

KNOW YOUR RIGHTS:

Eviction Prevention

Training handout

About the Canadian Centre for Housing Rights (CCHR)

CCHR is Canada's leading non-profit organization working to advance the right to housing.
We do this through:



SERVICES

Empowering renters to claim their rights and stay housed.



EDUCATION

Sharing knowledge and tools that transform lives.



POLICY ADVOCACY

Engaging with communities and proposing realistic solutions.



RESEARCH

Creating knowledge and informing evidence-based solutions.



LAW REFORM

Advancing housing rights legal frameworks.

About this handout

This handout was developed for participants of CCHR's training session "Know Your Rights: Eviction Prevention."

It is intended for use by renters in Ontario, to inform them about their rights in housing and to help them connect with resources to protect their rights.

This document is intended to be used for information purposes only.

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Paperwork

Do any alarms go off for you with this scenario?

Jon's landlord comes to his door and says I need you to leave in two weeks.

Jon says, "But I thought you had to give me some sort of paper to make it official?"

The landlord says "no – we never put our rental agreement on paper when you moved in, so I don't have to give you a paper to end it."

Paperwork

Key takeaways

- Landlords *must* give tenants an official “Notice to End your Tenancy” form to begin the eviction process.
- Tenants have tenant protections even if they don’t have a signed lease.
- Important possible exceptions:
 - If you share a bathroom or kitchen with your landlord
 - If you rent from a tenant and share a kitchen or a bathroom
 - If you are living in housing intended for travel

Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit N12 (Disponible en français)	
To: (Tenant's name) include all tenant names	From: (Landlord's name)
Address of the Rental Unit:	
This is a legal notice that could lead to you being evicted from your home.	
The following information is from your landlord	
I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: <input type="text"/> / <input type="text"/> / <input type="text"/> . dd/mm/yyyy	

Dates

Do any alarms go off for you with this scenario?

Cari's landlord visits Cari and delivers a "Notice to End your Tenancy."

The Notice says "I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 1/5/2025."

The landlord says if Cari does not move out by that date, the landlord can call the police to physically evict Cari from the unit.

Dates

Key Takeaways

- The date on the initial “Notice to End your Tenancy” is a request – not a requirement.
- If a tenant disputes the eviction, they have a right to a hearing at the Landlord and Tenant Board and can stay in their unit until the LTB decides what should happen.

Notice to End your Tenancy
Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit
N12
(Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
<div></div>	<div></div>
Address of the Rental Unit:	
<div></div>	

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: / / .
dd/mm/yyyy

Process

Do any alarms go off for you with this scenario?

Sal gets a “Notice to End your Tenancy” that asks him to move out by January 15, 2025.

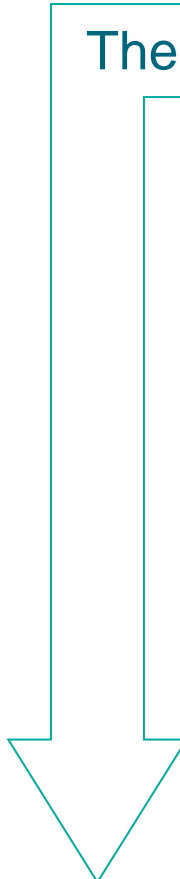
He doesn't move out.

He continues to pay rent.


The landlord doesn't say anything further to Sal about eviction. Sal worries that he could be evicted at any moment.

Process

The eviction process

- 
1. Warning
 2. Notice of Eviction
 3. Application to the Landlord and Tenant Board to Evict
 4. Hearing
 5. Eviction Order
 6. Enforcement by the Sheriff

Landlords must follow the eviction process, which includes filing at the Landlord and Tenant Board, and in most cases tenants will have a hearing.

 <p>Tribunals Ontario Landlord and Tenant Board</p>	<p>Application to End a Tenancy and Evict a Tenant or Collect Money</p> <p>FORM L2 (Disponible en français)</p>
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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 send it by email or mail to the LTB office handling this file.

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 or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at tribunalsontario.ca/en/accessibility-and-diversity/.

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

Part 1: General Information

Address of the Rental Unit Covered by This Application

Street Number	Street Name
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>
Street Type (e.g. Street, Avenue, Road)	Direction (e.g. East) Unit
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>
Municipality (City, Town, etc.)	
<div style="border: 1px solid black; height: 20px;"></div>	

Tribunals Ontario
Landlord and Tenant Board

NOTICE
Under section 217(1) of the Residential Tenancies Act, a landlord who files an application to end a tenancy must first give notice to the tenant.

The Landlord filed an application to end a tenancy and has been scheduled to consider the matter on the date listed below and log into the Tribunals Ontario website to provide evidence.



Tribunaux décisionnels Ontario
Commission de la location immobilière

(Disponible en français)

NOTICE OF VIDEO HEARING

Under section 174 of the *Residential Tenancies Act, 2006*

The Landlord filed an application with the Landlord and Tenant Board (LTB). A Hearing has been scheduled to consider the merits of the application. Please refer to the information below and log into the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/ to access your file information.

Hazards

Do any alarms go off for you with this scenario?

Mari's landlord gives her a "Notice to end your Tenancy" that asks Mari to move out in one month.

The landlord says "Mari, if you sign this agreement, then I'll give you two months to move out."

Mari wonders if she should sign the agreement to get a bit of extra time.

Hazards

Key Takeaways

- Don't sign anything without getting legal advice first.
- You could be signing away your rights to the hearing process at the Landlord and Tenant Board.

Agreement to End the Tenancy

N11

(Disponible en français)

Name of Tenant: include all tenant names	Name of Landlord:
<input type="text"/>	<input type="text"/>
Address of the Rental Unit:	
<input type="text"/>	

The landlord and the tenant agree that the tenancy will end on / / .
dd/mm/yyyy

This is the termination date. The tenant will move out of the rental unit on or before the termination date.

Hazards

Do any alarms go off for you with this scenario?

Tanya is behind in her rent. The landlord gives her a “Notice to end your Tenancy for non-payment of rent.” Tanya does not respond.

Tanya receives a L1 Application to Evict and a Hearing Notice that says she has a hearing coming up in six months.

The landlord suggests that Tanya work out a payment agreement with her, to pay back what she owes and “settle things”. Tanya wonders what she should do.

Hazards

Key Takeaways

- Don't sign anything without getting legal advice first.
- Be careful with mediated payment agreements.
- You could be signing away your rights to the hearing process at the Landlord and Tenant Board.

Reasons for eviction

Do any alarms go off for you with this scenario?

Tal lives in an old apartment building that is rent-controlled. He pays \$800/month and his landlord can only increase his rent by 2.5% this year because of rent control rules in Ontario.

The landlord tells Tal he needs to evict Tal because he is not getting enough money from Tal.

Reasons for eviction

Key takeaways

Valid reasons for eviction include:

- Non-payment of rent
- Interfering with others, damage, overcrowding
- Illegal acts, misrepresenting income in RGI unit
- Causing serious problems: safety issues, misuse of unit, infringing on LL enjoyment of unit
- Persistent late payment
- Landlord wants to demolish, or do big renovations that require a permit and an empty unit
- Landlord or landlord's family want to move in

Reasons for eviction

Do any alarms go off for you with this scenario?

Miller's landlord tells Miller that they have to move out in three months because the landlord's daughter needs Miller's unit for the next six months.

Miller wonders if they have any ability to challenge this eviction.

Reasons for eviction

Key takeaways

A landlord or landlord's family moving in is a valid reason for eviction
ONLY if they move in for at least twelve months.

Notice

Do any alarms go off for you with this scenario?

Mara receives a “Notice to End your Tenancy” because the landlord wants to demolish the building.

On the form, the landlord includes a “termination date” that is one month away.

Mara wonders what her options are.

Notice

Key takeaways

- Landlords have to meet notice requirements.
- If landlords do not meet those requirements, their paperwork may not be valid and they may have to start the process again.
- Notice periods range from 10 days (for illegal acts or “serious problems”) to 120 days (for demolition/conversion/repair).

Compensation

Do any alarms go off for you with this scenario?

Blessing lives in a basement apartment. Her landlord gives her a N12 “Notice to End your Tenancy” because his daughter plans to move into the unit.

The landlord offers to give Blessing the value of half a month’s rent, as compensation.

Blessing wonders if this is a fair offer.

Compensation

Key takeaways

- When landlords give an N12 notice because the landlord or their immediate family is moving in, they have to compensate tenants with one month's rent OR an acceptable alternate unit.
- There are other eviction notices that require landlords to pay compensation. It is important to get legal advice to find out if you are owed compensation.

Leaving

Do any alarms go off for you with this scenario?

Marg received an N5 “Notice to End your Tenancy” and stayed in her unit.

She received a copy of a L2 “Application to evict” and a “Notice of LTB Hearing”. Marg attended the LTB hearing. The LTB agreed with the landlord and issued an Order to Evict on January 1, 2025. Marg stayed in her unit.

The Landlord applied to the Sheriff’s office to evict Marg. The Sheriff showed up to physically evict Marg (and to change the locks) on January 15, 2025.

Does Marg have to leave?

Leaving

Key takeaways

Only the Sheriff can physically evict a tenant and arrange to have the locks changed.

Belongings

Do any alarms go off for you with this scenario?

Yasmeena receives an eviction order from the Landlord and Tenant Board, that says she has to move out on July 2, 2023. She moves out on July 2, and plans to go back and get her things on July 4.

When Yasmeena goes back, the landlord says she has thrown away all of Yasmeena's things.

Belongings

Key takeaways

- Landlords can keep, sell, or throw out things that a tenant leaves behind. Don't leave anything behind.
- The rules are a little different if the Sheriff evicts you. Then, you have 72 hours to take your belongings.

Illegal lockouts

Do any alarms go off for you with this scenario?

Mal calls you because he just came home from work, his landlord is in his doorway, and is in the process of changing his locks.

Mal had no idea the landlord was planning to evict him.

Mal wants to know what to do.

Illegal lockouts

Key takeaways

- Tenants can call the **Rental Housing Enforcement Unit** for an eviction in progress
- If the tenant is comfortable doing so, the tenant may also call 911
- The tenant can also reach out to their local legal clinic, including after an illegal lockout has occurred

Getting Help

A decorative vertical bar on the left side of the slide, featuring a repeating geometric pattern of interlocking hexagons and lines in various shades of blue and teal.

Key tips

Don't sign anything until you get legal advice.

Don't assume an eviction notice is valid until you get legal advice.

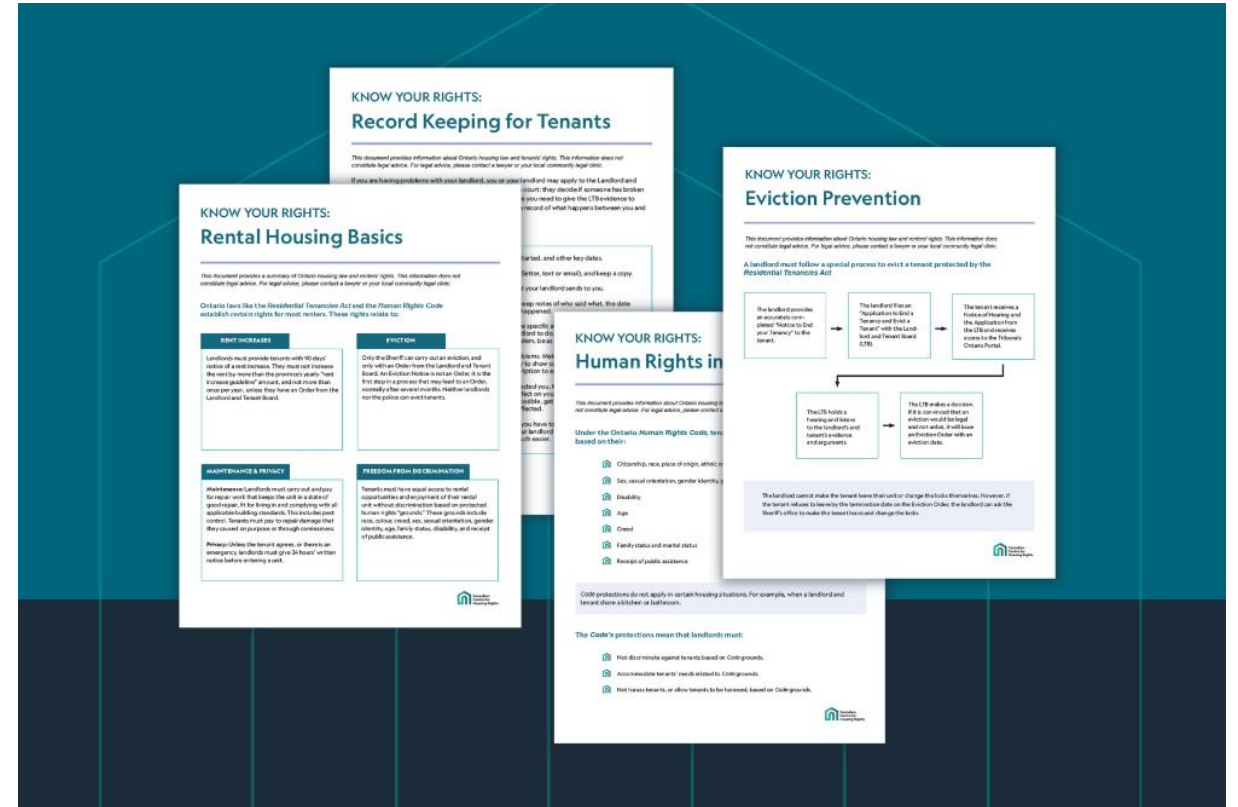
Keep notes and communicate with the landlord where possible in writing.

You may have some rights even after eviction, especially in cases of landlord's own use or renovations – get legal advice.

Getting help

Our collection of printable resources provide basic information about Ontario housing law, human rights in rental housing, and renters' rights when facing eviction.

Get the resources





Getting help

Property Standards

- Phone: 311

Canadian Centre for Housing Rights

- Website: housingrightscanada.com
- Phone: 416-944-0087

Rental Housing Enforcement Unit

- Phone: 416-585-7214

Local legal clinic and resources

- Website: legalaid.on.ca/legal-clinics

Keep in touch



HousingRightsCanada.com



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