



I THINK I RECEIVED A BAD FAITH NOTICE (N12 OR N13) - WHAT ARE MY NEXT STEPS?

#1 | Notice Requirements

First, LTB can dismiss your landlord's case if there are problems with the issued notice. For example, you did not get the N12 within the right time period or the N12 does not tell you who wants to move in.



#2 | Landlord's Declaration

Look over the landlord's declaration. Your landlord must give the LTB a declaration/affidavit from the person who wants to move into your rental unit & it must say that this person plans to live there for at least 1 year.



#3 | Prepare Evidence

If you still believe your landlord is acting in bad faith, explain this to LTB and prepare evidence for the hearing.

Possible factors to highlight:

- Landlord already listed property for sale online
- Landlord has other empty rental properties.
- Your landlord has already threatened to evict you

#4 | Check Previous Notices

Check if your landlord has previously given N12 or N13 notices without moving in. Your landlord must list any N12 or N13 notices they have given in the last 2 years on their application form.

