



N8: NOTICE TO END YOUR TENANCY AT THE END OF THE TERM

An N8 is a type of eviction notice. It can be given to Tenants for the following reasons:

- You are persistently late in paying rent;
- You no longer qualify to live in public or subsidized housing;
- Your unit was provided to you as a condition of your employment, which has ended;
- Your tenancy was created in good faith as a result of an “Agreement of Purchase and Sale” for a proposed condominium unit and that agreement has been terminated;
- You are occupying the unit specifically to receive rehabilitative or therapeutic services, and the period of tenancy to which you have agreed has ended, and no tenant receiving these services is allowed to live in the residential complex for more than 4 years.

PROCEDURAL REQUIREMENTS

1. SERVING THE N8 - The N8 Notice of Termination can be served to the tenant as follows:

- Hand delivered directly to you or another adult in the unit
- Regular or Registered Mail
- Notice slipped under your unit door
- Placed in your mailbox
- Emailed to you - only if you have agreed in writing with the Landlord

2. CONTENTS OF THE N8 - The N8 Notice must be filled out correctly by the Landlord:

- It must tell you the date your Landlord wants you to move out (termination date)
- It must clearly set out the reason why Landlord wants to evict you
- It must clearly identify the rental unit, all of the Tenant's, and the Landlord's name
- It must be signed by your Landlord or the Landlord's agent/representative.

3. TERMINATION DATE - This is on the first page of the N8 Notice, and it is the proposed date by which the Landlord wants you to move out of the unit. **NOTE: YOU DO NOT HAVE TO MOVE OUT ON THIS DATE.**

- **If you are in a fixed term tenancy**, the termination date must be the last date of the term. For Example: If your fixed term tenancy ends on July 28 2025, then the termination date must be the same date.

- **If you are in a month-to-month, weekly, or daily tenancy**, the termination date must be the last date of the rental period. For Example : If you pay your rent on the 1st of the month, then the last date of the rental period is the last date of the month. If you pay rent on the 13th of the month, then the last date of the rental period is the 12th of the month.

4. NOTICE PERIOD - The Landlord must provide you acceptable notice for you to move out:

- If you are in a yearly, monthly or fixed-term tenancy, then the Landlord must provide **60 days' notice** after issuing the N8 Notice. This means that there must be at least 60 days between the date that you received the N8 and the termination date.
- If you are in a weekly or daily tenancy, then the Landlord must provide **28 days' notice**.

5. FILING THE APPLICATION - The Landlord can file the eviction application with the LTB any time after serving you the N8, but no later than 30 days after the termination date on the N8.

WHAT HAPPENS AFTER I AM SERVED AN N8?

An N8 notice cannot be canceled, or made void. If you have received an N8, you are entitled to attend a hearing at the Landlord and Tenant Board and present arguments (CONTEST). If your Landlord files the eviction application on time, the Landlord and Tenant Board will inform you by sending you a *Notice of Application* package by mail or email.

The *Notice of Application* will also have instructions on how to sign up for the Tribunals Ontario Portal (Portal). You should sign up immediately and monitor the Portal regularly. The documents from the Landlord and Landlord and Tenant Board' will be uploaded. It is important you monitor this account.

When the hearing is scheduled, you will receive a Notice of Hearing (NOH). The NOH informs you of the hearing date, time, and how to attend. Currently, the Landlord and Tenant Board hearings are all held by Zoom video conference or phone. The NOH will provide you Instructions to join your hearing. If you cannot attend the hearing by Zoom or by phone, you can request an in-person hearing through an *Accommodation request*.

ADDITIONAL RESOURCES:

Landlord and Tenant Board: <https://tribunalsontario.ca/ltb/>

Legal information on Landlord/Tenant issues: <https://stepstojustice.ca/legal-topic/housing-law/> & [https://www.acto.ca/~actoca/assets/files/docs/TipSheet_S83\(1\)ToDelayOrRefuseEviction_0107.pdf](https://www.acto.ca/~actoca/assets/files/docs/TipSheet_S83(1)ToDelayOrRefuseEviction_0107.pdf)

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