

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)

Part A

**Reasons for
this Notice**

- 1. You or your guest has damaged the rental unit or the residential complex.
- 2. You, your guest or another occupant of the rental unit has substantially interfered with the reasonable enjoyment of the residential complex by the landlord or other tenants or has interfered with another lawful right, privilege or interest of the landlord or other tenants.
- 3. The number of people living in the rental unit is more than permitted by health, safety or housing standards.

Part B

**Details About
the Reasons for
this Notice**



Part C

First or Second Notice of Termination

THIS IS YOUR FIRST NOTICE OF TERMINATION WITHIN THE LAST SIX MONTHS

The termination date cannot be earlier than the 20th calendar day after this notice is given.

You have an opportunity to correct the problem and void the notice as set out below:

Correcting the Problem for Reason 1 - Damages:

This notice will be void and you will not have to move out if, within 7 calendar days of receiving this notice, you:

- pay me the reasonable cost of the repairs which is \$ _____ ,
- make the repairs to my satisfaction, or
- make arrangements satisfactory to me to pay the cost of the repairs or to make the repairs.

Correcting the Problem for Reason 2 - Interfered with the Reasonable Enjoyment of the Residential Complex:

This notice will be void and you will not have to move out if, within 7 calendar days of receiving this notice, you stop the activities listed in "Part B".

Correcting the Problem for Reason 3 - Overcrowding:

This notice will be void and you will not have to move out if, within 7 calendar days of receiving this notice, you reduce the number of people living in the unit to _____ .

THIS IS YOUR SECOND NOTICE WITHIN THE LAST SIX MONTHS

If:

- this is your second notice of termination in the last six months, and
- the first notice was given for any one of the reasons included on this form, 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. If the landlord has given the tenant a **first** notice of termination (see Part C above), the landlord must wait 8 days before applying (the landlord must start counting on the day after the notice is given). If the landlord has given the tenant a **second** notice of termination, the landlord may apply immediately. 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 the 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. 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

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Last Name

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Title

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Phone Number

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Signature

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Date (dd/mm/yyyy)

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Agent Information

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

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FOR OFFICE USE ONLY: File Number

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Delivery Method : In Person Mail Fax Courier Email

