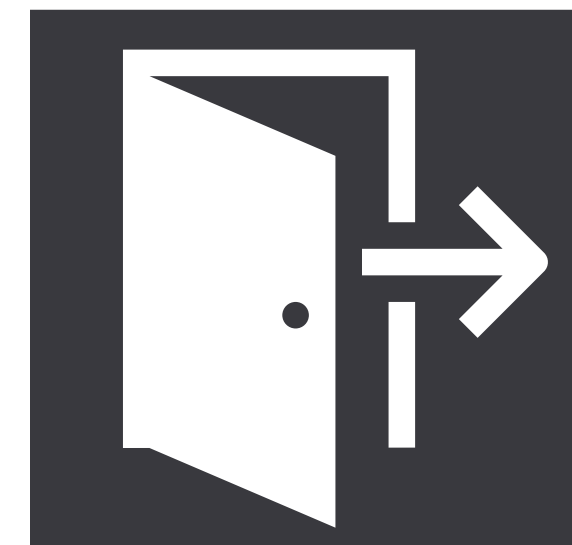


# N15

## Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse

### DO YOU NEED TO MOVE OUT OF YOUR UNIT BECAUSE OF VIOLENCE OR ABUSE?

- If you need to move out of your unit because you, or a child that is living with you, has experienced domestic violence or abuse and want to end your tenancy before the end of your lease or rental period, you can fill out a Landlord & Tenant Board Form N15 form and give the notice at any time.
- Please take caution and protect your online privacy when downloading these forms and researching information about how to deal with domestic violence.



### TERMINATION

- The termination date is the day this tenancy will end. The termination date in this notice must be at least 28 days after you give your landlord the notice. The termination date does not have to be the last day of a rental period or of a fixed term lease.

## WHAT YOU CAN DO

### 1. FILL OUT AND SIGN THE "TENANT'S STATEMENT ABOUT SEXUAL OR DOMESTIC VIOLENCE AND ABUSE" FORM

To let your landlord know that the Form N15 applies to your situation, you must give them one of the following:

- a copy of a peace bond or restraining order against the abuser, or
- a form called Tenant's Statement about Sexual or Domestic Violence and Abuse (visit: [bit.ly/FormN15](https://bit.ly/FormN15))

By signing this form, you are telling your landlord that you or a child living with you might be at risk of harm or injury if they continue to live in this rental unit. The risk of harm must be one of two kinds:

The first kind of risk is because you or a child living with you:

- have been harmed or had your property damaged,
- have been illegally held against your will, or
- fear for your safety

This risk of harm must be caused by any of the following people:

- your spouse/partner or former spouse/partner
- someone you live with or have lived with in a marriage-like relationship
- someone you are dating or used to date
- someone living in the rental unit who is related to you or the child

The second kind of risk is because you or the child have been a victim of sexual violence by anyone.

- Sexual violence is not necessarily physical. It also includes:
- threatening words or actions
- mental or emotional violence or abuse
- harassment
- being followed, spied on, or watched
- exploitation



The Tenant's Statement does not tell your landlord which situation applies, whether the person experiencing abuse is you or your child, or who the abuser is. You do not have to give your landlord any other information about the situation, even if they ask you.

## 2. COURT ORDER

If you don't want to complete the Tenant's Statement, you can give your landlord a copy of a court order, if there is one. The court order must be either a restraining order from family court or a peace bond from criminal court. The order must have been made in the last 90 days and it must be against one of the following people:

- your spouse or former spouse
- someone you live with or have lived with in a marriage-like relationship
- someone you are dating or used to date
- someone living in the rental unit who is related to you or the child

## 3. CAREFULLY READ THE FORM N15

There is important information about the process on the Form N15. Please read it carefully before filling it out.



### **Other Tenants in the Unit**

If there are other tenants whom you trust in the rental unit, you might choose to tell some or all of them about your situation, or that you are planning to move out. The law says that your landlord must keep your information confidential but it does not say that your roommates or neighbours must do so.

There might be other tenants included in your lease or tenancy agreement who also want to move out when you do. If so, you can give them the option of signing the Form N15. These other tenants do not have to sign the Tenant's Statement or have a court order.

Any tenants who don't sign the Form N15 can continue to live in the unit or they can all end the lease early by giving 60 days' notice together.

## 4. GIVE THE PAPERS TO YOUR LANDLORD

When you have completed the Form N15 is completed and signed, give it to your landlord along with either the Tenant's Statement or the copy of the court order. Make a copy of everything you provide to your landlord and keep it for your records. You must give these papers to your landlord at least 28 days before the date that you stated as the date your tenancy would end on the Form N15.

It is important to note that the tenant who is facing domestic violence may move out before the 28 days if it is unsafe to remain in the unit, but may be responsible for the rent up to the 28 days notice.

### **Confidentiality**

Your landlord and their staff must keep all these papers completely confidential. For your safety, your landlord cannot advertise your unit "for rent," or show the unit to prospective tenants until you have moved out.

### **If You Don't Move Out**

If you, or any tenant who also signed your Form N15, don't move out by the date you stated on the Form N15, then there are two possibilities:

- N15 signed by all tenants
  - If the Form N15 was signed by all the tenants, then your landlord can apply to the Landlord and Tenant Board to evict anyone who hasn't moved out. Your landlord does not have to give you any notice if they are doing this.
- N15 signed by some tenants
  - If the Form N15 was signed by only some of the tenants, it is automatically void for those who did not move out. This means their tenancy continues as if they never signed the Form N15, and the landlord cannot apply to evict them.
- If you move out
  - If you do move out, make sure to take all of your things with you. Your landlord might be allowed to keep, sell, or throw away anything you leave behind. If you have to leave things behind, tell your landlord and ask them to keep your things safe until you can get them. If the landlord says they will do this, you should get the agreement in writing.

Get **free** legal advice to see if your unit is covered under the RTA and how to enforce your rights by contacting:



450 Frederick St. #101, Kitchener ON N2H 2P5  
Phone: 519-743-0254 or Online Contact Form found at: [www.wrcls.ca](http://www.wrcls.ca)

