

Application to Terminate a Tenancy and Evict a Tenant Form L2

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Part 2: Reasons for Your Application

The tenant's employment ended on:

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

A. T	A. Termination of Tenancy													
	I am	apply	ying for an	order terminating the tenancy and evicting the tenant because:										
□ <u>1</u>] N	lotice	e to Termir	een given the following notice of termination: nate a Tenancy Early (Form N5) n based on the first or the second Form N5 notice?										
			First N5 no	otice										
			Second N	5 notice										
			applicatior	n is based on the first Form N5 notice, did the tenant correct the problem within 7 days of tice?										
			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.										
] /	lotice	e to Termin	nate a Tenancy Early - Illegal Act or Misrepresentation of Income (Form N6)										
	□ 10-Day Notice to Terminate a Tenancy Early (Form N7)													
] N	lotice	e to Termin	nate a Tenancy at the End of the Term (Form N8)										
] N	lotice	e to Termin	nate a Tenancy at the End of the Term for Landlord's or Purchaser's Own Use (Form N12)										
] N	lotice	e to Termin	nate a Tenancy at the End of the Term for Conversion, Demolition or Repairs (Form N13)										
	The	ermi	nation date	e set out on the Notice to Terminate a Tenancy is:										
			nts you more information	ust attach: There are documents that you must attach to the application. See the instructions										
	2. The	ten	ant has ab	pandoned the rental unit.										
				elieve the tenant has abandoned the rental unit. A rental unit will not be considered to be										
□ 3	3. The	ten	ant occup	ies the superintendent's unit and the tenant's employment as superintendent has ended.										

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Part 2: Reasons for your Application (cont'd)

B. Compensa	tion for Overholding Tenant												
	ying for an order requiring the te ut paying after the termination d												
Current re	ent charged to the tenant:	\$											
The amount of the rent currently on deposit: \$,													
The date the rent deposit was collected: The date the rent deposit was collected: The date the rent deposi													
The last period for which interest on the rent deposit was paid: The last period for which interest on the dd													
	ges and related administration pes related to NSF cheques the				, and you								
Cheque Amount \$	Date of Cheque DD/MM/YYYY	Date NSF Charge Incurred DD/MM/YYYY	Bank Charge for NSF Cheque \$	Landlord's Administration Charge \$	Total Charge \$								
		//											
					ППП								

\$

Total NSF Related Charges Owing

Part 2: Reasons for your Application (cont'd)

C.	Pay	yment	of	Money
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	.,
	an apply for either of the following reasons regardless of whether you are also applying to terminate the tenancy. ver, you cannot apply for these reasons if the tenant has moved out of the rental unit.
ls the	tenant still in possession of the rental unit?
lf yes	, shade either of the following that apply:
	I am applying for an order requiring the tenant to pay \$, for damage caused by the tenar their guest or another occupant of the rental unit.
Des	cribe the damage to the property that requires repair or replacement and explain how you calculated the above amount:
*If y	ou did not provide information about the rent deposit under Part 2(B), you must provide the information in this part:
	Current rent charged to the tenant: \$,
	The amount of the rent currently on deposit: \$,
	The date the rent deposit was collected: dd / /
	The last period for which interest on the ent deposit was paid: The last period for which interest on the dd /
1	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
I	ncome or that of other family members living in the unit.

Part 3: Signature

Landlord's/Agent's Sign	nature	Date								
			dd mm yyyy							
If you are an agent or an off First Name	ficer of a corporation, yo	u must provide the following in	iformation:							
Last Name										
Company Name (if applicable)										
Mailing Address										
Unit/Apt./Suite	Municipality (city, town, etc.)		Province							
Postal Code	Phone Number	Fax	Number							
	$(\Box \Box) \Box$									
E-mail Address										

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 Board, the Board will give the landlord a Notice of Hearing. In most cases, the landlord must give the tenant a copy of this application and the Notice of hearing at least ten days before the hearing. However, where the application is for any of the following reasons, the landlord must give the tenant these documents at least five days before the hearing:
 - impaired safety (Form N7, Reason #1)
 - damage (Form N7, Reason #2)
 - misuse of premises (Form N7, Reason #3)
 - interfering with landlord's reasonable enjoyment (Form N7, Reason #4)
 - illegal act involving drugs (Form N6, Reason #1)
 - superintendent's unit (no notice of termination required)

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 Board showing how and when the landlord gave the documents to the tenant, within five days of when they served these documents.

- 3. It is an offence under the Residential Tenancies Act to file false or misleading information with the Landlord and Tenant Board.
- 4. The Board can order either the landlord or the tenant to pay the other's costs related to the application.
- 5. The Board has Rules of Practice that set out rules related to the application process, and Interpretation Guidelines that explain how the Board might decide specific issues that may arise in an application. You can purchase a copy of the Rules and Guidelines from your local Board office or view them online at www.LTB.gov.on.ca.
- 6. You may contact the Landlord and Tenant Board at 416-645-8080 or toll-free at 1-888-332-3234. Or, you may visit the Board's website at www.LTB.gov.on.ca for further information.





See the instructions for further information.

Schedule A **Information about Termination for** Conversion, Demolition or Repairs

You must complete this Schedule if you are applying to terminate the tenancy and evict the tenant and you gave the tenant a Form N13, 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. Pe	rmits
	oard will not issue an order terminating the tenancy and evicting the tenant unless you have obtained all permits ed to do the work, or have taken all reasonable steps to obtain them.
Have y	you obtained the necessary building permits to do the work?
	answered "no", you must obtain the necessary permits or have taken all reasonable steps to obtain the permits by te of the hearing, or your application may be dismissed.
You sh	nould bring three copies of the permits to the hearing.
В. Со	mpensation
	ally, the Board will not issue an order terminating the tenancy and evicting the tenant unless you have compensated nant or offered them another rental unit acceptable to them.
Unless	s 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.
Excep	otion: 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.





Part 1	: Applicat	ion Fee																		
The ap	plication fe	e is \$170 .	Select h	ow yo	u are p	aying	the ap	plication	on fee	:										
□ Ca	sh		Debit Car	rd	☐ Money Order ☐ Certified Cheque Money orders and certified cheques must be made payable to the "Minister of Finance"												the			
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Part 2	: Informat	ion Requ	ired to So	chedı	ıle the	Hear	ring													
prepar	you file you re a Notice oplication pa	of Hearing	g. The Bo	ard wi	Il give y	ou ar	applic	ation p	oacka	ge th	at yo	u wi								s).
How d	o you want	the Board	to give yo	ou the	applica	ation p	oackag	e? Se	lect o	ne of	the	follo	wing	:						
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Will yo	ou give the a	application	n package	to the	tenant	t(s) or	n the da	ate vou	ı recei	ve th	ne pa	ckad	ge fro	om	the	Boar	d?			
Yes	_		no, on what			` '		•			·г	dd]/	mı		/[ууу	y		
How w	/ill you give	the applic	ation pack	kage t	o the te	enant(s)?													
Ву	, ,	By Cour	•	_	nother	`	,													
Part 3	: Interpre	tation Se	rvices Re	quire	d															
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