



NOTICE TO END TENANCY

Ontario · Residential Tenancies Act, 2006

PARTIES

Landlord: _____
Tenant: _____
Property address: 123 Example Street, Exampleton, ON
Current rent: _____ per month, due on day _____ of each month
Tenancy type: _____

NOTICE TO END TENANCY

IMPORTANT: OFFICIAL FORM REQUIRED

In Ontario, termination notices must be given on the LTB's official prescribed form (N4 / N5 / N8 / N11 / N12). A notice that is not on the official form is **INVALID** and cannot be served. This document is a **WORKSHEET ONLY**. Do **NOT** serve it on your tenant. Download the official form at: <https://tribunalsontario.ca/lrb/>

Reason: End of fixed term / end of period
Termination date: September 30, 2026

REQUIRED NOTICE PERIOD - ONTARIO

Reason category: End of term / period

Minimum required notice: see the LTB notice for your situation

General notice rules for Ontario: 60 days' notice, ending on the last day of a rental period

Form N4 (non-payment): 7 days, for every tenancy type (notices given on or after September 21, 2026). Form N5 (damage/conduct/overcrowding): 20 days + 7-day remedy. Form N6 (illegal act): 10-20 days. Form N7 (serious impairment of safety): 10 days. Form N8 (end of term): 60 days. Form N12 (own-use/purchaser): 60 days. Cause notices are specific LTB forms, not a flat 60 days.

Tribunal: Landlord and Tenant Board (LTB)
<https://tribunalsontario.ca/lrb/>

The party giving this notice certifies the information above is accurate to the best of their knowledge.

Signature of person giving notice

Date: June 15, 2026



TENANCY RIGHTS

Ontario - Residential Tenancy Rules

RENT INCREASES

RENT CONTROL APPLIES

Rent increase guideline applies to units first occupied before November 15, 2018. Units built after that date are exempt.

Current guideline: 2.5% for 2024; 2.5% for 2025; 2.1% for 2026; 1.9% for 2027

Notice required: 90 days' written notice before effective date using Form N1

NOTICE TO END TENANCY

Month-to-month:

60 days' notice, ending on the last day of a rental period

Fixed-term:

Fixed-term automatically continues month-to-month unless tenant gives 60 days' notice before end date

Details:

Form N4 (non-payment): 7 days, for every tenancy type (notices given on or after September 21, 2026). Form N5 (damage/conduct/overcrowding): 20 days + 7-day remedy. Form N6 (illegal act): 10-20 days. Form N7 (serious impairment of safety): 10 days. Form N8 (end of term): 60 days. Form N12 (own-use/purchaser): 60 days. Cause notices are specific LTB forms, not a flat 60 days.

DEPOSITS

Security deposit:

PROHIBITED - Security deposits are NOT permitted in Ontario. Only a last month's rent deposit and a key deposit (actual key replacement cost) are allowed.

Last month's rent:

ALLOWED - Allowed up to one month's rent. Landlord must pay annual interest at the rent increase guideline rate.

Pet deposit:

PROHIBITED - Pet deposits are NOT permitted. No-pet clauses are unenforceable. Landlords can pursue pet damage through the LTB.

LANDLORD ENTRY

24 hours' written notice for most entry; no notice for emergency

ONTARIO - IMPORTANT NOTES

- Landlords must use the Ontario Standard Lease Form for most residential tenancies.
- If landlord does not provide the standard lease within 21 days of tenant request, tenant may withhold one month's rent.
- N12 (landlord's own use) requires one month's rent compensation paid on or before the termination date.
- Since September 21, 2026 (Bill 60): a landlord who gives an N12 for their own use with at least 120 days' notice no longer has to pay one month's compensation or offer another acceptable unit. This does not apply to an N12 given because a purchaser needs the unit.
- Tenants can dispute an N12 by filing a T5 if they believe the landlord is acting in bad faith.
- LTB backlogs are significant, expect several months for a hearing.
- Bill 60 shortened the N4 non-payment notice period from 14 to 7 days for notices given on or after September 21, 2026.



FORMS & DISPUTE RESOLUTION

Landlord and Tenant Board (LTB)

TRIBUNAL: LANDLORD AND TENANT BOARD (LTB)

<https://tribunalsontario.ca/ltb/>

Filing fee: L1/L2 landlord applications: \$186 online or \$201 by mail/in person; tenant application fees vary by application type

KEY OFFICIAL FORMS

N1

Notice of Rent Increase

<https://tribunalsontario.ca/ltb/forms/>

N4

Notice to End Tenancy for Non-Payment of Rent

<https://tribunalsontario.ca/ltb/forms/>

N5

Notice to End Tenancy: Interfering with Others / Damage / Overcrowding

<https://tribunalsontario.ca/ltb/forms/>

N8

Notice to End Tenancy at End of Period or Fixed Term

<https://tribunalsontario.ca/ltb/forms/>

N11

Agreement to End Tenancy (mutual)

<https://tribunalsontario.ca/ltb/forms/>

N12

Notice to End Tenancy: Landlord's Own Use or Purchaser's Own Use

<https://tribunalsontario.ca/ltb/forms/>

T2

Application About Tenant Rights (tenant files)

<https://tribunalsontario.ca/ltb/forms/>

T6

Application About Maintenance (tenant files)

<https://tribunalsontario.ca/ltb/forms/>

HOW TO FILE A DISPUTE

1. Gather your evidence: lease agreement, all notices (keep dated copies), text/email records, photos, payment receipts.
2. Complete the appropriate application form from the Landlord and Tenant Board website.



3. File the application and pay the filing fee (L1/L2 landlord applications: \$186 online or \$201 by mail/in person; tenant application fees vary by application type).
4. Serve the other party with a copy of your application and the hearing notice.
5. Attend your hearing. Present your evidence clearly and concisely.
6. The adjudicator will issue a written order. Both parties must comply.



CONDITION REPORT

Move-In / Move-Out Inspection - Both parties sign at each stage

Landlord: _____ Tenant: _____

Property: 123 Example Street, Exampleton, ON

Move-in date: _____

Move-out date: _____

ENTRANCE / HALLWAY

Walls - holes, marks, paint damage

Move-in: _____ Out: _____

Floor / carpet condition

Move-in: _____ Out: _____

Doors and locks

Move-in: _____ Out: _____

Light fixtures

Move-in: _____ Out: _____

LIVING ROOM

Walls and ceiling

Move-in: _____ Out: _____

Flooring

Move-in: _____ Out: _____

Windows and blinds

Move-in: _____ Out: _____

Electrical outlets

Move-in: _____ Out: _____

Light fixtures

Move-in: _____ Out: _____

KITCHEN

Countertops and cabinets

Move-in: _____ Out: _____

Appliances (stove, fridge, dishwasher)

Move-in: _____ Out: _____

Sink and faucet

Move-in: _____ Out: _____

Flooring

Move-in: _____ Out: _____

Walls

Move-in: _____ Out: _____

BATHROOM

Toilet (flush, no leaks)

Move-in: _____ Out: _____

Sink and faucet

Move-in: _____ Out: _____

Tub/shower and caulking

Move-in: _____ Out: _____

Exhaust fan

Move-in: _____ Out: _____

Walls, flooring, tiles

Move-in: _____ Out: _____

BEDROOMS

Walls and ceiling

Move-in: _____ Out: _____

Flooring / carpet

Move-in: _____ Out: _____

Closet doors

Move-in: _____ Out: _____

Windows and screens

Move-in: _____ Out: _____

OTHER

Laundry (washer/dryer if included)

Move-in: _____ Out: _____

Storage areas

Move-in: _____ Out: _____



Exterior - balcony, patio, parking

Smoke / CO detectors (test at move-in)

Move-in: _____ Out: _____

Move-in: _____ Out: _____

Both parties sign to confirm the above condition is accurate at move-in.

Landlord signature _____

Tenant signature _____