NOTICES AND APPLICATIONS · AS OF SEPTEMBER 29, 2026

Landlord and Tenant Board forms by situation

N forms are notices and agreements: a notice is given to the other side. L forms (landlords') and T forms (tenants') are applications, filed with the Board.

Late or unpaid rent

N4 **Notice to End your Tenancy Early for Non-payment of Rent**
Rent not paid in full on the day it was due

L1 **Application to evict a tenant for non-payment of rent and to collect rent the tenant owes**
Evict and collect, after the N4's termination date

L9 **Application to Collect Rent the Tenant Owes**
Collect rent from a current tenant without evicting

Payment Agreement
A repayment plan that settles an L1 or L9, on this form since July 1, 2026

N8 **Notice to End your Tenancy at the End of the Term**
Persistent late rent, and a few other end-of-term reasons

A tenant is causing problems

N5 **Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding**
Interference, wilful or negligent damage, or overcrowding

N6 **Notice to End your Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit**
An illegal act or business, or misrepresented income

N7 **Notice to End your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex**
Wilful or serious damage, impaired safety, or substantial interference in a building of three or fewer units the landlord lives in

L2 **Application to End a Tenancy and Evict a Tenant or Collect Money**
The landlord's application after an N5, N6, N7, N8, N12 or N13, and money claims

Moving in, selling or renovating

N12 **Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit**
The landlord, a buyer, their close family or a caregiver moving in

N13 **Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use**
Demolition, conversion, or permit-level repairs that need the unit empty

After a tenant has moved out

L10 **Application to Collect Money a Former Tenant Owes**
Money a former tenant owes, within a year of the move-out

Filing fees as of September 29, 2026, not refunded

L1, L2, L3, L9, L10	$201, or $186 on the Portal
L5	$233 for the first 10 units, plus $10 for each additional unit, up to $1,000
T1, T2, T5, T6	$53, or $48 on the Portal
T3	$53

The Tribunals Ontario Portal takes the L1, L2, L3, L4, L9, L10, T1, T2, T5 and T6; the rest go by mail, courier, email or a ServiceOntario centre. An application based on a notice needs a copy of it and a Certificate of Service.

A tenant leaves, or you agree to end it

N9 **Tenant's Notice to End the Tenancy**
The tenant's notice to move out

N15 **Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse**
Leaving on 28 days' notice, with the Board's statement or a court order

N11 **Agreement to End the Tenancy**
Landlord and tenant agree on an end date

L3 **Application to End a Tenancy: Tenant Gave Notice or Agreed to Terminate the Tenancy**
Evict after an N9 or an agreement, if the tenant stays

Raising the rent

N1 **Notice of Rent Increase**
Most rent increases

N2 **Notice of Rent Increase (Unit Partially Exempt)**
An increase for a unit exempt from the limits

N10 **Agreement to Increase the Rent Above the Guideline**
An agreed increase above the guideline, for capital work or a new service

L5 **Application for a Rent Increase Above the Guideline**
Extraordinary tax increases, new or higher security costs, or capital work

A tenant's application against a landlord

T2 **Application about Tenant Rights**
Illegal entry, locks changed without a key, harassment, or withheld vital services

T6 **Tenant Application about Maintenance**
Repairs or maintenance not done, or standards not met

T1 **Tenant Application for a Rebate**
Illegal rent or charges, an unreturned last month's rent deposit, or unpaid N12 or N13 compensation

T3 **Tenant Application for a Rent Reduction**
A lost service or facility, or lower municipal taxes

T5 **Tenant Application: Landlord Gave a Notice of Termination in Bad Faith**
A former tenant who left after a bad-faith N12 or N13, or wasn't let back in after renovations

Get each form from the Board

tribunalsontario.ca/ltb/forms-filing-and-fees

- Ten forms were replaced on September 21, 2026: the N5, N6, N8, N12, N13, L1, L2, L9, L10 and T5. Older versions aren't accepted as of November 30, 2026.
- An N4 given on or after September 21, 2026 needs 7 days' notice, not 14.
- Board staff check each application, and one with mistakes may be refused or dismissed.
- A notice doesn't evict anyone. If the tenant stays, the landlord applies, and only the Sheriff can enforce an eviction order.

General information for Ontario, not legal advice. Checked September 2026.
The full article: https://solvedpm.com/blog/ltb-forms-ontario/