

# FORM 4 (A) EVICTON NOTICE

**Tenants have ten (10) days to dispute this Eviction Notice by Filing a Form 2(A) Tenant Application with the Rental Office**

TO: \_\_\_\_\_

(Tenant's Name)

I give you notice of termination of the tenancy agreement of the rental 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, endangered others or put the landlord's property at significant risk;
- (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 despite written warning;
- (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.

Particulars of termination:

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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 (select below how notice was served):**

- ☐ Hand delivered / Personally delivered      ☐ Mailing by registered or ordinary mail
- ☐ E-mail      ☐ Posting the document to the front door of the rental unit