FROM NOTICE TO SHERIFF · AS OF SEPTEMBER 29, 2026

Eviction roadmap for Ontario

The notices

for notices given on or after September 21, 2026. Section numbers are the Residential Tenancies Act's (RTA).

NOTICE	REASON	MINIMUM NOTICE	CAN THE TENANT VOID IT?	THEN
N4	Rent not paid	7 days s. 59	Yes, by paying all the rent owing before the landlord files	**L1**
N5, first	Interference, damage or overcrowding	20 days ss. 62, 64, 67	Yes, by fixing the problem within 7 days	**L2**
N5, second in 6 months	A new problem, more than 7 days after a first N5	14 days s. 68	No	**L2**
N6	An illegal act, or misrepresenting income in rent-geared-to-income housing	10 days for producing, trafficking or possessing to traffic an illegal drug; otherwise 20 ss. 60, 61	No	**L2**
N7	Wilful damage or damaging misuse, seriously impairing safety, or substantially interfering with a resident landlord in a building of three or fewer units	10 days ss. 63, 65, 66	No	**L2**
N8	Persistent late rent, and other set reasons	60 days (28 if daily or weekly), at a period's or term's end ss. 44, 58	No	**L2**
N12	Landlord, family, caregiver or buyer moving in	60 days, at a period's or term's end ss. 48, 49	No	**L2**
N13	Demolition, conversion, or repairs that need vacant possession	120 days, at a period's or term's end s. 50	No	**L2**
Tenant's N9	The tenant gave notice	60 days (28 if daily or weekly), at a period's or term's end ss. 44, 47	Not applicable	**L3**
N11	Both agreed to end it	The date they agree s. 37	Only if the landlord agrees	**L3**

The steps

1. DAY 0 **The notice.** On the Board's form: the unit, the termination date, signed, with the reasons (s. 43).
2. 7 TO 120 DAYS LATER **The notice period ends.** Only a Board order can remove the tenant (s. 39).
3. UP TO 30 DAYS AFTER **The application.** Most within 30 days after the termination date; an L1 has no deadline (ss. 69, 77). An L1 waits until the day after the N4's termination date, an L2 on a first N5 until the 7 days to fix it are over (ss. 70, 71, 74). Fee, as of September 29, 2026: $201, or $186 through the Tribunals Ontario Portal, not refunded.
4. THE HEARING **Set by the Notice of Hearing.** The landlord must prove the case, and the tenant can explain why they shouldn't be evicted. The Board must consider refusing or delaying the eviction (s. 83; O. Reg. 516/06, s. 8.4).
5. THE ORDER **Commonly an eviction date 11 days later.** Never before the notice's termination date, except for some N7 grounds (s. 80). On an L1 order, the tenant keeps the tenancy by paying what it lists before it's enforceable (s. 74).
6. WITHIN 6 MONTHS **File it with the Court Enforcement Office.** Or the order expires (s. 81). Fees under O. Reg. 294/92: $75 to file an order, and $240 for each attempt to enforce a writ or order it doesn't price separately, plus disbursements and a travel allowance. In Toronto, eviction orders can be filed online.
7. THE SHERIFF **Removes the tenant and changes the locks.** Only the sheriff can enforce an eviction order, and a notice of termination isn't one.

Never

- ✖ **Change the locks** without giving the tenant new keys (s. 24)
- ✖ **Seize** the tenant's belongings (s. 40)
- ✖ **Cut** a vital service (s. 21)
- ✖ **Harass** the tenant (s. 23)

Knowingly doing the first three, or harassing a tenant into leaving, is an offence (s. 233). Since July 1, 2026, fines go up to $100,000 for an individual and $500,000 for a corporation (s. 238).

Serving the notice

Handed over or left in the mailbox, it counts as given that day; mailed, five days later (s. 191). An N4 handed over on October 1, 2026 can end the tenancy October 8 at the earliest; mailed, October 13.

Official links

- **Residential Tenancies Act, 2006**
  ontario.ca/laws/statute/06r17
- **Board forms, filing and fees**
  tribunalsontario.ca/ltb/forms-filing-and-fees
- **LTB brochure: How a Landlord Can End a Tenancy**
  tribunalsontario.ca/ltb, under Brochures
- **File enforcement documents online**
  ontario.ca/page/file-enforcement-documents-online

General information for Ontario, not legal advice. Checked September 2026.
The full article: **https://solvedpm.com/blog/evict-a-tenant-ontario/**