



## How to Respond to an Eviction Notice

### What is an Eviction Notice?

An eviction notice is a written notice from your landlord to end your tenancy. The eviction notice must tell you the reason why your landlord wants you to leave. This reason must be one of the reasons listed in the Residential Tenancy Act (RTA). The notice must also include the date your landlord wants you to leave by and must be given to you before your termination date. For more information see <http://www.cleo.on.ca/en/publications/fightev> and watch the video [What to do when served an Eviction Notice](#).

### When can a landlord evict someone?

The RTA allows a landlord to give a tenant notice for eviction if they, a guest, or someone else who lives there does something they shouldn't. In Ontario, a landlord can evict a tenant for:

- Not paying rent in full or persistently paying late
- Damaging the rental property
- Illegal activity or affecting the safety of others
- Disturbing the enjoyment of other tenants or the landlord
- Allowing too many people to live in the unit ("overcrowding")
- Not reporting income in subsidized (rent-geared-to-income) housing
- The conduct or impact of a pet the tenant is keeping (i.e., damages property)

The landlord can also issue an eviction notice, or order to vacate, when he or she and/or his or her family member wants to move into the unit.

### What should I do if served with an Eviction Notice?

It's really important to stay calm and determine what you want to do next and weigh your options. You can leave by the termination date or fight the eviction. You have the right to stay in the unit until you receive an eviction order by the Landlord





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and Tenant Board (LTB) which can only be actioned by the local Sheriff. It is recommended to get legal advice; contact the Waterloo Region Community Legal Services: 519-743-0254 or visit [www.wrcls.ca](http://www.wrcls.ca).

For more information on the Landlord and Tenant Board see <http://www.sjto.gov.on.ca/ltb/> or watch our video [What is the Landlord and Tenant Board](#).