N4 Notice to End Your Tenancy for Non-Payment of Rent

Updated based on Bill 60, 2026

Receiving an N4 Notice means the landlord is trying to end your tenancy because you haven't paid all or part of the rent they believe you owe. **It is not an eviction notice.** If you receive an N4 Notice, you do not need to move out by the termination date on the N4.

Next Steps

1. **If you agree with the amount owing, you can void the Notice by paying it off**. Tenants have 7 days from the date the N4 is served to pay outstanding rent.

   If you agree with the amount owing but cannot afford to pay it off all at once, you can speak with your landlord about options and create a payment plan. Your landlord may allow you to pay off the amount owing over time.

2. **Your landlord may also apply for an eviction hearing** to the Landlord and Tenant Board (LTB).

If Your Landlord Applies to the Landlord & Tenant Board for a Hearing

3. **The LTB will send you a letter called the Notice of Hearing**. The Notice of Hearing will provide information about your hearing date and how to attend the hearing.

   Your options at the hearing will depend on whether you still owe outstanding rent (rent arrears) to your landlord. If you still have rent arrears, 50% of the rent owed must be paid within 7 days of the hearing before the tenant can present any counter-claims to the Board.

   If you wish to raise your own claims, you must advise the Board and your Landlord of what claims you will be raising at least 7 days before the hearing, along with sending them any supporting evidence you wish to rely on at the hearing.

   At the hearing, you will be able to do the following:

   - Present evidence. Evidence is due 7 days before the hearing and can be emailed to ltb.evidence@ontario.ca or uploaded to the Tribunals Ontario Portal. The evidence must also be sent to your landlord.
   - Discuss your current financial situation.
   - If you do not agree with the amount owing, you will be able to explain why.
   - Explain to the LTB what you could afford for a payment agreement or payment plan.
   - Discuss your personal circumstances and ask the LTB to delay the eviction.

   However, **if you still owe more than 50% of the owed rent within 7 days of the hearing**, you can still present evidence and commentary on the issues raised by the landlord, but **you cannot raise any counter-claims** (e.g., the landlord didn't make a repair you asked for) that could lead to the Board giving you compensation.

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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Outcomes of a Landlord & Tenant Board Hearing

Potential outcomes of an LTB hearing include:



The LTB may order a payment plan. If this happens, it is important to follow the payment plan. A breach could lead to eviction without a hearing. Do not commit to a payment plan that you cannot afford.

The LTB may issue an eviction. A standard eviction is 11 days from the date the LTB writes their decision. They have discretion to extend this timeline, which is why you need to bring up your personal circumstances to the Member and explain why it would be difficult for you to move out by then.

If an eviction is ordered, **there is sometimes an option to "void" (cancel) it by paying off all owing arrears** before the eviction is enforced by the Sheriff.

The LTB may order that the arrears are paid off by a certain date.

Other remedies that the LTB finds suitable.

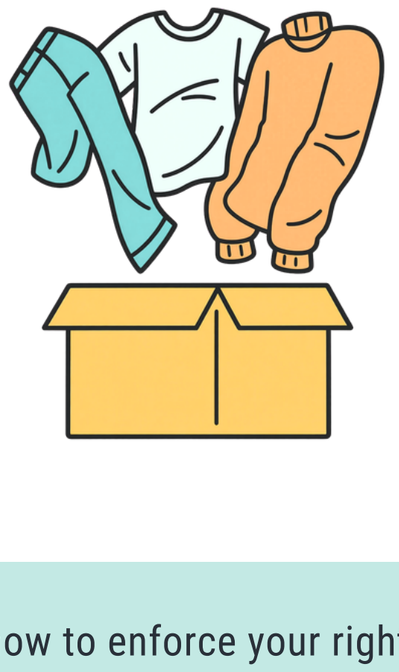
Keep in Mind:
A hearing does not automatically result in an eviction

If an Eviction Is Ordered

If an eviction is ordered and you do not move out by the termination date, the landlord can call the Sheriff's office to enforce the eviction.

The Sheriff will schedule a date and time to enforce the eviction.

Once the eviction is enforced, you will have 72 hours to retrieve your belongings.



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