

**Notice To Terminate a Tenancy at the End of the
Term For Landlord's or Purchaser's Own Use
Form N12**

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)

**Reason for
this Notice**

I am giving you this notice because:

1. I or a member of my immediate family want to move into the rental unit.
- The person who will move into the rental unit is: myself, or my: spouse
 same-sex partner child parent spouse's child spouse's parent
 same-sex partner's child same-sex partner's parent.
2. I have signed an Agreement of Purchase and Sale. The purchaser or a member of their immediate family want to move into the unit.
- The person who will move into the rental unit is the: purchaser or the purchaser's:
 spouse same-sex partner child parent spouse's child spouse's parent
 same-sex partner's child same sex partner's parent.

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 give the tenant a copy of the application and the Notice of Hearing.

If the landlord files an application and the tenant wants to dispute it, the tenant must file a written dispute with the Tribunal no later than five calendar days after the tenant was given the Notice of Hearing. If the tenant does not dispute the application, the Tribunal can issue an order evicting the tenant without holding a hearing.
2. The termination date cannot be earlier than 60 days after the date the landlord gives the tenant this notice. Also, the date must be the last day of the rental period or, if the tenancy is for a fixed term, the last day of the fixed term. After receiving this notice, the tenant may terminate the tenancy as of an earlier date by giving the landlord at least 10 calendar days written notice.
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.



