

**Notice to Terminate a Tenancy at the End of the Term For
Conversion, Demolition or Repairs
Form N13**

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 am converting the unit or complex to a use other than residential.
- 2. I intend to demolish the unit or complex.
- 3. I require the unit to be vacant in order to do repairs or renovations that are so extensive they require vacant possession and a building permit.

**Explanation
of Reason**

In the space below, describe the work you are planning for the reason indicated above:

Attach additional sheets if necessary.

21301



Necessary Permits

- I have obtained the necessary building permits or other authorization to convert, demolish or repair the unit.
- I will obtain the necessary building permits or other authorization to convert, demolish or repair the unit.
- No permits or other authorization are necessary in this case to convert the rental unit or complex to a non-residential use or to demolish it.

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 120 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.

Exception: If the tenant lives in a mobile home park or land lease community and the tenant owns the mobile or land lease home, the termination date cannot be earlier than one year after the date the landlord gives the tenant this notice.

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 the landlord is giving this notice because they intend to do repairs or renovations**, the tenant has the right to move back into the unit after the work is completed. To do this, the tenant must give the landlord written notice of their intent to move back in before leaving the rental unit. They must also keep the landlord informed in writing of any change in address.
4. If the unit is located in a residential complex that contains at least five residential units, the landlord may have to compensate the tenant.
 - If the reason for this notice is that the landlord will be **converting or demolishing** the rental unit or complex, the landlord must give the tenant an amount equal to three months rent or offer the tenant another rental unit that is acceptable to the tenant.
 - If the reason for this notice is that the landlord will be **repairing or renovating the rental unit and the tenant will not be moving back** into the rental unit once the repairs or renovations are complete, the landlord must give the tenant an amount equal to three months rent or offer the tenant another unit that is acceptable to the tenant.
 - If the reason for this notice is that the landlord will be **repairing or renovating the rental unit and the tenant will be moving back** into the rental unit once the repairs or renovations are complete, the landlord must give the tenant an amount equal to three months rent or an amount equal to the rent for the period of time the rental unit will be under repair or renovation, whichever is less.
Exception: the landlord is not required to compensate the tenant if the rental unit is located in a complex that contains less than five residential units, or if the reason the landlord is giving this notice is because the landlord has been ordered to demolish or repair the unit or complex under any Act.



5. 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.

Signature Landlord Agent

First Name	Initial
	<input type="checkbox"/>
Last Name	
Title	Phone Number
	(<input type="text"/> <input type="text"/> <input type="text"/>) <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Signature	Date (dd/mm/yyyy)

Agent Information

Name		Company Name	
Mailing Address			Phone Number
City	Province	Postal Code	Fax Number



FOR OFFICE USE ONLY:		File Number	<input type="text"/> <input type="text"/> <input type="text"/>	-	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	FL	<input type="text"/> <input type="text"/>
Delivery Method :							
<input type="checkbox"/> In Person	<input type="checkbox"/> Mail	<input type="checkbox"/> Fax	<input type="checkbox"/> Courier	<input type="checkbox"/> Email			

