

Notice by the Co-op to End your Occupancy for Interfering with Others, Damage or Overcrowding

N5C

(Disponible en français)

To: (Co-op Member's name)	From: (Co-op name)
Address of Member Unit:	

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

The following information is from the Co-op

The Co-op is giving you this notice because it wants to end your occupancy - the Co-op wants you to move out of the member unit by the following termination date:

/	/
dd/mm/yyyy	

Reason(s) for Ending your Occupancy

The Co-op has checked the box(es) next to the reason(s) for ending your occupancy. The Co-op has also indicated whether this notice is the first or second *Notice to End your Occupancy*.

- Reason 1:** Your behaviour or the behaviour of someone visiting or living with you has substantially interfered with:
 - the Co-op's or another member's or occupant's reasonable enjoyment of the residential complex; **or**
 - another lawful right, privilege, or interest of the Co-op, or of another member or occupant.
- You have 7 days to stop the activities or correct the behaviour described on page 2 and avoid eviction.** You will not have to move out if you correct the behaviour described on page 2 within 7 days after receiving this notice. However, if you do not correct the behaviour within 7 days, the Co-op can apply to the Landlord and Tenant Board (LTB) for an order to evict you.
- The Co-op can apply to the LTB immediately for an order to evict you.** This is your **second** *Notice to End your Occupancy* in the past 6 months for substantial interference. You cannot void this notice.
- Reason 2:** You or someone visiting or living with you has wilfully or negligently damaged the member unit or the residential complex.
- You have 7 days to correct the problem(s) described on page 2 and avoid eviction.** You will not have to move out if you correct the problem(s) within 7 days after receiving this notice. However, if you do not correct the problem(s) within 7 days, the Co-op can apply to the LTB for an order to evict you.

You can correct the problem(s) by:

 - repairing the damaged property,
 - or**
 - paying the Co-op \$ _____, which is how much the Co-op estimates it will cost to repair the damaged property,
 - or**
 - replacing the damaged property, if it is not reasonable to repair it,

or

- paying the Co-op \$ _____, which is how much the Co-op estimates it will cost to replace the damaged property if it is not reasonable to repair it,

or

- making arrangements acceptable to the Co-op to either:
 - repair or replace the damaged property, or
 - pay the Co-op what it estimates it will cost to repair or replace the damaged property.

The Co-op can apply to the LTB immediately for an order to evict you. This is your **second Notice to End your Occupancy** in the past 6 months for wilfully or negligently causing damage. You cannot void this notice.

Reason 3: There are more people living in your member unit than is permitted by health, safety or housing standards.

You have 7 days to reduce the number of people living in the member unit to _____. You will not have to move out if you reduce the number of people living in the member unit within 7 days after receiving this notice. However, if you do not reduce the number of people living in the member unit within 7 days, the Co-op can apply to the LTB for an order to evict you.

The Co-op can apply to the LTB immediately for an order to evict you. This is your **second Notice to End your Occupancy** in the past 6 months for overcrowding. You cannot void this notice.

Details About the Reasons for this Notice

This table lists the events and circumstances that explain why the Co-op is giving you this notice.

See additional pages attached.

Date/Time	Details of the Events or Circumstances

The following information is from the Landlord and Tenant Board (LTB)

The Termination Date

If this is your first N5C *Notice to End your Occupancy* in the past 6 months, the termination date on page 1 must be at least **20 days** after the Co-op gave you this notice.

If this is your second N5C *Notice to End your Occupancy* in the past 6 months for the same reason, the termination date on page 1 must be at least **14 days** after the Co-op gave you this notice.

Note: The Co-op cannot give you a second N5C *Notice to End your Occupancy* unless at least 7 days have passed since the first N5C notice was given for the same reason.

What if you agree with this notice?

If you agree with what the Co-op has put in this notice, and this is your first N5C *Notice to End your Occupancy*, you should correct the problem(s) described on page 2 within 7 days after receiving this notice. If you do so, the Co-op cannot apply to the LTB to evict you based on this notice.

The Co-op can apply to the LTB to evict you if:

- you do not correct the problem(s) within 7 days, or
- this is your second N5C *Notice to End your Occupancy* in the past 6 months.

If the Co-op applies to evict you, you do not have to move out. The LTB will schedule a hearing which you must attend. However, if the Co-op applies to the LTB to evict you and the LTB orders the eviction, you will likely have to pay the Co-op's filing fee.

What if you disagree with this notice?

You do not have to move out if you disagree with what the Co-op has put in this notice. However, the Co-op can apply to the LTB for an order to evict you. The LTB will schedule a hearing where you can explain why you disagree.

What if you move out?

If you move out of the member unit by the termination date in the notice, your occupancy ends on that date. However, if the Co-op gave you this notice because you damaged the member unit or the residential complex, you may still owe the Co-op money for the damage.

How will you know if the Co-op applies to the LTB?

If the Co-op applies to the LTB to evict you, the LTB will schedule a hearing and you will receive a copy of the application and the Notice of Hearing. The Co-op will have to prove the claims it makes in this notice and the application and you can respond to the claims the Co-op makes.

What can you do if the Co-op applies to the LTB?

- Go to the hearing where you can respond to the claims the Co-op makes in the application.
- Get legal advice immediately; you may be eligible for legal aid services.

Signature: Co-op Representative

Name of Person Signing	Phone Number
Signature	Date

Representative Information:

Name	LSUC #	Company Name (if applicable)	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Prov.	Postal Code	Fax Number
Email Address			