

## Evictions during the COVID-19 emergency

It's illegal for your landlord to evict you or lock you out. Only a court official called the Sheriff is allowed to do this, and only if there is an order from the Landlord and Tenant Board (LTB).

If your landlord...	What you need to do	Notes
<b>Locks you out illegally</b>	<ul style="list-style-type: none"> <li>File a <a href="#">T2 application</a> with the LTB as quickly as possible.</li> <li>Call the Rental Housing Enforcement Unit (<a href="#">RHEU</a>) at <b>416-585-7214</b> or <b>1-888-772-9277</b>.</li> <li>A lawyer's letter or a call from the RHEU might convince the landlord not to act illegally. Try to get legal advice.</li> </ul>	<p>The LTB will schedule a hearing by telephone. After the hearing, the LTB can order the landlord to let you back in, as long as the unit is still vacant. Read more about what to do and how to get legal help <a href="#">here</a>.</p> <p>You might not be protected by this law if you share a kitchen or bathroom with the owner, or in some other situations. But you may have other rights.</p>
<b>Threatens to lock you out</b>	<ul style="list-style-type: none"> <li>Call the Rental Housing Enforcement Unit (<a href="#">RHEU</a>) at <b>416-585-7214</b> or <b>1-888-772-9277</b>.</li> <li>A lawyer's letter or a call from the RHEU might convince the landlord not to act illegally. Try to get legal advice.</li> <li><a href="#">Call the police</a>. The police might help you, especially if the landlord is threatening to use force.</li> </ul>	<p>The landlord should be told they must give you legal notice and apply to the LTB for an eviction order.</p> <p>Read more about what you can do <a href="#">here</a>.</p>
<b>Gives you an eviction notice for unsafe or illegal activity</b>	<ul style="list-style-type: none"> <li>If you get an N5, N6, or N7 notice, check if it says you can cancel it by stopping whatever the landlord is accusing you of. The notice should tell you the deadline for doing that.</li> <li>If the notice isn't cancelled, your landlord can apply to the LTB for an eviction order.</li> </ul>	<p>Read more <a href="#">here</a> about what you can do if you get one of these notices.</p> <p>Since the state of emergency was declared on March 19, there has been a freeze on most residential evictions. But the LTB may go ahead with a hearing if your landlord convinces them that there is an urgent matter of safety or illegal activity.</p>

If your landlord...	What you need to do	Notes
<b>Gives you another kind of eviction notice</b>	<ul style="list-style-type: none"> <li>If you get an N4, N8, N12, or N13 notice, you don't have to move out and you probably can't be evicted during the COVID-19 emergency.</li> <li>If you get an N4, you can cancel it by paying any rent you owe by the deadline on the notice.</li> </ul>	<p>When the LTB starts hearing non-urgent cases again, you might have a hearing about this notice. Make notes about what happened because it may be hard to remember by the time there's a hearing.</p> <p>Read more about what you can do <a href="#">here</a>.</p>
<b>Gets the LTB to schedule a hearing on an L2 or L4 eviction application</b>	<ul style="list-style-type: none"> <li>You might get very little advance notice about the hearing. Try to get legal advice right away. Sign up for free legal advice at <a href="http://tdc.acto.ca">tdc.acto.ca</a> or <b>1-877-374-0391</b>.</li> <li>Be sure to call in for the hearing. The time and phone number are on the notice.</li> </ul>	<p>If your landlord previously gave you a notice about unsafe or illegal activity and convinces the LTB that the situation is urgent, the LTB might schedule a <a href="#">hearing by telephone</a>.</p> <p>Read more about what you can do <a href="#">here</a>.</p>
<b>Gets the LTB to schedule a hearing on your landlord's A1 or A2 application</b>	<ul style="list-style-type: none"> <li>Although the form does not use the word eviction, this could still result in you losing your home. Try to get legal advice right away. Sign up for free legal advice at <a href="http://tdc.acto.ca">tdc.acto.ca</a> or <b>1-877-374-0391</b>.</li> <li>Be sure to call in for the hearing. The time and phone number are on the notice.</li> </ul>	<p>An A1 application asks the LTB to decide if the tenant laws apply to your home. An A2 asks the LTB to decide that someone is an "unauthorized occupant", for example, a sublet without the landlord's permission. You could be evicted as a result of either of these types of hearings.</p>

**For legal advice:**

- Find your local community legal clinic by calling [Legal Aid Ontario](#) at **1-800-668-8258**
- Call [tenant duty counsel](#) at **1-877-374-0391**
- Call [Pro Bono Ontario](#)'s free legal advice hotline at **1-855-255-7256**

CLEO's Steps to Justice website has more information about housing issues. Visit [stepstojustice.ca/legal-topic/housing-law](http://stepstojustice.ca/legal-topic/housing-law).

This is general information for people in Ontario, Canada. It is not intended to be used as legal advice.