

How to Respond to an Eviction Notice

What is an Eviction Notice?

If your landlord plans to proceed in evicting you as their tenant, they must provide you with an official eviction notice from the Landlord and Tenant Board (LTB). 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 include the date your landlord wants you to leave by and must be given to you before your termination date.

If a resolution is not found around the reason for eviction by the termination date, the landlord can file for eviction at the Landlord and Tenant Board. Your landlord cannot evict you; this must be done by an adjudicator and an official eviction order from the court. More information can be found using [CLEO Publications](#).

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 legally evict a tenant for:

- Not paying rent in full or always 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")
- The bad behaviour of a pet (i.e., damages property)

The landlord can also issue an eviction notice, or order to vacate, when they or their family member wants to move into the unit.



What should I do if served with an Eviction Notice?

It's important to stay calm, decide what you want to do next and weigh your options. Remember, this is only a notice of eviction, not an official eviction. There is a process that must be followed when eviction is on the table if your unit is covered under the Residential Tenancies Act. 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 and Tenant Board (LTB) which can only be actioned by the local Sheriff.

A neutral third party can sometimes help you assess all your options so you can decide the best way to manage your situation. If you are working with a support worker or case manager, tell them about your concerns. They may be able to help problem solve.

In Durham Region, consider contacting an [Eviction Prevention caseworker](#).

If you think you need legal support, you can contact the [Durham Community Legal Clinic](#).

For more information on the Landlord and Tenant Board visit [Tribunals Ontario](#).

