

# ENDING A TENANCY FOR LANDLORD'S FAMILY TO MOVE IN?



1

## What is the law?

Residential Tenancies Act has rules for how a landlord can end a residential tenancy and evict a tenant.

Under this Act, there are a few reasons for a landlord to apply to evict a tenant. One of these reasons include **personal use by purchaser**.

2

## What is “personal use”?

Applies when there is a landlord of a property with no more than 3 residential units, and one of the following people wants to move into the rental unit:

- purchaser or their spouse
- purchaser’s child or parent
- purchaser’s spouse’s child/ parent
- caregiver

3

## What form should you use?

Provide the tenant with an N12 Notice Form (Notice to Terminate the Tenancy at the End of the Term for Landlord’s or Purchaser’s Own Use)

4

## Landlord’s requirements?

- Compensate one month of rent if tenant moves out
- Give 60 days notice to tenant using N12 form
- If tenant doesn’t move out after 60 days, landlord can file L2 form with LTB no later than 30 days after termination date on N12. This prompts a hearing

### References:

City of Toronto, “Understand & Fight Evictions”  
Landlord and Tenant Board, “How a Landlord Can End a Tenancy”