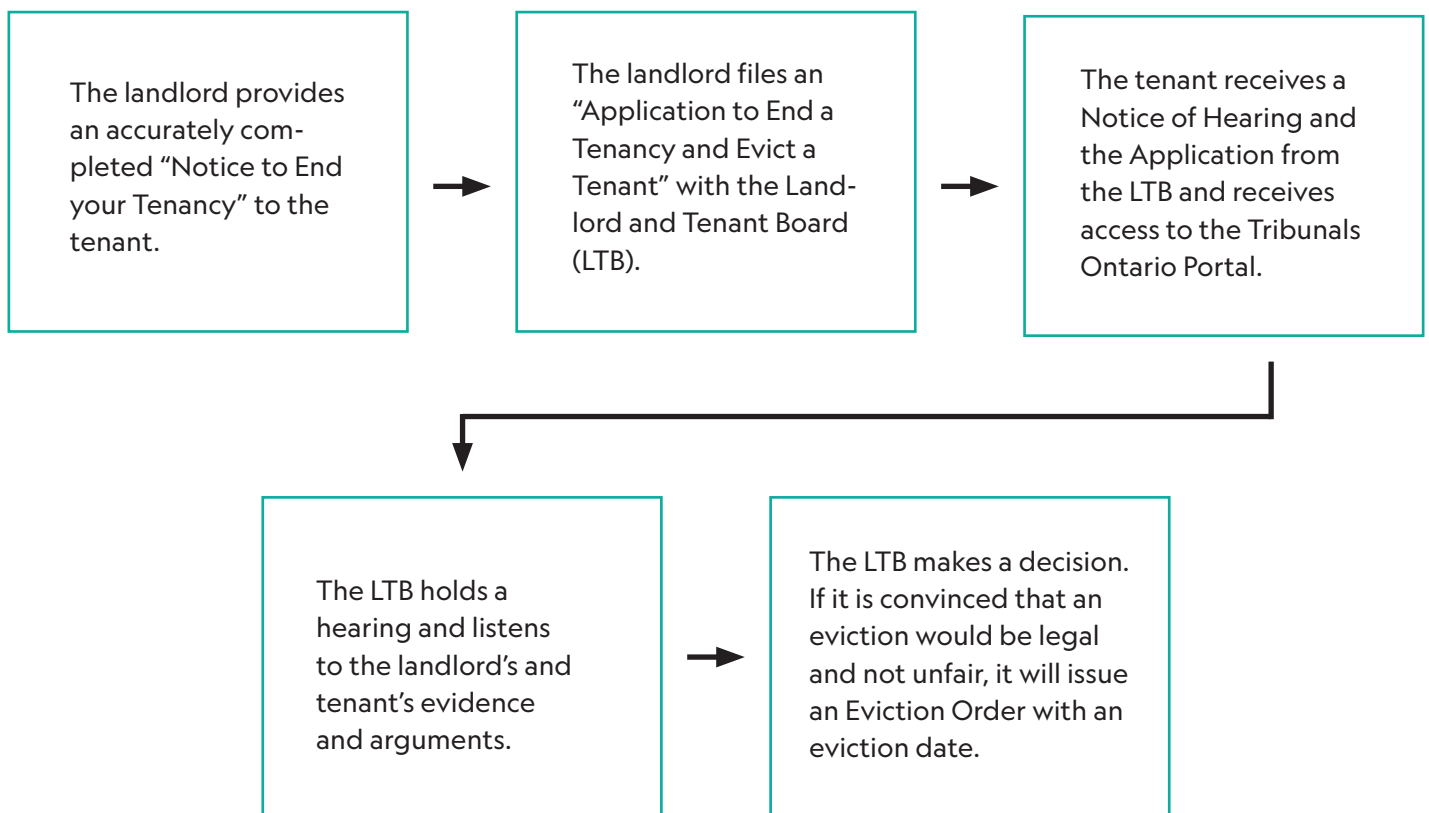


KNOW YOUR RIGHTS:

Eviction Prevention

This document provides information about Ontario housing law and renters' rights. This information does not constitute legal advice. For legal advice, please contact a lawyer or your local community legal clinic.

A landlord must follow a special process to evict a tenant protected by the *Residential Tenancies Act*



The landlord cannot make the tenant leave their unit or change the locks themselves. However, if the tenant refuses to leave by the termination date on the Eviction Order, the landlord can ask the Sheriff's office to make the tenant leave and change the locks.

Common reasons a landlord can ask for an eviction:

- The tenant has failed to pay rent.
- The tenant has interfered with rights of the landlord or another tenant of the apartment.
- The tenant has damaged the building.
- The tenant has done something illegal at the apartment complex or seriously impaired the safety of others.
- The landlord or their family member will move into the unit.
- The landlord has sold the unit to a buyer who plans to live there, or whose family plans to live there.
- The landlord will demolish the building or carry out major renovations.

TENANTS RIGHTS

If an eviction is related to unpaid rent, interference with others' enjoyment of the apartment or damage to the unit, tenants can avoid eviction if they fix the problem promptly.

In cases where the landlord, a purchaser or their family intends to move into the unit, or the landlord intends to demolish or renovate the property, the landlord must provide the LTB with proof of their plans and must compensate the tenant. When the landlord is renovating, they must allow the tenant to move back into the unit when renovations are complete, if the tenant wants to.

To protect their rights, tenants should keep written records of interactions with their landlord about the eviction and contact a lawyer or paralegal when they receive a Notice to End Tenancy.

Learn more about renters' rights when facing eviction:

[Canadian Centre for Housing Rights](#)



[Community Legal Education Ontario](#)



[Landlord and Tenant Board](#)



[Advocacy Centre for Tenants Ontario](#)

