

## Form E Landlord's Notice to Quit - Breach of Statutory Condition

(subsections 10(7B) and 10(7C) of the Residential Tenancies Act)

### What are these forms for?

**Use this form to** give a Notice to Quit if the tenant has breached *Statutory Condition 3, 4, or 5 under Section 9(1) of the Act* or if a tenant in a land-lease community has breached *Condition 5 under subsection 9(2) of the Act*

### How to complete this form?

#### To

Give the tenant's name as it appears in the lease. If you do not have a lease, use the tenant's full name.

#### Address of residential premises

Give the complete address of the place that is being rented as it appears on the lease.

If you do not have a lease, give the full civic address, including the postal code.

#### Your tenancy is terminated

Give the date the tenant is to leave.

This date can be no sooner than 15 days after the notice is successfully served (30 days in a land-lease community). You may want to complete this line just before serving the tenant.

(See subsections 10(7B) and 10(7C) of the Act.)

#### I am giving you this notice because

Choose the appropriate reason (cause) for the notice to quit.

**Good Behaviour** - This may include noise complaints or behaving disruptively toward other tenants or the landlord.

**Obligation of the tenant** - This may include damage to the unit or a failure to keep it reasonably (ordinarily) clean and habitable.

**Subletting Premises without consent** - Use this reason if you wish to remove an unauthorized sub-tenant and terminate the lease of the original tenant.

**Compliance with municipal bylaws** - Use this if you or the tenant has received a bylaw citation due to the tenant's failure to meet responsibilities. You may use this reason only if the residential premises are in a land-lease community.

#### Landlord's name

Give your name as it appears on the lease. If you do not have a lease, use your company name, or, if you do not have a company name, your full name. If you are representing a landlord, please give the landlord's company name or full name.

#### Street number and name

Please give your full civic address as it appears on the lease.

#### Sign and date this form

This date is the date the notice is successfully served (the date it is given to the tenant in person, or the day you send it by registered mail). Do not use the date that you completed the form, unless you successfully serve it the same day. Use this date to calculate the date for the formal notice.

## What do I do with the completed forms?

### **Formally serve the tenant with a copy of this form.**

You may do this in two ways:

- 1 Personally hand the form to the tenant or have someone else do so on your behalf

**OR**

- 2 Send the form by registered mail to the tenant – it is served once the tenant picks it up

If you have made several attempts to serve the tenant and have been unsuccessful, contact the Residential Tenancies Program.

***Make a copy of this for your records.***

# Form E

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## Landlord's Notice to Quit - Breach of Statutory Condition

(subsections 10(7B) and 10(7C) of the Residential Tenancies Act)

**To** (tenant's name)

### Address of residential premises

Street number and name (civic address)

Apartment number

City or town

Province

Postal code

**Tenants:** Please see important information below.

**Your tenancy is terminated and you must vacate the premises on**

**I am giving you this notice because you have breached the following statutory condition(s)**  
(check applicable box)

- ☐ Good behaviour. (*statutory condition 3 of subsection 9(1) of the Act*)
- ☐ Obligation of the tenant. (*statutory condition 4 of subsection 9(1) of the Act*)
- ☐ Subletting premises without consent of the landlord. (*statutory condition 5 of subsection 9(1) of the Act*)  
The unapproved subtenant must also vacate the premises.
- ☐ Compliance with municipal bylaws in respect of the tenant's manufactured home in a land-lease community (*statutory condition 5 of subsection 9(2) of the Act*).

Details of breach

  
  

**Landlord's name** (Use company name if applicable.)

Street number and name (civic address)

Apartment number

City or town

Province

Postal code

**Sign and date this form**

Landlord or representative's signature

Date (YYYY MM DD)

### LANDLORD: PLEASE NOTE

**You must give at least 30 days notice to a tenant in a land-lease community.**  
**You must give at least 15 days notice to any other tenant.**  
(See subsections 10(7B) and 10(7C) of the Act.)  
**Keep a copy of this form for your records.**

### TENANTS: IMPORTANT INFORMATION

**If you do not agree that you breached the statutory condition,** you may file an Application to Director in Form J for an order setting aside this Notice to Quit. (*See subsection 10(7D) of the Act*)  
**Bring this notice with you.**