

# Deciding to Move



# Understanding Notice Periods

## What do I do when I want to move out?

When you want to move out, and give up your right to live somewhere, this is called “ending a tenancy”. Before you can end a tenancy, you have to give your landlord notice.

NOTE: You can still maintain a tenancy if you’re not living in the space, but you would still have to pay rent and meet your legal expectations as a tenant.

## How do I give notice?

You must tell your landlord in writing that you want to end your tenancy. You Can:

- Complete a *Tenant’s Notice to Terminate the Tenancy* (form N9) from the LTB, and send it to your landlord. (These are available at [sjto.ca/ltb](http://sjto.ca/ltb)).
- Send them written notice another way. You just have to include the address of the place you’re moving from; the date you’re moving, or *termination date*; your signature and the date you signed it.
- Finding housing in Peterborough is difficult, it is **not** recommended to give notice before you have found a new unit

**NOTE:** There are only certain dates you can choose as a termination date, like the day your lease ends, or the last day of your rent period (end of the month, for ex).

## How much notice do I have to give?

The amount of notice you have to give depends on your situation.

- If you have a lease, or pay rent every month/year, you have to give at least **60 days notice** before the termination date.
- If you don’t have a lease, or you pay rent every day/week, you have to give at least **28 days notice** before the termination date.

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- If your landlord gave you an eviction notice because they want to renovate the place or move a family member in, you can give whatever termination date with at least **10 days notice**.
- You can end a tenancy with shorter notice if:
  - You and your landlord agreed to end the tenancy early, in writing (for example, with an *Agreement to Terminate a Tenancy* (form N11) from the LTB.
  - You or your children are experiencing sexual or domestic violence (**28 days notice**).
    - This requires filling out a *Tenant's Notice to End My Tenancy Because of Fear of Sexual or Domestic Violence and Abuse* (form N15) from the LTB, and sending it to your landlord, along with either a tenant statement, or court document relating to the abuse.
  - The LTB orders an end to the tenancy.

Keep a copy of your notice, and record the day it was sent. The notice period only starts when the landlord gets the document - so remember to consider things like delivery time, if you send it by mail.

If you try to end your tenancy without proper notice, you might have to pay rent until the earliest date you could have given with proper notice, or until the unit is rented to somebody else. If you move out and stop paying rent without proper notice, the landlord can still pursue the rent you owe at the LTB.

For more information on notice periods, exceptions, and how to end a tenancy, visit:

[Ontario Tribunal.](#)

**See page 67 for a list of moving services**