



APPENDIX G-21-C

Application to Terminate a Tenancy and Evict a Tenant Form L2

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

Part 1: General Information

Landlord's Name and Address (if there is more than 1 landlord, complete a Schedule of Parties form and file it with this application)

Form fields for Landlord's Name and Address including First Name, Last Name, Street Address, Unit/Apt./Suite, Municipality, Province, Postal Code, Day Phone Number, Evening Phone Number, Fax Number, and E-mail Address.

Rental Unit Covered by this Application

Form fields for Rental Unit Covered by this Application including Street Number, Street Name, Street Type, Direction, Unit/Apt./Suite, Municipality, Province, and Postal Code.

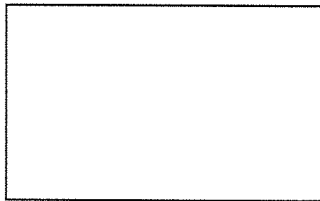
Tenants' Names and Addresses (if there are more than 2 tenants, complete a Schedule of Parties form and file it with this application)

Form fields for Tenants' Names and Addresses including Tenant 1 and 2 names, Mailing Address, Unit/Apt./Suite, Municipality, Province, Postal Code, Day Phone Number, Evening Phone Number, Fax Number, and E-mail Address.

Related Applications

Form fields for Related Applications including File Number 1 and File Number 2.

The Landlord and Tenant Board collects the personal information requested on this form under section 185 of the Residential Tenancies Act, 2006. This information will be used to determine applications under this Act. After an application is filed, all information may become available to the public. Any questions about this collection may be directed to a Customer Service Representative at 416-645-8080 or toll-free at 1-888-332-3234.



For Office use only: File Number: [] - []



Part 2: Reasons for Your Application

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)
 10-Day Notice to Terminate a Tenancy Early (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:

<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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:

<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
dd			mm			yyyy			



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

B. Compensation for Overholding Tenant

I am applying for an order requiring the tenant to pay compensation 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	Bank Charge for NSF Cheque \$	Landlord's 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, their guest or another occupant of the rental unit.

Describe the damage to the property that requires repair or replacement and explain how you calculated the above amount:

*If you 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 mm yyyy

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

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

[Signature box]

dd / mm / yyyy

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

First Name

[First Name input box]

Last Name

[Last Name input box]

Company Name (if applicable)

[Company Name input box]

Mailing Address

[Mailing Address input box]

Unit/Apt./Suite

[Unit/Apt./Suite input box]

Municipality (city, town, etc.)

[Municipality input box]

Province

[Province input box]

Postal Code

[Postal Code input box]

Phone Number

[Phone Number input box]

Fax Number

[Fax Number input box]

E-mail Address

[E-mail Address input box]

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.

