



## **INFORMATION BULLETIN**

**EFFECTIVE DATE: JUNE 1, 2007**

**NUMBER: 2007-02**

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**SUBJECT: POTENTIAL PROBLEM WITH LANDLORD AND TENANT BOARD  
(LTB) FORMS**

The Landlord and Tenant Board has advised that all LTB Notices of Termination released on January 31<sup>st</sup>, 2007, except N4s, do not comply with the legislative (statutory) requirements.

Clause 43 (2) (a) of the RTA requires that any notice of termination given by a landlord must inform the tenant that if they move out in accordance with the notice, the tenancy terminates on the Termination Date set out in the notice. The following notices are missing this notification under **Important Information** on page 2:

- N5 – Notice to Terminate a Tenancy Early
- N6 - Notice to Terminate a Tenancy Early – Illegal Act or Misrepresentation of Income
- N7 – 10 Day Notice to Terminate a Tenancy Early
- N8 - Notice to Terminate a Tenancy at the End of Term
- N12 – Notice to Terminate at the End of Term for Landlord’s or Purchaser’s Own Use
- N13 - Notice of Termination at the End of Term, Demolition or Repairs

**Do not use notice dated 31/01/2007 (with the exception of N4). Use only the notice forms with 22/05/2007 on the bottom of the first page, which are downloadable from the LTB website.**

The RTA Multiple Forms Merge (FDF) Program from the LTB website will not be updated with the revised forms until late June or early July. **You should not use the Merge Program to produce the notices listed above.** It will function for all other forms and notices, including the N4 and L1.

If you have already served Notices of Termination and are waiting for a hearing, your notice could be found to be invalid. However, if the respondent or their legal council does not raise the issue, it is unlikely to affect your case.