



Evictions

My landlord gave me an N4 (Notice to Terminate or Notice to end a tenancy). Do I need to move right away?

No. This is the 1st notice to let you know that there is a problem and that there may be a way to resolve it. It should state what you can do to cancel it and the date your landlord wants you to move by. You don't need to move but you will need to seek help immediately to see if there is anything you can do to fix it so you can stay.

I pay my rent late sometimes and my landlord wants to have me evicted. I don't owe any money so can he do that?

Yes. You can be evicted for paying your rent late on a regular basis. Negotiate with your landlord about paying on a different day if it suits you better or arrange to have your rent paid directly if you receive Ontario Works or Ontario Disability Support Program.

My landlord has told me I need to move because he needs the place for his brother. My lease doesn't expire for another six months. Do I still need to move?

Yes. The landlord can ask you to move with proper notice (60 days) if the apartment is being used by immediate family. Contact the Housing Counsellor to discuss your options for moving.

I have received a paper titled "Application to terminate a tenancy/Application to evict a tenant ". What does this mean?

This means that the landlord has applied to the Landlord and Tenant Board to have a hearing to order an eviction against you. Your landlord will give you a copy of this form either in person or by leaving it in your mailbox. You do not have to leave right away!! You will need to attend a hearing to state your case at the Landlord and Tenant Board if you want to save your tenancy. Get legal advice right away.

My landlord told me that I need to renew my lease or I will be evicted. Is this true?

No. You do not have to sign a new lease once the old one has expired. You can enter into a tenancy agreement which is a document that outlines the rights and responsibilities of both the tenant and the landlord. It is similar to a lease except that there is no expectation that you need to stay for a period of time.

I owe my landlord money and have a hearing at the Landlord and Tenant Board. What will happen there?

The Landlord and Tenant Board is a place that helps resolve any disputes between the landlord and tenant. You will need to be prepared to present your case. You can bring any documents to help prove your case (ie. Rent receipts), photographs and any witnesses that can speak on your behalf. The Board member will listen to why your landlord wants to evict you and why you think you should not be evicted. You will receive information in the mail about how to prepare for your case. If you can, get legal advice and they may be able to help you prepare.

I received an eviction notice but it is January. Can I be evicted in the winter?

Yes! It is a myth that you cannot be evicted in the winter.

I owe my landlord money and they are willing to accept a repayment plan. How do I do this?

Making a repayment plan is a good way to pay back money you owe for rent. Make sure you pay back the money as quickly as possible but make sure you only agree to payments that you can afford. If you miss a payment your landlord can apply to the Landlord and Tenant Board to have you evicted without a hearing. Arrange to make the payments 1-2 days after you would expect to receive money. That way if your cheque arrives late you aren't penalized for it. Also make sure that if you need to skip a payment or reduce it that you talk to your landlord in advance to work it out. Your landlord will likely understand that sometimes things happen that are beyond your control and you may need extra funds for unexpected expenses such as car repairs, time off work because you were sick, etc. By talking to your landlord ahead of time you may be able to avoid any misunderstandings.

My landlord has locked me out of my apartment. What should I do?

If the landlord has locked you out of the apartment without an order from the Landlord and Tenant Board call the police or the Investigation and Enforcement Unit at 1-888-772-9277. Seek legal advice right away. Your landlord cannot lock you out. If the locks have been changed your landlord must give you a new key. The only person that can lock you out of your apartment is a sheriff.

