



Deciding to Move: What You Need to Know About Notice Periods

I'm thinking about moving. What do I need to do?

Thinking about moving? Maybe you got a new job and want to be closer to work, or your mobility has changed and you need something more accessible. Whatever the reason, it's important to think through your decision and understand your legal obligations.

How do I tell my landlord that I want to move out?

As a tenant, you must give proper notice in writing to your landlord that you want to move and when. You can fill out a Tenant's Notice to Terminate the Tenancy (Form N9) by going to www.ltbc.gov.on.ca and selecting Forms > Forms for Tenants. If you decide to write your own notice instead, it must include your current address, the date you are moving, your signature, and the date you signed it. **You do not need to give a reason for why you are moving.** Usually, you are required to give notice two months in advance of your move date with an exception for tenants who have to move because of domestic or sexual violence, see tip sheet [Shorter Notice Periods for Tenants Facing Abuse](#).

You can mail, fax, or give your notice in person to your landlord or your landlord's agent, such as the superintendent or property manager. If you deliver it in person, ask them to sign and date your copy. Make sure you keep a copy of your notice as well. And if you mail it, keep a record of when you did by getting a receipt from the post office.

How do I calculate my notice date?

For your notice to be legal, you must choose the right date (the "termination date"). This date and when to give notice both depend on the type of tenancy you have. For more information, visit <http://www.cleo.on.ca/en/publications/moving>

Typically, you must give two months' notice (e.g., if you want to be out by January 1, give notice November 1). See the video [What is a notice period](#) for more information.



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To figure out when to give notice, count the number of days starting on the day after your landlord would get the notice and ending on the termination date. If you mail your notice, start counting on the sixth day after you mail it to account for the time it takes to get delivered by Canada Post.

The Landlord and Tenant Board can help you determine these dates. Call 1-888-332-3234 or go to www.sjto.gov.on.ca/ltb/contact for more information. You can also call Waterloo Region Community Legal Services at 519-743-0254 or visit www.wrcls.ca. See the video [What is the Landlord and Tenant Board](#) for more information and useful forms

What happens if I don't deliver my notice or move out on time?

If you don't give notice to your landlord on time, your tenancy won't end on the date you have chosen to move out and you could owe your landlord rent for an extra month after you leave.

If you don't move out when your notice says you will, your landlord can apply to the Landlord and Tenant Board to evict you as soon as that date passes. Your landlord can do this without telling you or giving you any papers.

What if I don't have time to give proper notice?

You may need to move out before your tenancy ends if something happens that makes it impossible for you to live in your place. It could be you are facing a serious danger to your health or safety, the place is not fit to live in, or the landlord is harassing you.

To make sure you can move out without having to owe extra rent in this situation, you can:

- Get your landlord to agree to end your tenancy early
- Assign or sublet your place to a new tenant
- Give notice if your landlord refuses to let you assign a new tenant





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Try to get legal advice before you decide to move

If you want to move out without giving proper notice, apply to do so through the Landlord and Tenant Board (unless the conditions are so bad that you need to leave right away).

Visit www.ltb.gov.on.ca or call 1-888-332-3234 for more information.

There is a \$45 fee for most applications to the Landlord and Tenant Board, but you might get the money back if you win your case or the board may waive the fee if you have a low income (you can download the fee waiver request form at www.sjto.gov.on.ca).

Before your hearing with the Board and/or before you leave, take pictures or gather other evidence.

For legal help on moving out without proper notice or on general landlord/tenant issues, call Waterloo Region Community Legal Services at 519-743-0254 or visit www.wrcls.ca

