

**FORM 4 (A)  
EVICTION NOTICE**

**Tenants have ten (10) days to dispute this Eviction Notice**

TO: \_\_\_\_\_  
(Tenant)

I give you notice of termination of the tenancy agreement of the residential unit located at:

\_\_\_\_\_

you must vacate on or before the effective date of \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

I am terminating our tenancy agreement for the following reason(s):

- (a) \_\_\_\_\_ You have not paid your rent in the amount of \$ \_\_\_\_\_,  
**[YOU ARE ADVISED OF YOUR RIGHT TO INVALIDATE THE RENT PORTION (a) OF THIS NOTICE BY PAYING ALL RENT DUE WITHIN TEN (10) DAYS OF RECEIVING THIS NOTICE].**
- (b) \_\_\_\_\_ You have not paid the security deposit;
- (c) \_\_\_\_\_ You are repeatedly late in paying rent;
- (d) \_\_\_\_\_ You have permitted an unreasonable number of occupants in the rental unit;
- (e) \_\_\_\_\_ You or someone you have allowed on the property have disturbed or endangered others;
- (f) \_\_\_\_\_ You or someone you have allowed on the property have engaged in illegal activity on the property;
- (g) \_\_\_\_\_ You or someone you have allowed on the property has caused damage to the rental unit;
- (h) \_\_\_\_\_ You have not repaired damage to the rental unit;
- (i) \_\_\_\_\_ You have failed to comply with a material term of the tenancy agreement;
- (j) \_\_\_\_\_ You have sublet the rental unit without the landlord's consent;
- (k) \_\_\_\_\_ You have knowingly given false information about the rental unit;
- (l) \_\_\_\_\_ There is an order requiring the rental unit to be vacated;
- (m) \_\_\_\_\_ Our employment relationship has ended.

Date: \_\_\_\_\_  
(Day/Month/Year)

Landlord Signature: \_\_\_\_\_

Landlord Name (print only): \_\_\_\_\_

Landlord Tel & Email address (print only): \_\_\_\_\_

The effective dates are:

- For reason (a), at least twenty (20) days from the date of service of notice;
- For reasons (b) - (m), inclusive, at least one (1) month from the date of service of notice AND the day before rent is payable under the tenancy agreement

**Permitted Types of Service / Substituted Service:**

1. Hand delivered / Personally delivered\*;
2. Mailing by registered or ordinary mail;
3. E-mail;
4. Posting the document to the front door of the rental unit.