

EVICTION NOTICE UNDER ONTARIO RESIDENTIAL TENANCIES ACT

Landlord / Property Manager Name: _____

Landlord / Property Manager Address: _____

Tenant(s) Name(s): _____

Rental Unit Address: _____

1. Purpose of this Notice:

This is a legal notice to inform you that the landlord intends to end your tenancy at the rental unit address noted above. This notice is issued under the Residential Tenancies Act, 2006 (RTA). You must either move out by the termination date set out in this notice or dispute this notice by filing an application with the Landlord and Tenant Board (LTB) within the prescribed timelines.

2. Details of Termination:

The landlord is ending your tenancy based on one or more of the reasons permitted under the RTA. The landlord must specify the grounds for termination and provide sufficient details. Below are the most common reasons for eviction in Ontario, and the relevant section under the RTA is indicated.

Non-payment of rent (Section 59):

You have failed to pay rent when it was due, and the landlord is ending the tenancy.

Persistent late payment of rent (Section 60):

You have repeatedly paid rent late despite warnings from the landlord.

Interference with reasonable enjoyment (Section 61):

Your conduct or the conduct of another person residing with you has seriously interfered with the reasonable enjoyment of the rental unit or residential complex.

Damage to the rental property (Section 62):

You or a person permitted on the property has caused serious damage to the rental unit or residential complex.

Illegal act or threat (Section 63):

You have engaged in illegal activity or have threatened the landlord or other tenants.

Landlord's own use (Section 48):

The landlord requires the rental unit for their own use or for a family member.

Demolition, conversion, or repairs (Section 49):

The landlord plans to demolish, convert, or do repairs requiring the unit to be vacant.

Failure to give access (Section 44):

You have refused to allow the landlord reasonable access to the rental unit.

Agreement to terminate tenancy (Section 47):

Both parties have agreed to end the tenancy.

3. Termination Date:

You must vacate the rental unit by (date): _____

You have the right to dispute this eviction notice by filing an application with the Landlord and Tenant Board within the time limits specified by the RTA. If you do not file an application within the required time, the landlord may apply to the Board for an eviction order. You also have the right to legal advice and representation.

5. How to File a Dispute:

To dispute this notice, you must file an application with the Landlord and Tenant Board using the appropriate form and pay the application fee. The application must be filed within the period specified in the termination notice. You may file online, by mail, or in person. Failure to file within the deadline may result in eviction without further notice.

6. Additional Information:

For more information on your rights and responsibilities, and for assistance, please visit the Landlord and Tenant Board website (www.sjto.gov.on.ca/ltb) or contact a legal clinic specializing in tenant law.

7. Landlord Signature:

Signature: _____

Print Name: _____

Date (no date to be filled here): _____

8. Tenant Acknowledgment of Receipt (Optional):

Signature: _____

Print Name: _____

Date (no date to be filled here): _____

LANDLORD SIGNATURE

TENANT SIGNATURE (Optional)

Signature: _____

Signature: _____

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