Checklist: How to fight 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 do not know the answer, leave it blank.

Review the Form N12: Notice to End your Tenancy

Yes	No	**Form N12**
☐	☐	Is the notice on the Landlord and Tenant Board's N12 form?
☐	☐	Is the notice signed?
☐	☐	Is the address of your unit accurate and complete?

Yes	No	**Termination date**
☐	☐	Does the notice give the date on which the landlord wants you to move out (termination date)?
☐	☐	Is the termination date at least **60 days** after the date you got the notice?
☐	☐	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.)
☐	☐	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**
☐	☐	Does the notice say who will be moving in?
☐	☐	Does it seem likely that the person really plans to move in?
☐	☐	Is the rental unit completely or partly owned by an individual (not a corporation, partnership, or trust)?
☐	☐	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

Review the Form L2 Application

Yes	No	
☐	☐	Was the application filed with the Landlord and Tenant Board **within 30 days** after the termination date on the N12 notice?
☐	☐	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?
☐	☐	Has your landlord listed all the N12 or N13 notices that they have given in the last 2 years?

As of the hearing date

Yes	No	
☐	☐	Does it seem likely that the person really plans to move in?
☐	☐	Has the landlord: • given you at least **120 days notice** before the termination date, • paid you one month's rent **no later than the termination date**, 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.

It's best to get legal help about your options before a hearing or mediation.

You can find more information about housing law at **stepstojustice.ca**. This is general legal information for people in Ontario, Canada. It's not intended to be used as legal advice.

Cette publication est également disponible en français.

Reviewed: October 2026