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

Updated based on Bill 60, 2026

The N12 is a legal notice that could lead to you being evicted from your rental unit.

Process

- Your landlord must first give you a written notice.
- The eviction notice is considered legal only when filled out completely and correctly on a Landlord and Tenant Board (LTB) form called an N12: Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit.

Reasons a Landlord Can Give for Issuing an N12

Your landlord may give you this notice for the following reasons:

Reason 1

Your landlord, a member of their immediate family or a person who provides care services to their immediate family wants to move into the unit and occupy it for at least one year.

Reason 2

Your landlord wants to evict you to sell the property containing your rental unit. This is a legal reason for eviction only if the new buyer, the buyer's close family member or the buyer's caregiver wants to move in.

Termination Dates



An N12 Notice will include a termination date – the date by which the rental agreemented is void. **The termination date your landlord sets out must be at least 60 days after they give you this notice**.



The termination date must be the last day of the rental period. For example, if you pay rent on the first of each month, the termination date must be the last day of a month.



If your tenancy is for a fixed term, **the termination date cannot be earlier than the last day of the fixed term**. For example, if you signed a one-year lease, the termination date cannot be earlier than the last day of the one-year period set out in the lease.

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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Next Steps

Once your landlord has served you an N12 Notice, they must:

- **Either** offer you:



The amount of at least one month's rent by the termination date in the Notice, but this only applies if they give you less than 120 days' notice (that is, between 60 and 120 days)

or



Another rental unit that is acceptable to you.

- Apply to the LTB for a hearing within 30 days after the termination date in the N12. If they do not, the N12 will be void.
- Submit an affidavit or declaration of the person that intends to move into the unit in question.
  - This affidavit or declaration must confirm that the person intends to move into the unit, why they need the unit and that they intend to reside there for at least a year. This document should be provided to you with your Notice of Hearing, or earlier by your Landlord.

What You Can Do When You've Been Served an N12 Notice

- You can terminate the tenancy sooner than the date set out in this Notice as long as you give your landlord at least 10 days' notice that you intend to move out of your rental unit. If this is what you wish, you must give written notice to your landlord using the Landlord & Tenant Board (LTB) Form N9: Tenant's Notice to End the Tenancy. You can find this and other LTB forms at **bit.ly/4C117WD** or scan the QR code to the right.
- If you disagree with what the landlord has put on this Notice, you don't have to move out by the termination date. However, even if you don't agree with the conditions of the notice, your landlord can still apply to the LTB to evict you. The LTB will schedule a hearing where you can explain why you disagree with the notice. 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 the date you move out.
- You can try to reach an agreement with your landlord before the hearing. For example, your landlord might agree to pay you more than one month's rent or give you more time to find a new place. If you and your landlord don't make an agreement, your case will go to an eviction hearing at the LTB.

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