

What to do if you get an N4 notice

N4: NOTICE TO END YOUR TENANCY FOR NON-PAYMENT OF RENT

If you weren't able to pay your rent, your landlord may have served you with an N4 notice to evict you from your rental home. An N4 notice is a legal document from the Landlord and Tenant Board (LTB) that a landlord serves to their tenant if rent is owing.



You DO NOT have to move out by the termination date on the N4 notice. The notice gives you a 14-day period to pay the rent that the landlord claims you owe. If you pay off all your arrears and any new rent that is also due, on or before the termination date on the notice, you will void (cancel) the notice.

“But I can't pay the full amount of rent I owe.”

If you're unable to pay the full amount owing, your landlord might apply to the LTB for an eviction hearing. At the hearing, you will be able to present evidence and explain your circumstances. The LTB Member will make a decision on whether or not to grant the landlord's application based on the evidence presented.

OVERVIEW OF THE PROCESS

- 1 **Landlord serves you with an N4 notice** - You may void the notice by paying what you owe.
- 2 **Landlord files an L1 application** - If you are unable to pay what you owe, you can't void the notice. The landlord can then file for an eviction hearing.
- 3 **LTB schedules a hearing** - You and your landlord receive a Notice of Hearing in the mail or by e-mail with the date of the hearing and the call-in information. Hearings now take place by telephone or videoconference.
- 4 **An Order is sent out** - You will receive the decision (the outcome of the hearing) by mail or email in what is known as an Order.

“I disagree with the amount the landlord claims I owe.”

If you don't agree with the amount the landlord claims you owe on the N4 notice, you can wait for your landlord to file an application and for a hearing to be scheduled. At the hearing, you will be able to explain why you disagree with the amount that your landlord claims you owe. Provide evidence to the LTB and landlord in advance of the hearing.