

Checklist: If you get an eviction notice for landlord's use

Answer the questions on this checklist to see if you have a way to fight the eviction notice.

If a question does not apply to you, or you don't know the answer, leave it blank.

When you get the *Notice to End your Tenancy*

- | Yes | No | Form N12 |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Is the notice on the Landlord and Tenant Board's N12 form? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the notice signed? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the address of your unit accurate and complete? |
-
- | Yes | No | Termination date |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Does the notice give the date on which the landlord wants you to move out (termination date)? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the termination date at least 60 days after the date you got the notice? |
| <input type="checkbox"/> | <input type="checkbox"/> | If you have a monthly tenancy, is the termination date the last day of a rental period? (For example, if you rent from the 15th of each month, the last day of a rental period would be the 14th of a month.) |
| <input type="checkbox"/> | <input type="checkbox"/> | If you have a fixed term tenancy (for example, a one-year lease), is the termination date the last day of the term? |
-
- | Yes | No | Person moving in |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Does the notice say who will be moving in? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does it seem likely that the person really plans to move in? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the rental unit completely or partly owned by an individual (not a corporation, partnership, or trust)? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the landlord an individual? |

Yes

No

Is the person who wants to move in any of the following?

- your landlord, or their spouse, parents, or children
- the spouse's parents or children
- a caregiver for any of the above

When you get your landlord's *Application to End a Tenancy and Evict a Tenant (Form L2)*

Yes

No

Was the application filed with the Board no later than **30 days** after the termination date on the N12 notice?

As of the hearing date

Yes

No

Has the landlord filed a sworn statement of the person who plans to move in?

Does the statement say the person plans to live there full-time?

Does the statement say the person plans to live there for at least one year?

Does it seem likely that the person really plans to move in?

Has the landlord either:

- paid you one month's rent **no later than the termination date** on the notice, or
- offered you another unit that is acceptable to you?

If you answered **No** to any of the questions on this list, you might have a way to fight the eviction notice. Make sure you raise it at any hearing or mediation meeting.

This is not a complete list of every reason you could use to fight the eviction notice.

It is best if you can get legal help before a hearing or mediation.



CLEO's Steps to Justice website has step-by-step information about common legal problems.

Visit www.stepstojustice.ca/housing/eviction.