
Subject: N15 – Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse

Date: April 24, 2017

Replaces: N/A

Applicable to The policy and procedures contained in this document apply to the following:

- | | |
|--|---|
| <input type="checkbox"/> Co-operatives | <input checked="" type="checkbox"/> Rent Supplement*
<small>*incl. former OCHAP/CSHP</small> |
| <input checked="" type="checkbox"/> Federal Non-Profit | <input type="checkbox"/> Peel Access to Housing (PATH) |
| <input checked="" type="checkbox"/> Municipal & Private Non-Profit | |
-

Content This document contains the following:

Purpose
Background
Reporting Requirement
Important Information from the Landlord and Tenant Board
Housing Provider's Responsibilities
Tenant's Responsibilities
Additional Information
Questions

Purpose The purpose of this document is to inform housing providers of the new N15 under the [Residential Tenancies Act \(RTA\), 2006, S.O. 2006, c. 17 s. 47.1 to 47.4](#).

Background The current notice to terminate yearly tenancies as stipulated in *RTA, s. 44(3)* is 60 days; and with a lease agreement, the termination date cannot be earlier than the last day of the end of the lease. Effective September 8, 2016, as part of [Bill 132, Sexual Violence and Harassment Action Plan Act, 2016](#), the *RTA* has been amended to allow the tenant or a child residing with the tenant who is deemed to have experienced violence or another form of abuse to leave their unsafe living situation and end their lease early.

The N15 is a new notice that allows the tenant to end their tenancy in 28 days if they believe they or a child living with them may be harmed or injured if they don't leave the unit.

Reporting Requirement

The Region of Peel Service Manager requests that housing providers report the N15 immediately after it is received.

Important Information from the Landlord and Tenant Board

Tenants can give this notice any time during their tenancy. The termination date must be **at least 28 days** and **does not** have to be the last day of a rental period or fixed term lease.

Housing providers who receive the N15 must keep the documents and information in them confidential. It is against the law for the provider to disclose information related to this notice; the provider may be taken to court and could be fined up to \$25,000.

NOTE: For additional information on confidentiality and disclosure, refer to [RTA 47.4 \(1-6\)](#).

Tenants who are giving this notice must keep in mind that the information they are providing must be the truth. It is against the law for a tenant to give a statement about sexual or domestic violence and abuse if it does not apply to their situation. If found guilty, the tenant could be fined up to \$ 25,000.

Housing Provider's Responsibilities

- Provider must keep this process confidential. *RTA, s. 47.4 (1,6)*
- Provider must not disclose the N15 to the remaining joint tenant, during the notice period. *RTA, s. 47.4 (3)*
- Provider must not mention or identify the vacant unit in an advertisement unless the tenant or all joint tenants have vacated the unit. *RTA, s. 47.4 (4)*
- Provider must not access the unit to show prospective tenants until the tenant or all joint tenants have vacated the unit. *RTA, s. 47.1(5)*
- Provider to notify their Housing Programs Specialist that the notice has been given immediately after it is received.

NOTE: Refer to the [Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M56](#) for privacy, consent, collection and retention of personal information.

**Tenant's
Responsibilities**

To give this notice, tenants must provide **two** documents to their provider:

1. completed and signed [Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic and Abuse \(N15\)](#),
and
 2. completed and signed [Tenant's Statement About Sexual or Domestic Violence and Abuse](#)
or
a copy of a court order (such as restraining order or a peace bond)
-

**Additional
Information**

N15 is Void

The N15 is considered void if the tenant who gave the notice does not vacate the unit on or before the termination date. [RTA, s. 47.2\(5\)](#)

Last Month's Rent (LMR)

- The LMR will remain with the tenant who did not sign the N15.
 - The LMR will remain with the tenant who gave the notice only if the N15 becomes void. [RTA, s.47.2 \(8\)](#)
-

Questions

If you have any questions, please contact your Housing Programs Specialist.
