## Important Information for Tenants

Use this form to apply to the LTB if you are a former tenant who moved out of a rental unit because the landlord gave you either of the following notices to end your tenancy, and you believe the landlord gave the notice to you in bad faith:

- N12 *Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit*,
- N13 *Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use*.

Instructions for this application are available at the Landlord and Tenant Board (LTB) website at tribunalsontario.ca/ltb.

1. Select your language preference (French or English). If you require accommodation complete a Tribunals Ontario Accommodation Request form.
2. Complete all four parts of this application.
   - **Part 1** asks for general information about:
     – the rental unit covered by this application,
     – you and the other tenants living in the unit, the landlord.

     Note: If the landlord gave you a form N12 *Notice to End your Tenancy* claiming that the purchaser intends to move into the rental unit, also provide the names, addresses and telephone numbers of the purchaser on the T5 *Schedule of Parties* form which is available from the LTB website at tribunalsontario.ca/ltb.
     – your tenancy and any other unresolved applications that relate to the rental unit.
   - **Part 2** asks you to select and explain the reasons for your application.
   - **Part 3** asks you to select the remedies you want the LTB to include in the order.
   - **Part 4** requires your signature or that of your representative, and, if you are being represented, your representative's contact information.
3. File all pages of the application with the LTB (not including this page), along with the T5 Schedule of Parties form if you completed one. File all pages of the application with the LTB (not including this page), along with the T5 *Schedule of Parties* form if you completed one.
4. **Deadline to file this application:** You must apply no later than one year after the date you moved out of the rental unit if you select Reason 1 to 3. If you select Reason 4, you must apply no later than two years after you moved out OR six months after the repairs or renovations are completed, whichever is later.
5. Pay the application fee to the LTB at the same time as you file the application. The LTB will not process your application unless you pay the fee. Your T5 application fee is **$53** (or **$48** if you use the Tribunals Ontario Portal.
6. If you are filing the application for more than one rental unit, the fee is **$53** for the first unit and **$5** for each additional unit to a maximum of **$450 (Note: if you are applying for more than one unit, your application must be submitted to the LTB by mail or courier)**. If you mail or courier the application, you can pay the filing fee by money order, certified cheque, or by credit card. You can't pay by cash or debit card if you file by mail or courier. If you cannot afford the fee, you can submit a Fee Waiver Request.
7. The LTB will send you a Notice of Hearing showing the time and location of your hearing.
8. Contact the LTB if you have any questions or need more information.
   **416-645-8080**
   **1-888-332-3234 (toll free)**
   tribunalsontario.ca/ltb

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**Tribunals Ontario**
Landlord and Tenant Board

Landlord Gave a Notice of Termination in Bad Faith
# Form T5
Disponible en français

## Language Preference

The LTB offers services in both French and English.

**What is your preferred language?** ◯ French ◯ English

If you are the respondent and want French Language Services, complete the Request for French Language Services form and email it to LTB@ontario.ca, or send the form by mail to the LTB. To see the list of all LTB office addresses, visit tribunalsontario.ca/ltb/contact/.

## Accommodation

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation, complete the Accommodation Request form and email it to LTB@ontario.ca, or send the form by mail to the LTB. To see the list of all LTB office addresses, visit tribunalsontario.ca/ltb/contact/.

Read the instructions carefully before completing this form. Print or type in capital letters.

## Part 1: General Information

### Address of the Rental Unit Covered by This Application

| Street Number: | Street Name: | Unit/Apt./Suite: |
|---|---|---|
| | | |

| Municipality (City, Town, etc.): | Province: | Postal Code: |
|---|---|---|
| | ON | |

### Related Applications

If you or your landlord filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

| File Number 1: | File Number 2: |
|---|---|
| | |

**OFFICE USE ONLY:**

File Number:

Delivery Method:

◯ In Person ◯ Mail ◯ Courier ◯ Email ◯ Service Ontario Center FL:


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**Former Tenant Names and Current Address**

If there are more than 2 tenants, complete a *Schedule of Parties* form and file it with this application.

| Tenant 1 First Name: | Tenant 1 Last Name: |
|---|---|
| Tenant 1 Email Address: | Tenant 1 Phone Number: |
| Tenant 2 First Name: | Tenant 2 Last Name: |
| Tenant 2 Email Address: | Tenant 2 Phone Number: |

Current Address

| Street Number: | Street Name: | Unit/Apt./Suite: |
|---|---|---|

| Municipality (City, Town, etc.): | Province: | Postal Code: |
|---|---|---|

What is the best way to communicate with you? ◯ Mail ◯ Email *

* If you check Email, you consent to receive documents and correspondence from the Landlord and Tenant Board by email. Providing consent to email means that the LTB will communicate and send documents by email to all of the applicants. Do not check the Email box if there are multiple applicants and some want to receive documents by regular mail instead of email.

**Landlord's Name and Address**

If there is more than 1 landlord, complete a *Schedule of Parties* form and file it with this application.

| First Name: | Last Name: |
|---|---|

Company Name (if applicable):

| Email Address: | Phone Number: |
|---|---|

Mailing Address

| Street Number: | Street Name: | Unit/Apt./Suite: |
|---|---|---|

| Municipality (City, Town, etc.): | Province: | Postal Code: |
|---|---|---|

**Information about the Tenancy**

When did you move out of the rental unit covered by this application?
*(dd/mm/yyyy)*:

## Part 2: Reasons for Your Application

There are four reasons for making this application. Check the box next to each of your reasons for applying to the LTB.

**I moved out of the rental unit because the landlord gave me one of the following *Notices to End your Tenancy* in bad faith:**

☐ **Reason 1:** The landlord gave me Form N12 *Notice to End your Tenancy* claiming that either the landlord or one of the following people intended to move into the rental unit and they did not move in within a reasonable time after I vacated:

- a member of the landlord's immediate family,
- a person who provides or who will provide care services to the landlord or a member of the landlord's immediate family.

☐ **Reason 2:** The landlord gave me Form N12 *Notice to End your Tenancy* claiming that either the purchaser or one of the following people intended to move into the rental unit unit and they did not move in within a reasonable time after I vacated:

- a member of the purchaser's immediate family,
- a person who provides or who will provide care services to the purchaser or a member of the purchaser's immediate family.

*** Purchaser's information must be provided using a T5 *Schedule of Parties*.**

☐ **Reason 3:** The landlord gave me a Form N13 *Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use* and the landlord did not demolish, convert or repair or renovate the rental unit within a reasonable time after I vacated.

☐ **Reason 4:** The landlord gave me a Form N13 *Notice to End your Tenancy* because the landlord wanted to do repairs or renovations to the rental unit and I gave the landlord notice in writing that I wanted to move back in once the work was done. The landlord did not:

- give me the right to move back into the rental unit when the work was done,
- give me 60 days to move in after the rental unit was ready for occupancy. (Note: this applies where the rental unit was ready for occupancy on or after September 21, 2026), or,
- without delay, give me written notice of the date the rental unit would be ready for occupancy. (Note: this ground only applies if on or after September 21, 2026, you gave the landlord notice in writing that you wanted to move back in once the work was done.)

### Explaining your Reasons

Describe the events that led you to apply to the LTB.

- What happened that made you believe the landlord gave you a notice of termination in bad faith?
- What were the dates and times of the events?
- What happened after you moved out?
- What were the names and titles (such as superintendent) of all the people involved?

**Describe in Detail:**

*Attach more sheets if necessary.*

## Part 3: Remedies

The remedies listed below are orders the LTB can make to address your reasons for filing the application. Check the box next to the remedies you want the LTB to order. If the LTB decides in your favour, it may decide to include a different remedy or remedies than the ones you selected.

☐ **Remedy 1:** The landlord must pay me a rent abatement of $ _____

My rent was $ _____

I was required to pay rent by the ◯ month ◯ week ◯ other (specify): _____

**Please explain:** How did you calculate the rent abatement?

*Attach more sheets if necessary.*

☐ **Remedy 2:** The landlord must pay a fine to the LTB.

☐ **Remedy 3:** My new rental unit has a higher rent. The landlord must pay me the difference in rent between my old rental unit and my new rental unit for one year from the date I moved out.

The difference in rent is $ _____

each ◯ month ◯ week ◯ other (specify): _____

The total amount the landlord owes me is $ _____

☐ **Remedy 4:** The landlord must pay me for my expenses related to moving and storage.

These expenses total $ _____

**Please explain:** How did you calculate the expenses?

*Attach more sheets if necessary.*

☐ **Remedy 5:** The landlord must pay me general compensation of $ _____

**Please explain:** How did you calculate the general compensation?

*Attach more sheets if necessary.*

☐ **Remedy 6:** I want the LTB to order other remedies. The LTB can make any other order that it considers appropriate.

For example, you can choose this remedy if the landlord gave you a form N12 *Notice to End your Tenancy* claiming that a purchaser intends to move into the rental unit, and you want the LTB to order the purchaser to pay you money.

**Please explain:** What else do you want the LTB to order?

*Attach more sheets if necessary.*

## Part 4: Signature

**Tenant/Legal Representative's Signature**

| Signature | Date *(dd/mm/yyyy)* |
|---|---|
| | |

Who has signed the application? Check the circle next to your answer.

◯ Tenant 1 ◯ Tenant 2 ◯ Legal Representative

**Information About the Legal Representative**

| First Name: | Last Name: |
|---|---|
| | |

| Law Society Number: | Company Name (if applicable): |
|---|---|
| | |

Email Address (The LTB will use this email address to communicate with you):

| Day Phone Number: | Evening Phone Number: |
|---|---|
| | |

Mailing Address

| Street Number: | Street Name: | Unit/Apt./Suite: |
|---|---|---|
| | | |

| Municipality (City, Town, etc.): | Province: | Postal Code: |
|---|---|---|
| | | |

**Collecting Personal Information**

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's Access to Records Policy and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).

**Important Information from the Landlord and Tenant Board**

1. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has *Rules of Procedure* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules* and *Guidelines* on the LTB website at tribunalsontario.ca/ltb.

Ontario

**Tribunals Ontario**
Landlord and Tenant Board

**T5 Schedule of Parties**
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## Party's Name and Address

◯ Purchaser ◯ Landlord ◯ Tenant

First Name: | Last Name:

Email Address: | Phone Number:

Mailing Address
Street Number: | Street Name: | Unit/Apt./Suite:

Municipality (City, Town, etc.): | Province: | Postal Code:

## Party's Name and Address

◯ Purchaser ◯ Landlord ◯ Tenant

First Name: | Last Name:

Email Address: | Phone Number:

Mailing Address
Street Number: | Street Name: | Unit/Apt./Suite:

Municipality (City, Town, etc.): | Province: | Postal Code:

## Party's Name and Address

◯ Purchaser ◯ Landlord ◯ Tenant

First Name: | Last Name:

Email Address: | Phone Number:

Mailing Address
Street Number: | Street Name: | Unit/Apt./Suite:

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**OFFICE USE ONLY** File Number:

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# Payment Information Form

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## Payment Method

Select how you are paying the application fee:

◯ Money Order ◯ Certified Cheque

Money orders and certified cheques must be made payable to the "Minister of Finance".

◯ Credit Card

If you are paying by credit card and filing your application by mail or courier, you must complete the Credit Card Payment Form and submit it with your application.


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