Ontario Rental Housing Tribunal

Ontario

Application to Terminate a Tenancy and Evict a Tenant
Form L2

Read the Instructions carefully before completing the Form. Print or Type in Block or Uppercase.

Part 1: General Information

Landlord's Name and Address

First Name ☐ Male ☐ Female ☐ Company   Initial

Last Name   If there is more than 1 landlord, complete a Schedule of Parties form and file it with this application

Street Address

Unit Number   City   Province   Postal Code

Day Phone Number   Evening Phone Number   Fax Number
(   )   (   )   (   )

E-mail Address

Rental Unit Covered by this Application

Street Number   Street Name

Street Label   Direction   Unit Number

City   Province   Postal Code

Tenants' Names and Addresses

Tenant 1: First Name ☐ Male ☐ Female   Initial

Tenant 1: Last Name

Tenant 2: First Name ☐ Male ☐ Female   Initial

Tenant 2: Last Name   If there are more than 2 tenants, complete a Schedule of Parties form and file it with this application

Mailing Address (if different from above)

Unit Number   City   Province   Postal Code

Day Phone Number   Evening Phone Number   Fax Number
(   )   (   )   (   )

E-mail Address

Related Applications

List the file numbers of any other applications to the Tribunal that relate to the same rental unit.

File Number 1   File Number 2
    -                      -

11203

For Office use only : File Number: -

Version. 07/10/2002

The following are the reasons for making this application. For a further explanation of each reason, see the instructions to this form.

A. Termination of Tenancy

I am applying for an order terminating the tenancy and evicting the tenant because:

☐ **1. The tenant has been given the following notice of termination:**

☐ Notice to Terminate a Tenancy Early (Form N5)

Is this application based on the first or the second Form N5 notice?

☐ First N5 notice

☐ Second N5 notice

If this application is based on the first Form N5 notice, did the tenant correct the problem within 7 days of receiving the notice?

☐ Yes **If yes**, then the notice is void and you cannot apply to terminate the tenancy for this reason.

☐ No **If no**, or if this application is based on the second Form N5 notice, then you can apply to terminate the tenancy for this reason.

☐ Notice to Terminate a Tenancy Early - Illegal Act or Misrepresentation of Income (Form N6)

☐ Notice to Terminate a Tenancy Early for Impaired Safety (Form N7)

☐ Notice to Terminate a Tenancy at the End of the Term (Form N8)

☐ Notice to Terminate a Tenancy at the End of the Term for Landlord's or Purchaser's Own Use (Form N12)

☐ Notice to Terminate a Tenancy at the End of the Term for Conversion, Demolition or Repairs (Form N13)

The termination date set out on the Notice to Terminate a Tenancy is: ☐☐ / ☐☐ / ☐☐☐☐

dd mm yyyy

Documents you must attach: There are documents that you must attach to the application. See the instructions for further information.
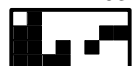
☐ **2. The tenant has abandoned the rental unit.**

Explain why you believe the tenant has abandoned the rental unit. A rental unit will not be considered to be abandoned if the tenant is not in arrears of rent.

☐ **3. The tenant occupies the superintendent's unit and the tenant's employment as superintendent has ended.**

The tenant's employment ended on: ☐☐ / ☐☐ / ☐☐☐☐

dd mm yyyy

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B. Compensation for Overholding Tenant

☐ I am applying for an order requiring the tenant to pay $ ☐☐☐.☐☐ for each day the tenant remains in the rental unit without paying after the termination date set out in the notice, or the agreement to terminate the tenancy.

Current rent charged to the tenant: $ ☐☐,☐☐☐.☐☐

The amount of the rent currently on deposit: $ ☐☐,☐☐☐.☐☐

The date the rent deposit was collected: ☐☐ / ☐☐ / ☐☐☐☐
dd mm yyyy

The last period for which interest on the rent deposit was paid: ☐☐ / ☐☐ / ☐☐☐☐ to ☐☐ / ☐☐ / ☐☐☐☐
dd mm yyyy dd mm yyyy

NSF cheque charges and related administration charges: If you are applying for an order for compensation, and you wish to claim charges related to NSF cheques the tenant gave you, provide the following details:

Cheque Amount $	Date of Cheque DD/MM/YYYY	Date NSF Charge Incurred DD/MM/YYYY	Amount of NSF Cheque Charge $	Related Administration Charge $	Total Charge $
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Total NSF Related Charges Owing $ ☐,☐☐☐.☐☐
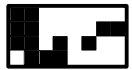
C. Payment of Money

You can apply for either of the following reasons regardless of whether you are also applying to terminate the tenancy. However, you cannot apply for these reasons if the tenant has moved out of the rental unit.

Is the tenant still in possession of the rental unit? ☐ Yes   ☐ No

If yes, shade either of the following that apply:

☐ I am applying for an order requiring the tenant to pay $ ☐☐,☐☐☐.☐☐ for damage caused by the tenant or their guests.

List the repairs required:

☐ I am applying for an order requiring the tenant of a Rent-Geared-to-Income unit to pay $ ☐☐,☐☐☐.☐☐ for the additional amount that the tenant would have been required to pay had the tenant not misrepresented their income or that of other family members living in the unit.

Part 3: Signature

Landlord's/Agent's Signature   ☐ Landlord   ☐ Agent

Date

☐☐ / ☐☐ / ☐☐☐☐
dd   mm   yyyy

If you are an agent or an officer of a corporation, you must provide the following information:

First Name   Initial

Last Name

Title

Company Name

Mailing Address

Unit Number   City   Province

Postal Code   Phone Number   Fax Number
                     (☐☐☐) ☐☐☐ ☐☐☐☐   (☐☐☐) ☐☐☐ ☐☐☐☐

E-mail Address

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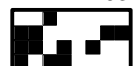
Important Information

1. If the landlord gave the tenant a notice of termination, the landlord must file this application no later than 30 days after the termination date set out in the notice.

2. Once the landlord files this application with the Tribunal, the Tribunal will give the landlord a Notice of Hearing. If they are applying to terminate the tenancy, the landlord must give the tenant a copy of this application and the Notice of Hearing at least five calendar days before the hearing. If they are applying only for payment of money, the landlord must give the tenant a copy of this application and the Notice of Hearing at least ten calendar days before the hearing.

   Once the landlord has given the tenant a copy of the application and Notice of Hearing, the landlord must file a Certificate of Service with the Tribunal showing how and when the landlord gave the documents to the tenant.

3. If the tenant intends to dispute the application, they must do so in writing. The tenant must file their written dispute with the Tribunal no later than five calendar days after being given a copy of the Notice of Hearing.

4. A Tribunal mediator may contact the landlord and tenant to discuss resolving this application through mediation instead of the formal hearing process. If mediation takes place and the parties resolve the dispute by agreement, the hearing will not be held. If no agreement is reached, the hearing will take place as scheduled; it will not be delayed.

5. It is an offence under the *Tenant Protection Act* to file false or misleading information with the Ontario Rental Housing Tribunal.

6. The Tribunal can order either the landlord or the tenant to pay the other's costs related to the application.

7. The Tribunal has Rules of Practice that set out rules related to the application process, and Interpretation Guidelines that explain how the Tribunal might decide specific issues that may arise in an application. You can purchase a copy of the Rules and Guidelines from your local Tribunal office or view them online at **www.orht.gov.on.ca**.

8. You may contact the Ontario Rental Housing Tribunal at **416-645-8080** or toll-free at **1-888-332-3234.** Or, you may visit the Tribunal's web site at **www.orht.gov.on.ca** for further information.

You must complete this Schedule if you are applying to terminate the tenancy and evict the tenant and you gave the tenant a Notice to Terminate the Tenancy at the End of the Term because you intend to convert the unit to another use, demolish it, or do repairs or renovations.

A. Permits

The Tribunal will not issue an order terminating the tenancy and evicting the tenant unless you have obtained any permits required to do the work.

Have you obtained the necessary building permits to do the work?   Yes ☐   No ☐

If you answered "no", you must obtain the necessary permits by the date of the hearing, or your application may be dismissed.

You should bring a copy of the permits to the hearing.

B. Compensation

Normally, the Tribunal will not issue an order terminating the tenancy and evicting the tenant unless you have compensated the tenant or offered them another rental unit acceptable to them.

Unless one of the two exceptions below applies, shade one of the following boxes:

☐   I have given the tenant $☐☐,☐☐☐.☐☐   in compensation.

☐   I have offered the tenant another rental unit and the tenant has accepted it.

    If the rental unit is in a care home, you must make reasonable efforts to find alternative accommodation for the tenant that is appropriate to their care needs.

Exception: There are two situations where you do not have to compensate the tenant or offer them another rental unit. If either exception applies to your situation, shade the appropriate box.

☐   The unit is located in a residential complex that contains less than five residential units.

    Note: If the complex was created by severing property less than two years ago, and before it was severed the complex had more than five units, but now it has less than five units, you will still have to compensate the tenant.

☐   You were ordered to demolish the unit or to do the repairs under a municipal property standards by-law or other authority.

See the instructions for further information.

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Ontario Rental Housing Tribunal

Ontario

L2 Payment and Scheduling Information Form

Part 1: Application Fee

The application fee is **$150.**

Select how you are paying the application fee:

☐ **Cash**   ☐ **Debit Card**   ☐ **Money Order**

☐ **Certified Cheque**   Certified cheques and money orders must be made payable to the "Minister of Finance"

Credit Card: ☐ Visa   ☐ MasterCard   ☐ American Express

Credit Card Number

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

Expiry Date

☐☐ / ☐☐
mm   yy

Cardholder's Name

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

Cardholder's Signature:

Important: The information you fill in under Part 1 is confidential. It will be used to process your application, but will not be placed on the application file.

Part 2: Information Required to Schedule the Hearing

What date will you give a copy of the Notice of Hearing to the tenant?

☐☐ / ☐☐ / ☐☐☐☐
dd   mm   yyyy

How will you give a copy of the Notice of Hearing to the tenant?

☐ **By Mail**   ☐ **By Courier**   ☐ **Another Method**

How do you want the Tribunal to give you the Notice of Hearing?
Select one of the following:

☐ **Pickup at Tribunal Office**   ☐☐ / ☐☐ / ☐☐☐☐   **Which office?** ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐
                                    dd   mm   yyyy

☐ **By Mail**   ☐ **By Fax** (☐☐☐) ☐☐☐ ☐☐☐☐

☐ **By E-mail**

☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

Part 3: Special Services Required

Shade in whether you require either of the following services at the hearing:

☐ **French language interpreter**   ☐ **Sign language interpreter**

Note: You must live in an area designated for French language services