

**Tenant's Notice to End my Tenancy Because of Fear of
Sexual or Domestic Violence and Abuse
N15**

To: (Landlord's Name)	From: (Tenant's Name) <i>include the names of all tenants giving this notice</i>
Address of Rental Unit:	

I am giving you this notice to end my tenancy.

The last day of my tenancy will be .
dd/mm/yyyy

I will move out of the rental unit on or before this date.

The law states that I must include one of the documents listed below with this notice. I have included:

a completed LTB form "*Tenant's Statement About Sexual or Domestic Violence and Abuse*"

OR

a copy of a restraining order or peace bond issued by a court within the last 90 days that orders the alleged abuser not to contact me or the child and/or not to enter the rental unit

Important Information from the Landlord and Tenant Board

When a tenant can give this notice

A tenant can give this notice if the tenant or a child living with them is a victim of sexual or domestic violence and abuse and the tenant believes they or the child may be harmed if they stay in the unit.

If the tenant is in a joint tenancy with other tenants, some or all of the other tenants can choose to sign this notice and end their interest in the tenancy as well. If this notice is not signed by all the tenants, the tenancy will continue for those tenants who did not sign the notice.

The termination date

The termination date is the day this tenancy will end. The termination date in this notice **must be at least 28 days** after the tenant gives their landlord this notice. The termination date **does not have to be the last day of a rental period or of a fixed term lease**.

This process must be kept confidential

A landlord cannot let other people know about these documents or about the information in them. This even includes the other tenants in the unit – if there are any.

It is against the law for the landlord to tell other people. If a landlord shares this information with others, the landlord may be taken to court and fined. The fine could be as much as \$25,000 (for an individual landlord) or \$100,000 (for a company landlord).

Note: *There are some exceptions.* The landlord may have to share this information with their employees such as a superintendent or property manager and they must also keep it confidential. Or, the landlord may be required by law to share information with other people who are investigating the situation. See section 47.4 of the *Residential Tenancies Act, 2006* for the rules about the confidentiality of this information.

A landlord cannot advertise the unit "for rent"

Until the termination date has passed and the tenant has moved out, a landlord cannot place a "for rent" advertisement if it identifies the rental unit or, if someone could identify the unit by reading the advertisement. The landlord also cannot show the unit to prospective tenants until the tenant moves out of the unit.

Once the termination date has passed and the tenant has left, the landlord can advertise the unit for rent and show it to prospective tenants – if there are no other tenants still living there.

When the tenant moves out

The tenant must take all their property with them when they leave. After the termination date, the landlord can keep or dispose of any property the tenant leaves behind if there are no other tenants living in the unit.

If the tenant(s) do not move out

If the tenant(s) do not move out by the termination date and this notice was given by:

- **all the tenant(s) of the unit**, the landlord may apply to the LTB to have the tenant(s) listed in this notice evicted.
- **some but not all of the tenants of the unit**, the notice becomes void and the landlord cannot apply to evict the tenant(s) listed in this notice.

How to get more information

For more information about this notice or your rights, you can contact the Landlord and Tenant Board (LTB). You can reach the LTB by phone at **416-645-8080** or **1-888-332-3234**. You can visit the LTB website at sjto.ca/LTB.

Tenant

Representative

Signature:	Date: (dd/mm/yyyy)
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If multiple tenants are giving this notice, they can sign their names below:

Signature (Tenant 2):	Signature (Tenant 3):
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Representative Information (if applicable)

Name	LSUC #	Company Name	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number