

**NOTICE OF TERMINATION FOR NON-PAYMENT OF RENT
(SECTION 18(1) RESIDENTIAL TENANCIES ACT)**

Name of Tenant: _____

Address of Rental Unit: _____

Your tenancy agreement dated the _____ day of _____, 20____, with respect to the above noted rental unit is terminated effective _____, 20____ (“Termination Date”) for the following reason:

Rent for the premises in the amount of _____ for the rental period of _____ of _____ has not been paid, and you are required to move out of _____ before _____.

The rental arrears and any late fee of \$ _____ (delete if no late fee is payable), are paid in full on or before the Termination Date. This Notice of Termination will be cancelled. If you fail to do so you must vacate the premises on the Termination Date.

SAMPLE PREVIEW

Signature of Landlord

Date

Notes for Landlord:

Where a fixed term or monthly tenancy exists and the rent is in arrears for 15 days, a landlord may give a tenant a termination notice effective not less than 10 days after the date the notice is served.

Where a weekly tenancy exists and the rent is in arrears for at least 3 days, the landlord may give a tenant a termination notice effective not less than 3 days after the notice is served.

If a notice for rental arrears is given to a tenant more than twice in the same 12-month period, the payment of all rental arrears on or before the termination date WILL NOT cancel the notice of termination. You may then request the tenant to comply with a third notice and vacate the premises.

SERVICE OF NOTICE

On _____, 20____ I served an original executed copy of this Notice of Termination on the tenant in the following manner: *(check only one)*

- _____ by giving it personally to the tenant;
- _____ by giving it to a person 16 years of age or older who apparently lives with the tenant;
- _____ by posting it in a conspicuous place on the tenant’s residential premises;
- _____ by placing it in the tenant’s mailbox or under a door in the tenant’s residential premises;
- _____ by sending it to the tenant by registered mail, express post, prepaid, at the following address: _____
- _____ by having it delivered to the tenant by courier service at the following address: _____

DATED this _____ day of _____, 20_____.

Signature of Person who Served the Notice

Date

Retain a copy of this notice for your records.