
MOVING OUT OF YOUR RENTAL UNIT: WHAT YOU SHOULD KNOW (PG 1 OF 2)

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Are you a tenant, and thinking of moving? This article will look at some things it is important to know before you move.

Do I have to give notice?

Yes. You must give 60 days **written** notice to end your tenancy. In most cases notice will be given for the last day of the month. For example, if you want to move out on December 31, you should give notice on or before November 1 to move out on December 31.

You must give 60 days written notice whether you are a month-to-month tenant or if you decide to leave at the end of the written lease period.

You can use an N9 form to give notice:

http://www.ltb.gov.on.ca/stdprodconsume/groups/csc/ltb/forms/documents/form/stel02_111572.pdf

Keep a copy.

What if I can't give 60 days written notice or I want to go before my lease is up?

If you are a month-to-month tenant and do not give 60 days written notice you may end up owing rent money even after you move out. If you have a lease, you are responsible for the rent until the lease ends. "Lease breaking" can be difficult and expensive for you.

If you cannot give 60 days written notice or want to move out before your lease is up, you should ask your landlord if they will agree to let you end your tenancy early. If there is an agreement, you should get it in writing. You can use an N11 form:

http://www.ltb.gov.on.ca/stdprodconsume/groups/csc/ltb/forms/documents/form/stel02_111574.pdf

You and your landlord both need to sign this form. **Keep a copy.** An agreement in writing may help you to avoid owing rent money after you move out.

If your landlord does not agree to end your tenancy early, you should call your local community legal clinic for more information on your options.

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My landlord gave me a list of things I need to clean before I move out. They say they will charge me if I don't do what they've asked. Can they do this?

A tenant must keep their rental unit clean up to the standard that most people would consider ordinary or normal cleanliness. If you are worried about being charged it may be a good idea to take pictures of your apartment before you move out.

After you move, you could get a bill if your landlord decides the rental unit was not properly cleaned. They could send the bill to a Collections Agency or sue you in Small Claims court. If you disagree with the bill, you should call your local community legal clinic for more information.

Low-income tenants in the City of Kingston, Township of South Frontenac and Township of Frontenac Islands can get free legal advice about housing problems or a threatened eviction by calling the Kingston Community Legal Clinic at 613-541-0777, Ext. 0.

General free legal information for tenants is also available at:

- Community Legal Education Ontario - http://yourlegalrights.on.ca/legal-topic/housing-law?gclid=CN_Hh-eRqb8CFQypaQodDJ4AHw
- Advocacy Centre for Tenants Ontario - <http://www.acto.ca/en/tenant-info/tenant-tip-sheets.html>
- Kingston Community Legal Clinic http://kclc.ca/legal_housing.cfm

Free legal information for landlords is available at the Landlord's Self-Help Centre. You can access this information online at <http://www.landlordselfhelp.com>.

This column provides general legal information and not legal advice. It was written by staff lawyers from community legal clinics, or Legal Aid Ontario, and volunteer local lawyers. The law can change. You should contact a lawyer to determine your legal rights and obligations. If you are living on a low income, you may be eligible for free legal help from LAO (criminal, family or immigration) or your clinic (income security programs, employment law, tenants' rights, consumer law, or human rights). You can reach LAO at 1-800-668-8258 or visit them online at <http://www.legalaid.on.ca>. Contact your local clinic (Kingston Community Legal Clinic) at 613-541-0777 for more information or visit <http://www.kclc.ca>.