To: (Tenant's name) include all tenant names	From: (Landlord's name)

Address of the Rental Unit:

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy - I want you to move out of your rental unit by the following termination date: | / / | .

dd/mm/yyyy

My Reason(s) for Ending your Tenancy

I have shaded the box(es) next to my reason(s) for ending your tenancy.

☐ **Reason 1**: You have persistently paid your rent late.

☐ **Reason 2**: You no longer qualify to live in public or subsidized housing.

☐ **Reason 3**: I made the unit available to you as a condition of your employment and your employment has ended.

☐ **Reason 4**: Your tenancy was created in good faith as a result of an Agreement of Purchase and Sale for a proposed condominium unit and that agreement has been terminated.

☐ **Reason 5**: You are occupying the unit specifically to receive rehabilitative or therapeutic services and the period of tenancy to which you agreed has ended.

I can only give you a notice for this reason if no other tenant receiving rehabilitative and/or therapeutic services is allowed to live in the residential complex for more than 4 years.

Details About the Reasons for this Notice

I have listed below the events that have led me to give you this notice, including the dates and specific details.

Important Information from the Landlord and Tenant Board

The termination date	For most types of tenancies (including monthly tenancies) the termination date must be at least **60 days** after the landlord gives you this notice. Also, the termination date must be the last day of a rental period. For example, if you pay rent on the first of each month, the termination date must be the last day of the month. If the tenancy is for a fixed term (for example, a lease for one year), the termination date cannot be earlier than the last date of the fixed term. **Exception:** The termination date must be at least **28 days** after the landlord gives you this notice if your tenancy is daily or weekly (you pay rent daily or weekly). Also, the termination date must be the last day of the rental period. For example, if you pay rent weekly each Monday, the termination date must be a Sunday. If the tenancy is for a fixed term, the termination date cannot be earlier than the last date of the fixed term.
What if you disagree with the notice?	You do not have to move out if you disagree with what the landlord has put in this notice. However, the landlord can apply to the Board to evict you. The Board will schedule a hearing where you can explain why you disagree.
What if you move out?	If you move out of the rental unit by the termination date, your tenancy ends on that date.
What if the landlord applies to the Board?	The landlord can apply to the Board to evict you immediately after giving you this notice. If the landlord applies to the Board to evict you, the Board will schedule a hearing and send you a copy of the application and the *Notice of Hearing*. The *Notice of Hearing* sets out the date, time and location of the hearing. At the hearing, the landlord will have to prove the claims they made in this *Notice to End your Tenancy* and in the application and you can respond to the claims your landlord makes. If the Board issues an order ending your tenancy and evicting you, the order will not require you to move out any earlier than the termination date included in this notice.
How to get more information	For more information about this notice or your rights, you can contact the Landlord and Tenant Board. You can reach the Board by phone at **416-645-8080** or **1-888-332-3234**. You can visit the Board's website at sjto.ca/LTB.

Signature

○ Landlord   ○ Representative

First Name

Last Name

Phone Number

(   )   -

Signature	Date (dd/mm/yyyy)

Representative Information (if applicable)

Name		LSUC #	Company Name (if applicable)
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number

OFFICE USE ONLY:

File Number

Delivery Method: ○ In Person ○ Mail ○ Courier ○ Email ○ Efile ○ Fax   FL