

Checklist: If you get an eviction notice for purchaser'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 person who wants to move in any of the following? <ul style="list-style-type: none">• the purchaser, or their spouse, parents, or children• the spouse's parents or children• a caregiver for any of the above

Yes No
 Does the person plan to live there full-time?

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

 Is there an agreement of purchase and sale that was signed **before** the landlord gave you the N12?

 Is the agreement binding? (all remaining conditions have been "waived")

 Has the landlord done either of the following?

- 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.