NOTICE TO END YOUR TENANCY

If your landlord wants to evict you, usually the first step is to give you a written notice. Usually the notice will have a name that starts with ***Notice to End Your Tenancy***. It may have one of these numbers at the top: N4, N5, or N7. The notice must state the reason and details of why the landlord wants to evict you. It must be one of the reasons listed in the Residential Tenancies Act (RTA).

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

- The N4 is the first step in eviction for non-payment of rent.
- Reason: Your landlord may give you this notice when you have not paid the rent on the date it is due.
- You must still be living in the rental unit to be given this notice.
- Regardless of whether you rent by the day, week, month, or year, you have 7 days after the landlord gives you the notice to pay the amount owed.
- Talk to your landlord about making payment arrangements.
- If you pay off all of the arrears and any new rent that is also due on or before the termination date on the notice, the notice is void.
- If you can pay all of the arrears according to the notice and any rent due before your landlord applies to the LTB, the notice is void.
- Your landlord has a legal expectation to attempt to negotiate payment options with you.

Find more detailed tip sheets on these Notices and others at **wrcls.ca/tenant-issues**

N5 Notice to End Your Tenancy Early for Interfering with Others, Damage or Overcrowding

- You can be given this notice for the following reasons:
  - Reason 1: Your behaviour or the behaviour of someone visiting or living with you has substantially interfered with another tenant's or the landlord's:
    - reasonable enjoyment of the residential complex, and/or
    - lawful rights, privileges, or interests.
  - Reason 2: You or someone visiting or living with you has damaged the rental unit or the residential complex
  - Reason 3: There are more people living in your rental unit than is permitted by health, safety or housing standards.
- The N5 notice gives you 7 days to correct the problem stated (e.g. by fixing the damage, reducing the number of people in your unit, stop disturbing people) or make arrangements with your landlord to pay for the damage.
- If it is the first time you are receiving a N5 and you correct the problem within the 7 days, this notice can be voided.
- If you have receive another N5 notice (more than once in the past 6 months) it cannot be voided.
- The N5 must detail the reasons for the notice by providing the date, time and details of events.

N7 Notice to End Your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex

- This notice cannot be voided. The landlord can apply to LTB immediately after giving you this eviction.
- It can be given for the following reasons:
  - Reason 1: Your behaviour (or the behaviour of someone visiting or living with you) has seriously impaired the safety of another person and this behaviour occurred in the residential complex.
  - Reason 2: You (or someone visiting or living with you) has damaged the rental unit or the residential complex on purpose.
  - Reason 3: You (or someone visiting or living with you) has used the rental unit or the residential complex in a way that is inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage.
  - Reason 4: You and your landlord live in the same building that has 3 or fewer residential units. Your behaviour (or the behaviour of someone visiting or living with you) has substantially interfered with:
    - the landlord's reasonable enjoyment of the residential complex, and/or
    - another one of their lawful rights, privileges, or interests

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