

What You Need to Know About Notice Periods

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

You need to give written notice to your landlord that you want to move and the date you want to end your tenancy. You can fill out a Tenant's Notice to Terminate the Tenancy (Form N9) by going to [Tribunals Ontario](#). If you decide to write your own notice, 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.

You usually need to give notice two months in advance of your move date. There is an exception to this rule for tenants who must move because of domestic or sexual violence.

If your landlord agrees to let you to vacate the unit prior to 60 days notice, you can sign an N11 Mutual Agreement to End Tenancy. This form can be found at [Tribunals Ontario](#).

How do I calculate my notice date?

For your notice to be legal, you must choose the termination date. The termination date and the notice period depend on the type of tenancy you have. For more information visit [Community Legal Education Ontario](#)

You usually need to give two months to your landlord. For example, if you want to move out on January first, you would notify your landlord on November first. See the video [What is a Notice Period?](#) for more information.

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. The Landlord and Tenant Board can help you determine these dates. Go to [Tribunals Ontario](#) to for more information.

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. You could owe your landlord rent for an extra month of rent



after you leave. Your landlord can also apply to the Landlord and Tenant Board to evict you as soon as that date passes.

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

If you must move out before your tenancy ends, you may owe your landlord extra rent. You can ask your landlord to agree to end your tenancy early or sublet your place to a new tenant.

Try to get legal advice before you decide to move.

If you want to move out without giving proper notice, you can apply through the Landlord and Tenant Board at [Tribunals Ontario](#). You can also contact the [Durham Community Legal Clinic](#) for legal advice.

There is a \$45 fee for most applications to the Landlord and Tenant Board. The Board may waive the fee if you have low income. You can download the fee waiver request form at [Tribunals Ontario](#).

