

Guide to Ending Residential Tenancy in Ontario





Ending a residential tenancy in Ontario requires following specific rules under the Residential Tenancies Act. This guide covers the notice periods, required forms, and options available to tenants who need to end their tenancy.

properties make tenant insurance mandatory, especially when living in shared living environments like apartments, condos, or multi-family houses.



Tenancy Types and Their Notice Requirements

The notice period depends on the type of tenancy. To give notice, [tenants](#) must use Form N9.

- Fixed-term tenancy: This has a start and end date, such as a one year lease. Tenants must give at least 60 days notice before the lease ends. If no notice is given, the tenancy continues on a monthly basis.
- Monthly tenancy: This has no fixed end date, and rent is paid monthly. Tenants usually need to give at least 60 days notice.
- Weekly or daily tenancy: If rent is paid weekly or daily, there is no fixed term. Tenants usually need to give at least 28 days notice. Even with daily rent, the tenancy may still be ongoing, so proper written notice is required.

Other Notice Requirements

The notice must include the termination date, which is the last day the tenant plans to live in the rental. The day the tenants deliver or mail the notice should not be counted. Mailed notices require five extra days.



When Your Landlord Does Not Acknowledge Your Notice

The Landlord and Tenant Board (LTB) does not list landlord acknowledgement or approval as a requirement for Form N9 notice.

Tenants should make sure they:

- give written notice using the correct form
- include a valid termination date
- follow the required notice period
- keep proof of when and how the notice was delivered

Once notice is given, the tenant must move out by the termination date unless the landlord agrees they can stay. If the tenant does not leave, the landlord can apply to the LTB for an eviction order.



How to End a Lease Early in Ontario?

Tenants usually cannot end a fixed-term lease early unless one of these options applies:

- **Agreement:** The tenant and landlord agree to end the tenancy mutually. They can use Form N11.
- **Assignment:** Tenants can request to assign the tenancy. If the landlord refuses or does not reply within seven days, they may use Form N9 with 30 days notice.
- **LTB application:** The tenant applies to the LTB because the landlord has not met obligations under the Residential Tenancies Act.
- **Sexual or domestic violence:** The tenant may use Form N15 if they, or a child living with them, may be harmed by staying.
- **Standard lease issue:** Tenants may end the tenancy if the [landlord fails](#) to provide the required Ontario standard lease.

To access forms, [visit here](#).

Tenants who are unsure about their situation should contact the [Landlord and Tenant Board](#) or seek legal advice before taking action.