIDENTIAL TENANCIES ACT: BILL 60

Shortened Deadline for a Request to Review an Order

If you receive an order from the Landlord and Tenant Board (LTB), you may respond by filing a Request to Review an Order if:

- You believe there is an error in the way the law being applied
- You believe there is an error in the facts presented in the order
- You cannot participate in the hearing

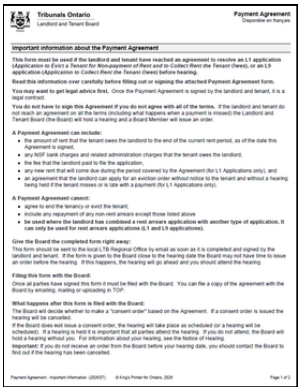


As of July 1, 2026, you have **15 days to file a Request to Review an Order after you receive the order**. After 15 days have passed, you must formally request an extension and provide a reason for the late request and why it is important that an extension is granted.

Please see our **Request for a Review an Order tip sheet** at **bit.ly/48IAJcf** for more information or scan the QR code to the left.

Official Form Required to Pay Arrears

If you are behind on paying rent – known as being in rent arrears – your landlord may file an application to the LTB to obtain the rent money that you owe. This leads to the LTB scheduling a hearing date.


Tribunals Ontario
Landlord and Tenant Board

Payment Agreement
Disponible en français

Important information about the Payment Agreement

This form must be used if the landlord and tenant have reached an agreement to resolve an L1 application (*Application to Evict a Tenant for Non-payment of Rent and to Collect Rent the Tenant Owes*), or an L9 application (*Application to Collect Rent the Tenant Owes*) before hearing.

Read this information over carefully before filling out or signing the attached Payment Agreement form.

You may want to get legal advice first. Once the Payment Agreement is signed by the landlord and tenant, it is a legal contract.

You do not have to sign this Agreement if you do not agree with all of the terms. If the landlord and tenant do not reach an agreement on all the terms (including what happens when a payment is missed) the Landlord and Tenant Board (the Board) will hold a hearing and a Board Member will issue an order.

A Payment Agreement can include:

- the amount of rent that the tenant owes the landlord to the end of the current rent period, as of the date this Agreement is signed,
- any NSF bank charges and related administration charges that the tenant owes the landlord,
- the fee that the landlord paid to file the application,
- any new rent that will come due during the period covered by the Agreement (for L1 Applications only), and
- an agreement that the landlord can apply for an eviction order without notice to the tenant and without a hearing being held if the tenant misses or is late with a payment (for L1 Applications only).

A Payment Agreement cannot:

- agree to end the tenancy or evict the tenant,
- include any repayment of any non-rent arrears except those listed above
- be used where the landlord has combined a rent arrears application with another type of application. It can only be used for rent arrears applications (L1 and L9 applications).

Give the Board the completed form right away:

This form should be sent to the local LTB Regional Office by email as soon as it is completed and signed by the landlord and tenant. If the form is given to the Board close to the hearing date the Board may not have time to issue an order before the hearing. If this happens, the hearing will go ahead and you should attend the hearing.

Filing this form with the Board:

Once all parties have signed this form it must be filed with the Board. You can file a copy of the agreement with the Board by emailing, mailing or uploading in TOP.

What happens after this form is filed with the Board:

The Board will decide whether to make a "consent order" based on the Agreement. If a consent order is issued the hearing will be cancelled.

If the Board does not issue a consent order, the hearing will take place as scheduled (or a hearing will be scheduled). If a hearing is held it is important that all parties attend the hearing. If you do not attend, the Board will hold a hearing without you. For information about your hearing, see the Notice of Hearing.

Important: If you do not receive an order from the Board before your hearing date, you should contact the Board to find out if the hearing has been cancelled.

Payment Agreement - Important Information (2026/07) © King's Printer for Ontario, 2026 Page 1 of 2

If this happens and you wish to arrange a payment plan for your rent arrears before the hearing date, **you must now use an official LTB Mandatory Payment Agreement Form to enter into the agreement**. As of July 1, 2026, you cannot make agreements via other written correspondence (email, contracts written by you or the landlord) – it must be made using the LTB's form.



You can find this form on the **LTB website** at **bit.ly/4hKDYhF** or scan the QR code to the left.

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

Waterloo Region Community Legal Services

450 Frederick St. #101
Kitchener, ON N2H 2P5
Phone: 519-743-0254

Online Contact Form
found at www.wrcls.ca

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Shorter Timeline to Pay Arrears if Landlord Files N4

If you have not paid rent on time, your landlord may file an official form called an N4 – a Notice to End Your Tenancy Early for Non-Payment of Rent. This means the landlord is submitting paperwork to the LTB to evict you because you have not paid rent. An N4 is not an eviction order; it's a warning that can be canceled (voided) if you pay the rent money that you owe.



As of September 21, 2026, you have **7 days from the date the N4 is served** to pay outstanding rent (known as rent arrears). Prior to the change, you had 14 days to pay. You can still pay your arrears after the payment date on the N4 but may have to also pay your landlord's LTB filing fee (usually $186).

Please see our **N4 tip sheet** at **bit.ly/4iAPYnE** for more information or scan the QR code to the left.

No Tenant Compensation for Less Than 120-Day Notice of N12

One way that your landlord can give you a notice of eviction is called an N12 – Notice to End your Tenancy Because the Landlord, a Purchaser, or a Family Member Requires the Rental Unit.

Your landlord must give you a minimum of 60 days' notice from the date when they expect you to have fully left the unit. For example, if your unit must be vacated by December 31, the N12 must be given to you by November 1. When 60 days' notice is given, your landlord must pay you one month's rent as compensation or offer you a suitable alternative unit to rent.

As of September 21, 2026, **if your landlord provides you 120 days' notice, they no longer have to offer one month's rent as compensation to you for ending the rental term**.



Please see our **N12 tip sheet** at **bit.ly/4fses06** for more information or scan the QR code to the left.

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Financial Conditions for Counter-Issues to Be Presented at LTB Eviction Hearing

When your landlord files for an L1 hearing for arrears of rent, you can present counter-issues to the LTB – such as maintenance issues, harassment or interference with your enjoyment of the unit.

As of September 21, 2026, as a tenant, **you must pay 50% of the rent you owe (rent arrears) before you can present counter-issues to the LTB**. If this 50% of rent arrears is not paid within 7 days of the LTB hearing for the L1, the person overseeing the hearing (the LTB adjudicator) cannot address or consider any of your counter-issues during the hearing.

50%

Please see our **Eviction Process tip sheet** at **bit.ly/4je1N3b** for more information or scan the QR code to the left.

Overview of Key Changes

Area	Old Framework	New Bill 60 Framework	Applicable as of
Request to Review	Must be filed within 30 days of order	Must be filed within 15 days of order	July 1, 2026
Arrears Payment Form	Optional	Mandatory	July 1, 2026
N4 Notice Period	14 days mandatory notice	7 days mandatory notice	September 21, 2026
Rent Compensation for N12	60 days' notice required and one month's rent compensation	Minimum 60 days' notice required; no rent compensation if 120 days' notice given; rent compensation still required if less than 120 days' notice given	September 21, 2026
Counter-Issues at Eviction Hearing Involving Arrears	Tenant can raise issues freely at a hearing	50% of claimed arrears must be paid at least 7 days before the hearing to raise counter-issues	September 21, 2026

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