

**Notice to Terminate a Tenancy Early
Illegal Act or Misrepresentation of Income
Form N6**

Read the instructions carefully before completing this form.

To: (Tenant's name and address)	From: (Landlord's name and address)
Address of the Rental Unit:	

**Termination
Date**

You must move out of the rental unit identified above on or before _____ (day/month/year)
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**Reason for
this Notice**

- 1. I believe that you or your guest has committed an illegal act or is carrying on an illegal business at the residential complex involving the production of or trafficking in an illegal drug, or possession of an illegal drug for the purposes of trafficking.
- 2. I believe that you or your guest has committed an illegal act or is carrying on an illegal business, other than an illegal act or business described in reason #1 above, at the residential complex.
- 3. You live in a rent-geared-to-income unit and have misrepresented your income or that of family members who live in the rental unit.

**Details About
the Reason for
this Notice**



**About the
Termination Date...**

- This notice of termination is for reason #1 only** (an illegal act or business involving the production of or trafficking in an illegal drug, or possession of an illegal drug for the purposes of trafficking).

The termination date cannot be earlier than the 10th calendar day after this notice is given. There is no opportunity for you to correct the problem and void the notice.

Note: If this notice of termination is for reason #1 **and** reason #2 or #3, the earliest termination date will depend on whether this is the first or second notice of termination. See below.

- This notice of termination is for reason #2 or reason #3 and this is your first notice of termination within the last 6 months.**

The termination date cannot be earlier than the 20th calendar day after this notice is given. There is no opportunity for you to correct the problem and void this notice.

- This notice of termination is for reason #2 or reason #3 and this is your second notice of termination within the last 6 months.**

If:

- this is your second notice of termination in the last six months, and
- the first notice of termination was given because you damaged the rental unit or the residential complex, interfered with the reasonable enjoyment of others at the residential complex or because of overcrowding (the reasons set out on the N5 Notice to Terminate a Tenancy Early), and
- the first notice of termination became void because you corrected the problem as set out in that notice within 7 days of receiving it,

then, the termination date cannot be earlier than the 14th calendar day after this notice is given. There is no opportunity for you to correct the problem and void this notice.

**Important
Information**

1. If the tenant disagrees with what the landlord claims in this notice, the tenant does not have to move out of the rental unit. However, the landlord may apply to the Tribunal for an order terminating the tenancy and evicting the tenant. The landlord may file their application as soon as they have given the tenant this notice. If the landlord applies, the Tribunal will schedule a hearing. The landlord must then give the tenant a copy of the application and the Notice of Hearing.
2. If this notice is given for reason #2 or #3, and the landlord files an application which the tenant wants to dispute, the tenant must file a written dispute with the Tribunal no later than five calendar days after the tenant is given the Notice of Hearing. If the tenant does not file a written dispute, the Tribunal can issue an order evicting the tenant without holding a hearing.

If this notice is given for reason #1 (an illegal act or business involving the production of or trafficking in an illegal drug, or possession of an illegal drug for the purposes of trafficking) and the landlord files an application, a hearing will always be held.

3. If you have any questions about the law related to terminating tenancies and how it applies to this notice, you may contact the Ontario Rental Housing Tribunal at **416-645-8080** or toll-free at **1-888-332-3234**. Or, you may visit the Tribunal's web site at **www.orht.gov.on.ca** for further information.



