Notice to End your Tenancy
Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit
N12

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 for Ending your Tenancy

I have shaded the circle next to my reason for ending your tenancy.

○ **Reason 1**: The following person intends to move into the rental unit:

☐ **Me** ☐ **My spouse** ☐ **My child**
☐ **My parent** ☐ **My spouse's child** ☐ **My spouse's parent**

Or ☐ **A person who provides or will provide care services to:**

☐ **Me** ☐ **My spouse** ☐ **My child**
☐ **My parent** ☐ **My spouse's child** ☐ **My spouse's parent**

○ **Reason 2:** I have signed an Agreement of Purchase and Sale of the rental unit and the following person intends to move into the rental unit:

☐ **The purchaser** ☐ **The purchaser's spouse** ☐ **The purchaser's child**
☐ **The purchaser's parent** ☐ **The purchaser's spouse's child** ☐ **The purchaser's spouse's parent**

Or ☐ **A person who provides or will provide care services to:**

☐ **The purchaser** ☐ **The purchaser's spouse** ☐ **The purchaser's child**
☐ **The purchaser's parent** ☐ **The purchaser's spouse's child** ☐ **The purchaser's spouse's parent**

OFFICE USE ONLY: File Number

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

Important Information from the Landlord and Tenant Board

The termination date

The termination date the landlord sets out in this notice must be at least **60 days** after the landlord gives you this notice.

Also, the termination date must be the last day of the rental period. For example, if you pay rent on the first of each month, the termination date must be the last day of a month.

Finally, if the tenancy is for a fixed term the termination date cannot be earlier than the last day of the fixed term. For example, if you signed a one-year lease, the termination date cannot be earlier than the last day of the one-year period set out in the lease.

A tenant can give 10 days' notice to end the tenancy

You can terminate the tenancy sooner than the date set out in this notice as long as you give the landlord at least **10 days'** notice that you intend to move out of the rental unit. You must use the Landlord and Tenant Board's Form N9 *Tenant's Notice to End the Tenancy* to give your written notice to the landlord.

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 www.LTB.gov.on.ca.

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