

# Evictions

## What is an eviction notice?

An eviction notice is written notice that your landlord wants to end your tenancy and you to move out of the unit. It must give you details about why you're being evicted, along with a date you must leave by. You must be given the notice before the date listed, and the reason listed must be acceptable under the *Residential Tenancy Act (RTA)*.

## Why can I be evicted?

- You owe rent
- You have caused damage
- You are disturbing other tenants
- You are making or selling illegal drugs
- Your landlord or their family wants to move into the unit
- Your landlord wants to tear down the unit
- Your landlord wants to use the unit for something else

## What happens if I get an eviction notice?

You might not have to leave your unit when you receive an eviction notice. You may be able to fight your eviction through the Landlord Tenant Board, have a solution mediated for you, or solve the problem by cooperating with your landlord.

Remember though: tenants are entitled to a hearing with the Landlord Tenant Board, and their **eviction order** is required for your eviction to be enforced.

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## Resolving the problem with Your Landlord on Your Own:

Depending on the reason your landlord is trying to evict you (e.g. specific behaviour, overdue rent) you might be able to change their mind by correcting the problem.

If your landlord is trying to evict you because you haven't paid rent, you can pay the money you owe, or sometimes make a repayment plan with your landlord, to help pay the money you owe in a way you can afford.

You may be able to skip going to the Landlord Tenant Board if you make a repayment plan with your landlord, but **you do not have to accept the plan proposed by your landlord.**

The Board will view any plan you agree to as binding, it's very important that you **do not agree to a plan that you cannot afford, or do not understand.**

If you cannot come to an agreement with your landlord, **you have the right to a hearing with, and solution mediated by the LTB.**

## Resolving Your Dispute Through the Landlord and Tenant Board:

When your landlord files with the LTB to evict you, the board will send you a notice with info about your hearing and why your landlord is trying to evict you. If there are any issues you want to bring up at the LTB hearing, you must give the board written notice.

If the LTB does not approve the eviction after the hearing, you are not required to move. If they do, you will receive an **eviction order** in the mail. You must move out by the date specified in the order.

**You may be able to dispute an eviction order** under certain conditions, by filing a Request to Review an Order with the LTB, **within 30 days** of the eviction date.

If you cannot file within 30 days, you can ask for more time by submitting a *Request to Extend or Shorten Time*, but this does not always get approved.

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You can read more about the dispute process at:

[acto.ca/documents/boardorderwrong](https://acto.ca/documents/boardorderwrong)

And you can find all of your LTB forms at:

[sjto.gov.on.ca/ltb](https://sjto.gov.on.ca/ltb)

If you cannot dispute the order and you do not move by the date specified, a Court Enforcement Officer will carry out the eviction. **Landlords cannot kick you out themselves** (example: changing the locks without giving you the key).

It is **strongly recommended** that you seek legal aid to help prepare for your hearing and guide you through the eviction process.

## Who can I talk to about legal help and evictions?

- If your landlord has locked you out and not given you a key, or is threatening to do so, call the **Rental Housing Enforcement Unit: 1-888-772-9277**
- If you need legal advice or help fighting an eviction at the LTB, contact the **Community Legal Centre** at: [ptbo-clc.org](https://ptbo-clc.org) or **705-749-9355**
- If you have housing questions or need housing assistance, contact the **CCRC Housing Resource Centre** at: [ccrc-ptbo.com](https://ccrc-ptbo.com) or **705-743-2272**, or leave a note in the mailbox at **540 George St N.**
- **The Housing Resource Center** also runs a free drop-in housing clinic, at **540 George St N**, Hours of operation change from time to time so call beforehand if you can.
- You can get forms and general information from the **Landlord Tenant Board** (but not legal advice) at: [sjto.gov.on.ca/ltb](https://sjto.gov.on.ca/ltb) or **1-888-332-3234**