

10-Day Notice to Terminate a Tenancy Early

Form N7

Instructions

Use this form to terminate a tenancy if:

- the tenant, their guest or another occupant of the rental unit has seriously impaired the safety of another person, and this event occurred in the residential complex,
- the tenant, their guest or another occupant of the rental unit has wilfully damaged the rental unit or the residential complex,
- the tenant, their guest or another occupant of the rental unit has used the rental unit or the residential complex in a manner inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage,
- you live in the same building as the tenant and the tenant, their guest or another occupant of the rental unit has substantially interfered with your reasonable enjoyment of the rental unit or has substantially interfered with another of your lawful rights, privileges or interests. **Note:** This reason applies only if the building has three or fewer residential units.

It is your responsibility to make sure that your notice complies with the requirements of the *Residential Tenancies Act*. You can obtain this form at the Landlord and Tenant Board office in your area or from the Board's website at www.LTB.gov.on.ca.

February 12, 2009

About this notice...

Use this form to terminate the tenancy for one or more of the following reasons:

1. The tenant, their guest or another occupant of the rental unit has seriously impaired the safety of another person, and this event occurred in the residential complex.
2. The tenant, their guest or another occupant of the rental unit has wilfully damaged the rental unit or the residential complex.

If you give the tenant a notice of termination for this reason, and you file a Form L2 Application to Terminate a Tenancy and Evict a Tenant based the notice, you will be expected to prove at the hearing that the person who caused the damaged did so wilfully (in other words, that the person deliberately caused the damage.) If you cannot prove to the Board that the damage was wilful, your application will be dismissed.

If you are not sure whether the person who caused the damage did so wilfully, or you are not sure whether you can prove that they caused the damage wilfully, you may consider giving the tenant a Form N5 Notice to Terminate a Early instead. You can give the tenant a Form N5 if the person who caused the damage did so wilfully **or** negligently (in other words, you can give the tenant a Form N5 whether or not the damage was deliberate). See the Form N5 and the instructions for completing it for further information.

3. The tenant, their guest or another occupant of the rental unit has used the rental unit or the residential complex in a manner inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage,
4. You live in the same building as the tenant and the tenant, their guest or another occupant of the rental unit has substantially interfered with your reasonable enjoyment of the rental unit or has substantially interfered with another of your lawful rights, privileges or interests. **Note:** This reason applies only if the building has three or fewer residential units. If you do not live in the same building as the tenant, or if the building has more than three residential units, you should use Form N5 Notice to Terminate a Tenancy Early instead.

There are many ways you can give this notice to the tenant. You can:

- hand it directly to the tenant or to an adult in the rental unit,
- leave it in the tenant's mailbox or where mail is ordinarily delivered,
- place it under the door of the rental unit or through a mail slot in the door,
- send it by fax to a fax machine where the tenant carries on business or to a fax machine in their residence,

- send it by courier (if you courier it, you must allow one business day for delivery),
- send it by mail (if you mail it, you must allow five days for delivery).

You cannot give the tenant this notice by posting it on the door to the tenant's rental unit.

Keep a copy of this notice for your records.

How to complete this form...

- To:** Fill in the tenant's name and complete address, including the unit number. If there is more than one tenant living in the rental unit, fill in the names of all of the tenants.
- From:** Fill in the landlord's name and address. If there is more than one landlord, fill in the names of all the landlords.
- Address of Rental Unit:** Fill in the address and unit number of the rental unit covered by this notice.
- Termination Date:** Fill in the termination date. The date you put on this notice cannot be earlier than the 10th day after this notice is given. When you are counting the days for the notice, do not count the day that you are giving this notice.

Example:

Alex Orlie, the landlord, has a monthly tenancy agreement with Jeff Stevens. If Alex were to give this notice to Jeff on February 2, 2007, the earliest termination date he could put on the form would be February 12, 2007.

- Reason for this Notice...** You can give this notice to the tenant for one or more of the following reasons. On the form, check the reason that applies to your situation.
1. The tenant, their guest or another occupant of the rental unit has seriously impaired the safety of another person, and this event occurred in the residential complex.
 2. The tenant, their guest or another occupant of the rental unit has wilfully damaged the rental unit or the residential complex.

3. The tenant, their guest or another occupant of the rental unit has used the rental unit or the residential complex in a manner inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage.
4. You live in the same building as the tenant and the tenant, their guest or another occupant of the rental unit has substantially interfered with your reasonable enjoyment of the rental unit or has substantially interfered with another of your lawful rights, privileges or interests. **Note:** This reason applies only if the building has three or fewer residential units.

**Details About
the Reasons
for Giving this
Notice...**

In the space provided on the form, describe in detail what you believe the tenant, other occupants or the tenant's guest(s) have done that has caused you to give this notice. You should be as specific as possible. For example, include whether it was the tenant, another occupant of the rental unit or a guest of the tenant who caused the problem, the dates and times the events occurred, what happened, who was affected, etc. If you need additional space, complete and attach an additional sheet of paper.

Signature:

If you are the landlord, check the box marked "landlord" and sign your name. Print your name above your signature. Include your telephone number and the date you are signing this notice.

If you are the landlord's agent, check the box marked "agent", sign your name and include the date you are signing the notice. In the space marked "Agent Information", fill in your name, company name (if applicable), mailing address, telephone number and fax number, if you have one.

If you need more information...

If you need more information or have any questions, call the Landlord and Tenant Board at 416-645-8080 or toll-free at 1-888-332-3234. You can also check the Board's website at www.LTB.gov.on.ca.