



## Important Information for Tenants

Use this form to apply to the LTB if you are a former tenant who moved out of a rental unit because the landlord gave you either of the following notices to end your tenancy, and you believe the landlord gave the notice to you in bad faith:

- N12 *Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit,*
- N13 *Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use.*

Instructions for this application are available at the Landlord and Tenant Board (LTB) website at [tribunalsontario.ca/ltb](http://tribunalsontario.ca/ltb).

1. Select your language preference (French or English). If you require accommodation complete a Tribunals Ontario Accommodation Request form.
2. Complete all four parts of this application.
  - **Part 1** asks for general information about:
    - the rental unit covered by this application,
    - you and the other tenants living in the unit, the landlord and other parties to the application,
    - your tenancy and any other unresolved applications that relate to the rental unit.
  - **Part 2** asks you to select and explain the reasons for your application.
  - **Part 3** asks you to select the remedies you want the LTB to include in the order.
  - **Part 4** requires your signature or that of your representative, and, if you are being represented, your representative's contact information.
3. File all pages of the application with the LTB (not including this page) - you must apply no later than one year after the date you moved out of the rental unit. The LTB will send you a *Notice of Hearing* showing the time and location of your hearing.
4. Pay the application fee to the LTB at the same time as you file the application. The LTB will not process your application unless you pay the fee. Your T5 application fee is **\$53**. If you are filing the application for more than one rental unit, the fee is **\$53** for the first unit and **\$5** for each additional unit to a maximum of **\$450**. If you mail or courier the application, you can pay the filing fee by money order, certified cheque, or by credit card. You can't pay by cash or debit card if you file by mail or courier. If you pay online, email your receipt and application to [LTBpayments@ontario.ca](mailto:LTBpayments@ontario.ca). If you cannot afford the fee, you can submit a [Fee Waiver Request](#).
5. Contact the LTB if you have any questions or need more information.

**416-645-8080**

**1-888-332-3234 (toll free)**

[tribunalsontario.ca/ltb](http://tribunalsontario.ca/ltb)



**Language Preference**

The LTB offers services in both French and English.

**What is your preferred language?**     French     English

If you are the respondent and want French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the LTB office handling this file.

**Accommodation**

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at [tribunalsontario.ca/en/accessibility-and-diversity/](http://tribunalsontario.ca/en/accessibility-and-diversity/).

Read the instructions carefully before completing this form. Print or type in capital letters.

**Part 1: General Information**

**Address of the Rental Unit Covered by This Application**

Street Number

Street Name

Street Type (e.g. Street, Avenue, Road)

Direction (e.g. East)

Unit/Apt./Suite

Municipality (City, Town, etc.)

Prov.

Postal Code

**OFFICE USE ONLY:**

File Number

Delivery Method:

In Person     Mail     Courier     Email     Service Ontario Center    FL





**Information about the Tenancy**

When did you move out of the rental unit covered by this application?

/ /  
dd/mm/yyyy

**Part 2: Reasons for Your Application**

There are four reasons for making this application. Shade the box completely next to each of your reasons for applying to the LTB.

**I moved out of the rental unit because the landlord gave me one of the following Notices to End your Tenancy in bad faith:**

- Reason 1:** The landlord gave me Form N12 *Notice to End your Tenancy* claiming that either the landlord or one of the following people intended to move in to the rental unit:
  - a member of the landlord's immediate family,
  - a person who provides or who will provide care services to the landlord or a member of the landlord's immediate family.
  
- Reason 2:** The landlord gave me a Form N12 *Notice to End your Tenancy* claiming that either the purchaser or one of the following people intended to move in to the rental unit:
  - a member of the purchaser's immediate family,
  - a person who provides or who will provide care services to the purchaser or a member of the purchaser's immediate family.
  
- Reason 3:** The landlord gave me a Form N13 *Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use*.
  
- Reason 4:** The landlord gave me a Form N13 *Notice to End your Tenancy* because the landlord wanted to do repairs or renovations to the rental unit. I gave the landlord notice in writing that I wanted to move back in once the work was done. The landlord did not give me the right to move back into the rental unit when the work was done.

**Explaining your Reasons**

Describe the events that led you to apply to the LTB.

- What happened that made you believe the landlord gave you a notice of termination in bad faith?
- What were the dates and times of the events?
- What happened after you moved out?
- What were the names and titles (such as superintendent) of all the people involved?

**Describe in Detail:**



**Part 3: Remedies**

The remedies listed below are orders the LTB can make to address your reasons for filing the application. Shade the box completely next to the remedies you want the LTB to order. If the LTB decides in your favour, it may decide to include a different remedy or remedies than the ones you selected.

**Remedy 1:** The landlord must pay me a rent abatement of \$ \_\_\_\_\_ .

My rent was \$ \_\_\_\_\_ .

I was required to pay rent by the  month  week  other (specify) \_\_\_\_\_

**Please explain:** How did you calculate the rent abatement?

*Attach more sheets if necessary.*

**Remedy 2:** The landlord must pay a fine to the LTB.

**Remedy 3:** My new rental unit has a higher rent. The landlord must pay me the difference in rent between my old rental unit and my new rental unit for one year from the date I moved out.

The difference in rent is \$ \_\_\_\_\_ . each

month  week  other (specify) \_\_\_\_\_

The total amount the landlord owes me is \$ \_\_\_\_\_ .

**Remedy 4:** The landlord must pay me for my expenses related to moving and storage.

These expenses total \$ \_\_\_\_\_ .

**Please explain:** How did you calculate the expenses?

*Attach more sheets if necessary.*



**Remedy 5:** The landlord must pay me general compensation of \$ \_\_\_\_\_ .

**Please explain:** How did you calculate the general compensation?

*Attach more sheets if necessary.*

**Remedy 6:** I want the LTB to order other remedies. I have described those remedies below.

**Please explain:** What else do you want the LTB to order?

*Attach more sheets if necessary.*



**Part 4: Signature**

**Tenant/Legal Representative's Signature**

/   /  
dd/mm/yyyy

Who has signed the application? Shade the box completely next to your answer.

- Tenant 1    
  Tenant 2    
  Legal Representative

**Information About the Legal Representative**

First Name

Last Name

LSUC #                      Company Name (if applicable)

Mailing Address

Unit/Apt./Suite                      Municipality (City, Town, etc.)                      Prov.                      Postal Code

Day Phone Number                      Evening Phone Number                      Fax Number  
 (       )                      -                      (       )                      -                      (       )                      -

E-mail Address

**Collecting Personal Information**

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at [LTB@ontario.ca](mailto:LTB@ontario.ca) or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).

**Important Information from the Landlord and Tenant Board**

1. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has *Rules of Procedure* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the LTB website at [tribunalsontario.ca/ltb](http://tribunalsontario.ca/ltb).



## Payment Method

Select how you are paying the application fee:

[Online Payment](#)    Receipt #: \_\_\_\_\_

**Note:** Receipt must be emailed with application to [LTBpayments@ontario.ca](mailto:LTBpayments@ontario.ca).

Money Order                       Certified Cheque

Money orders and certified cheques must be made payable to the "Minister of Finance".

Credit Card

If you are paying by credit card and filing your application by mail or courier, you must complete the [Credit Card Payment Form](#) and submit it with your application.