



# EVICTION FOR AN ILLEGAL ACT— QUICK SHEET

**Notice to End your Tenancy**  
**For Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit**  
**N6**  
(Disponible en français)

<b>To: (Tenant's name)</b> include all tenant names	<b>From: (Landlord's name)</b>
<b>Address of the Rental Unit:</b>	

**This is a legal notice that could lead to you being evicted from your home.**

<b>The following information is from your landlord</b>
<b>I am giving you this notice because I want to end your tenancy - I want you to move out of your rental unit by the following termination date:</b> <input type="text"/> / <input type="text"/> / <input type="text"/> . <small>dd/mm/yyyy</small>
<b>I can apply to the Board immediately for an order to evict you.</b> See Information from the Landlord and Tenant Board on Page 2.

**My Reason(s) for Ending your Tenancy**  
I have shaded the box(es) next to my reason(s) for ending your tenancy.

**Reason 1**

I believe that you or someone living with you 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,
- possession of an illegal drug for the purposes of trafficking.

**or**

I believe that you or someone living with you has permitted someone else to carry out one or more of the above illegal activities involving drugs in the residential complex.

**Reason 2**

I believe that you or someone living with you has committed an illegal act or is carrying on an illegal business at the residential complex (other than an illegal act or business described in Reason 1),

**or**

I believe that you or someone living with you has permitted someone else to commit an illegal act or carry on an illegal business at the residential complex (other than an illegal act or business described in Reason 1).

**Reason 3**

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

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If your client tells you that they are being evicted for **an illegal act**:

- 1) They should have received this Notice from their landlord. Anything else is insufficient.
- 2) This type of notice CANNOT be cancelled.
  - Your client should be referred for [legal advice immediately](#) as they are at a high risk of eviction.
  - Your client can move out by the termination date **OR** attend a hearing at the Landlord and Tenant Board to try to stop the eviction.
- 3) If your client cannot receive legal advice and has received an L2 Application and a notice about a hearing in front of the Landlord and Tenant Board, help them gather and prepare any [evidence](#) they want to present to the Board.
  - Help them contact their criminal defence lawyer to gather as much information about the charges, if any, as possible.
  - Help them contact the [Tenant Duty Counsel](#) before their hearing.

# EVICTON FOR CAUSING SERIOUS PROBLEMS/DAMAGE – QUICK SHEET

**Notice to End your Tenancy  
For Causing Serious Problems in the Rental Unit or Residential Complex  
N7  
(Disponible en français)**

<b>To: (Tenant's name)</b> include all tenant names	<b>From: (Landlord's name)</b>
<b>Address of the Rental Unit:</b>	

**This is a legal notice that could lead to you being evicted from your home.**

**The following information is from your landlord**

**I am giving you this notice because I want to end your tenancy - I want you to move out of your rental unit by the following termination date:**   /  /  .  
dd/mm/yyyy

**I can apply to the Board immediately for an order to evict you.** See Information from the Landlord and Tenant Board on Page 2.

**My Reason(s) for Ending your Tenancy**  
I have shaded the box(es) next to my reason(s) for ending your tenancy.

<input type="checkbox"/>	<b>Reason 1:</b> Your behaviour or the behaviour of someone visiting or living with you has seriously impaired the safety of another person and this behaviour occurred in the residential complex.
<input type="checkbox"/>	<b>Reason 2:</b> You or someone visiting or living with you has wilfully damaged the rental unit or the residential complex.
<input type="checkbox"/>	<b>Reason 3:</b> You or someone visiting or living with you has used the rental unit or the residential complex in a way that is inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage.
<input type="checkbox"/>	<b>Reason 4:</b> You and I live in the same building that has 3 or fewer residential units. Your behaviour or the behaviour of someone visiting or living with you has substantially interfered with: <ul style="list-style-type: none"> <li>my reasonable enjoyment of the residential complex, and/or</li> <li>another one of my lawful rights, privileges, or interests</li> </ul>

**Details About the Reasons for this Notice**  
I have listed below the events that have led me to give you this notice, including the dates, times and specific details.

Date/Time	Details of the Events

If your client tells you that they are being evicted for **causing damage, impairing the safety of others or interfering with others' enjoyment of the property:**

- 1) They should have received this Notice from their landlord (*alternatively, they might have received an N5 Notice\**).
- 2) An N7 Notice CANNOT be cancelled.
  - Your client should be referred for [legal advice immediately](#) as they are at a high risk of eviction.
  - Your client can move out by the termination date **OR** attend a hearing at the Landlord and Tenant Board to try to stop the eviction.
- 3) If your client cannot receive legal advice and has received an L2 Application and a notice about a hearing in front of the Landlord and Tenant Board, help them gather and prepare any [evidence](#) they want to present to the Board.
  - Help them contact [Tenant Duty Counsel](#) before their hearing.

*If your client has received an N5 Notice, they can cancel/void the notice by repairing the damage or paying their landlord for the repairs.*

