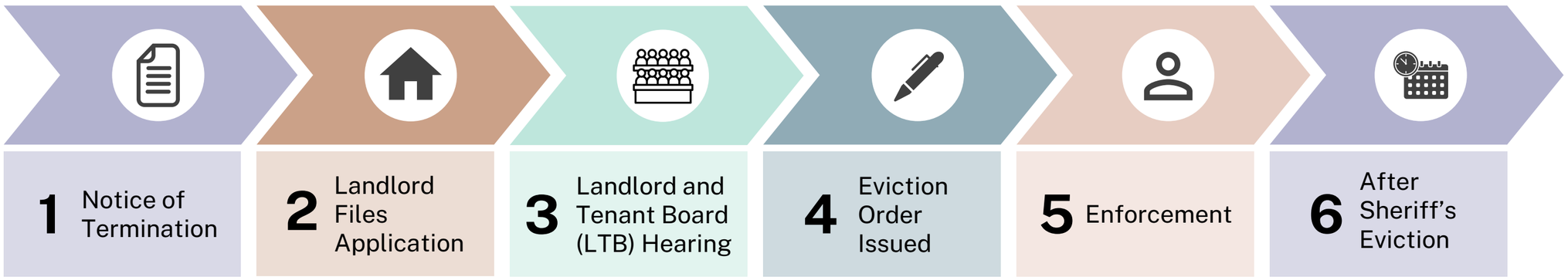
THE EVICTION PROCESS

Under the Residential Tenancies Act, 2006

Updated based on Bill 60, 2026



1 Notice of Termination

- The Notice of Termination (*NOT*) must be in the form approved by the Landlord and Tenant Board (LTB).
- The notice period depends on the type of notice and reason for eviction [refer to WRCLS tip sheets on the different types of *N* forms].
- The notice must be "properly served" to you as the tenant.
- The *NOT* will indicate a Termination Date (*TD*), but you are not obligated to move out on this date.
- If you disagree with the reasons for the eviction and intend to dispute the grounds for termination, you can stay in the unit and wait for the LTB to schedule a hearing.

2 Landlord Files Application

- Except for the N4 Notice (Notice to End your Tenancy Early for Non-payment of Rent), all eviction applications must be filed no later than 30 days after the termination date.
- Once the application is filed, the board sends a Notice of Hearing (*NOH*) and additional instructions to all parties (i.e. disclosure requirements, where to get legal help, etc.)

3 LTB Hearing

- There will be an opportunity for the parties to explain their view of the issues, present evidence, or request specific remedies from the Board.
- If the landlord files against you to the Board for rent arrears, and you have paid at least 50% of the claimed arrears at least 7 days before the hearing, you may make counter-claims against your landlord seeking monetary remedies (e.g., “I didn’t pay my rent because they didn’t make repairs”). To do so, you must also give the Landlord and the Board notice of what claims you will be raising at least 7 days before the hearing.
- Mediation may be available on the day of the hearing by signing up for Tenant Duty Counsel (TDC). You can learn more about this process on our TDC tip sheet found at **www.wrcls.ca/tenant-issues**.

4 Eviction Order Issued

- If an eviction order is issued, it will indicate the date the tenancy is terminated and when the landlord is authorized to enforce the eviction order.
- It is important that you make prompt moving arrangements because you may receive a removal notice from the Sheriff at any time. A normal order usually allows the landlord to have the sheriff enforce the order 11 days after the date of the order.

5 Enforcement

- Eviction enforcement is done through the Sheriff's Office – sometimes with Police assistance.
- The Sheriff’s Office will send a removal or enforcement notice to the rental unit, addressed to you, the tenant, with the date and time that the locks will be changed. The landlord cannot change the locks. Only the Sheriff can change the locks.

6 After the Sheriff's Eviction

- You will have 72 hours to retrieve your belongings left in the unit. You are responsible for contacting your former landlord and making proper arrangements.
- Your landlord must make the property available for you to retrieve your belongings between 8am and 8pm during the 72-hour period.

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