

**Notice to Terminate a Tenancy Early
Illegal Act or Misrepresentation of Income
Form N6**

Read the instructions carefully before completing this form.

To: (Tenant's name and address)	From: (Landlord's name and address)
Address of the Rental Unit:	

**Termination
Date**

You must move out of the rental unit identified above on or before _____
(day/month/year)

**Reason for
this Notice**

I am giving you this notice because:

- 1. I believe that you or another occupant of the rental unit has committed an illegal act or is carrying on an illegal business at the residential complex involving:
 - the production of an illegal drug,
 - trafficking in an illegal drug, or
 - possession of an illegal drug for the purposes of trafficking, or that you have permitted someone else to do so.

- 2. I believe that you or another occupant of the rental unit has committed an illegal act or is carrying on an illegal business, other than an illegal act or business described in reason #1 above, at the residential complex, or that you have permitted someone else to do so.

- 3. You live in a rent-geared-to-income unit and have misrepresented your income or that of family members who live in the rental unit.

**Details About
the Reason for
this Notice**

The landlord must provide details about the events that led to giving you this notice, including information about the dates and times these events occurred.



About the Termination Date...

If this notice is for reason #1 only:

- the termination date the landlord puts in this notice cannot be earlier than the tenth day after this notice is given, and
- there is no opportunity for you to correct the problem and void this notice.

If this notice is for reason #1 and reason #2 or #3:

- the earliest termination date the landlord can put in this notice will depend on whether this is the first or second notice of termination. See below.

If this notice of termination is for reason #2 or reason #3 and this is your first notice of termination within the last six months:

- the termination date the landlord puts in this notice cannot be earlier than the **20th** day after this notice is given, and
- there is no opportunity for you to correct the problem and void this notice.

If this notice is for reason #2 or reason #3 and this is your second notice of termination within the last six months:

- the termination date the landlord puts in this notice cannot be earlier than the **14th** day after this notice is given provided the following conditions apply:
 - the first notice of termination (a Form N5) was given because:
 - you damaged the rental unit or the residential complex,
 - you interfered with the reasonable enjoyment of others at the residential complex or
 - the unit was overcrowded, and
 - you voided that notice by correcting the problem within seven days of receiving the notice.
- there is no opportunity for you to correct the problem and void this notice.

Important Information

1. **If the tenant moves out by the termination date in this notice**, the tenancy will end on the termination date. However, if the reason that the landlord has served this notice is because the tenant of a Rent-Geared-to-Income unit has misrepresented their income or that of family members who live in the rental unit, the tenant may still be ordered to pay the landlord for the additional amount of money that the tenant would have been required to pay if the tenant had not misrepresented their income.
2. **If the tenant disagrees with what the landlord claims in this notice**, the tenant does not have to move out of the rental unit. However, the landlord may apply to the Board for an order terminating the tenancy and evicting the tenant.
3. **The landlord's application to the Board:** The landlord may file their application as soon as they have given the tenant this notice. If the landlord applies, the Board will schedule a hearing. The landlord must give the tenant a copy of the application and the Notice of Hearing.
4. **If you have any questions** about the law related to terminating tenancies and how it applies to this notice, you may contact the Landlord and Tenant Board at **416-645-8080** or toll-free at **1-888-332-3234**. Or, you may visit the Board's website at **www.LTB.gov.on.ca** for further information.



