



Notice to End Tenancy Due to Fear of Sexual or Domestic Violence

Effective September 8, 2016, the *Residential Tenancies Act, 2006* (RTA) allows tenants to give a minimum 28 days' notice to terminate a lease if the tenant, or a child living with the tenant, has experienced violence or some other form of abuse. With joint tenancy, the tenant can give a minimum 28 days' notice to be removed from the lease or occupancy agreement.

The alleged violence or abuse must have been carried out by:

- The tenant's spouse or former spouse
- A person who is living with or has lived with the tenant in a conjugal relationship outside marriage for any period of time, whether or not they are living in a conjugal relationship at the time the notice is given
- A person who was or is in a dating relationship with the tenant
- A person who resides in the rental unit and who is related by blood, marriage or adoption to the tenant or a child living with the tenant

A new [N15: Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse](#) is available on the Landlord Tenant Board website. Obligations for both tenants and Housing Providers are fully described in the N15.

Tenants are required to submit verification along with the completed N15

Tenants are required to submit a copy of a restraining order or a peace bond issued by a court within the last 90 days along with the completed N15. If a restraining order or peace bond is not available, tenants must complete a [Tenant's Statement About Sexual or Domestic Violence and Abuse](#) also available on the Landlord Tenant Board website.

Housing Providers must keep all information and documentation confidential

Housing Providers who receive an N15 are required to keep the N15 and any related information or documentation strictly confidential or face legal action. Any correspondence with the tenant regarding their move out must be sent directly and not to joint tenant(s). Exceptions to the confidentiality requirements are described in the N15.

Housing Provider access to the rental unit

Housing Providers will not have access to the rental unit to show prospective tenants until the tenant submitting the N15 has vacated the unit and the termination date has passed.

Rent deposits for tenants submitting an N15

Any rent deposit paid to a Housing Provider remains with the joint tenant(s) who did not sign the N15 and choose to stay in the unit. The rent deposit will only remain with the tenant submitting the N15 if they stay in the unit beyond the termination date.



Notice period after an N15 is void

The N15 becomes void if the tenant does not vacate the unit by the termination date. If a notice becomes void and the same tenant later decides to terminate the lease or occupancy agreement, they are required to provide a Housing Provider at least 60 days' notice. In this situation all joint tenant(s) must give notice. The minimum 60 day notice period also applies to joint tenant(s) who remain in the unit after the tenant submitting the N15 is removed from the lease or occupancy agreement.

Co-operative Housing Providers are not subject to this change to the RTA or the Landlord Tenant Board's reporting process.

More information about the [*N15: Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse*](#) can be found on the Landlord Tenant Board website.



Community and Health Services

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