Ontario

Tribunals Ontario

Landlord and Tenant Board

N7 Notice

Notice to End your Tenancy For Causing Serious Problems in the Rental Unit or Residential Complex

Instructions

- **Section A**: When to use this notice ..... *p. 1*
- **Section B**: How to complete this notice ..... *p. 2*
- **Section C**: How to give this notice to your tenant ..... *p. 3*
- **Section D**: What happens after you give this notice ..... *p. 3*
- **Section E**: Who to contact if you have any questions ..... *p. 4*

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SECTION A When to use this notice

You can give this notice to the tenant for the following reasons:

- **Reason 1:** The tenant, their guest or another occupant of the rental unit has seriously impaired the safety of another person, and this event occurred in the residential complex.
- **Reason 2:** The tenant, their guest or another occupant of the rental unit has wilfully damaged the rental unit or the residential complex.
  - If you give the tenant this notice and you file a *Form L2 Application to End a Tenancy and Evict a Tenant* based on **Reason 2,** you will be expected to prove at the hearing that the tenant, their guest or another occupant of the rental unit caused the damage wilfully (in other words, that the person deliberately caused the damage). If you cannot prove the damage was wilful your application will be dismissed.
  - If you are not sure whether the person who caused the damage did so wilfully, or you are not sure whether you can prove that they caused the damage wilfully, you may consider giving the tenant a *Form N5 Notice to End a Early* instead. The *Form N5* applies to damage caused wilfully or negligently.
- **Reason 3:** The tenant, their guest or another occupant of the rental unit has used the rental unit or the residential complex in a manner inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage,
- **Reason 4:** You live in the same building as the tenant and the tenant, their guest or another occupant of the rental unit has substantially interfered with:
  - your reasonable enjoyment of the rental unit, or
  - another of your lawful rights, privileges or interests.

  This reason **only** applies if the building has three or fewer residential units. If you do not live in the same building as the tenant, or if the building has more than three residential units, you should use *Form N5 Notice to End a Tenancy Early* instead.

Giving this notice is the first step in evicting a tenant for the above reasons. See **Section D** below for information about what happens after you give this notice to your tenant.

SECTION B How to complete this notice

Read these instructions before completing the notice. You are responsible for ensuring that your notice is correct and complete. Follow the instruction carefully when you complete the notice. If you do not complete the form properly, your notice may not be valid and you may have to start over.

Under **To,** fill in the name of the tenant to whom you want to give the notice. If there is more than one tenant living in the rental unit, fill in the names of all of the tenants. Where there is a subtenant or assignee, you should name these people in the notice. However, you do not need to name other occupants, such as children or guests of the tenant.

Under **From,** fill in your name. If there is more than one landlord, fill in the names of all of the landlords.

Under **Address of the Rental Unit**, fill in the complete address of the rental unit, including the unit number (or apartment or suite number) and the postal code.

The Termination Date
The earliest date you can fill in for this field is **10 days** after you give the tenant this notice.

When you are counting the days, do not include the date you are giving the notice to the tenant. If you are **faxing** the notice, the notice is deemed to be given on the date imprinted on the fax. If you are sending the notice **by courier**, add one business day for delivery. If you are sending the notice **by mail**, add five days for delivery.

> **Example:**
> If a landlord decides to hand the notice to the tenant in person on June 14th, the landlord can fill in June 24th as the termination date (10 days after June 14th). But, if the landlord intends to put the notice in the mail on June 14th, the landlord has to add five calendar days, bringing the termination date to June 29th (10 days + 5 days for mailing).

My Reason(s) for Ending your Tenancy:
Check the box completely next to each reason for giving the tenant this notice.

Details About the Reasons for this Notice:
In the space provided on the form, describe in detail what you believe the tenant, other occupants or the tenant's guest(s) have done that has caused you to give this notice. You should be as specific as possible. Include whether it was the tenant, another occupant of the rental unit or a guest of the tenant who caused the problem, the dates and times the events occurred, what happened, who was affected, etc. If you need additional space, complete and attach an additional sheet of paper.
Signature:

If you are the landlord, check the circle marked “Landlord”. If you are the landlord’s representative, check the circle marked “Representative”. Fill in your name and phone number. Then, sign the notice and fill in the date you sign the notice.

Representative’s Information (if applicable):
If you are the landlord’s representative, fill in your name and phone number. Then, fill in your name, company name (if applicable), and mailing address. Include your phone number and email, if you have one.

SECTION C How to give this notice to your tenant

There are many ways that you can give this notice to your tenant. You can:

- hand it directly to the tenant or to an adult in the rental unit,
- leave it in the tenant's mailbox or where mail is ordinarily delivered,
- place it under the door of the rental unit or through a mail slot in the door,
- send it by fax to a fax machine where the tenant carries on business or to a fax machine in their home,
- send it by courier, or
- send it by mail.

You cannot give the tenant this notice by posting it on the door of the tenant’s rental unit.

SECTION D What happens after you give this notice

It is important that you keep a copy of the notice you give your tenant.

You can apply to the Landlord Tenant Board (LTB) for an order to terminate the tenancy immediately after giving the notice to the tenant.

To make this application, you need an *Application to End a Tenancy and Evict a Tenant* (Form L2). You will also need to file a copy of the *Notice to End your Tenancy For Causing Serious Problems in the Rental Unit or Residential Complex* (Form N7) you gave the tenant, and a *Certificate of Service* to tell the LTB when and how you gave the notice to the tenant.

You must apply no later than 30 days after the termination date you put in this notice.

The L2 application and the Certificate of Service forms are available at your local LTB office, or from the LTB website at tribunalsontario.ca/ltb.

SECTION E What to do if you have any questions

You can visit the LTB website at: tribunalsontario.ca/ltb

You can call the LTB at 416-645-8080 from within the Toronto calling area, or toll-free at 1-888-332-3234 from outside Toronto, and speak to one of our Customer Service Officers.

Customer Service Officers are available Monday to Friday, except holidays, from 8:30 a.m. to 5:00 p.m. They can provide you with **information** about the *Residential Tenancies Act* and the LTB's processes; they cannot provide you with legal advice. You can also access our automated information menu at the same numbers listed above 24 hours a day, 7 days a week.