

**Landlord's Notice to Tenant**  
**Termination of Tenancy for Substantial Breach**  
**(14 Day Notice) \***

See section 29(1) of *The Residential Tenancies Act*

TO: \_\_\_\_\_  
(NAME OF TENANT)

<b>I give you notice that the tenancy between me as landlord and you as tenant for</b>	
_____	_____
<small>(Address of the Premises)</small>	<small>(Postal Code)</small>
<b>is terminated on _____ . You must vacate the premises by _____ .</b>	
<small>(date)</small>	<small>(time)</small>

Section 20 (1) of the *Residential Tenancies Act* States that a tenancy terminates at 12 noon on the last day of tenancy unless the landlord and tenant agree to a different time.

**The tenancy is being terminated for the following reason(s), the tenant has:**  
(Please initial and check one or more of the following)

- not paid the rent when due as of the date of notice in the amount of \$ \_\_\_\_\_ and any additional rent that may become due during the notice period in the amount of \$ \_\_\_\_\_ .
- interfered with the rights of the landlord or other tenants in a significant manner in the premises, the common areas or the property of which they form a part
- performed illegal acts or carried on an illegal trade, business or occupation in the premises, the common areas or property of which they form a part
- endangered persons or property in the premises, the common areas or the property of which they form a part
- done or permitted significant damage to the premises, the common areas or the property of which they form a part
- failed to maintain the premises and any property rented with it in a reasonably clean condition
- OTHER \* (Please specify) \_\_\_\_\_

Please give particulars: \_\_\_\_\_  
\_\_\_\_\_

**\* NOTE: If the notice is for non-payment of rent, the tenancy will not be terminated if, on or before the termination date specified in the notice, the tenant pays rent due and any additional rent that has become due under the residential tenancy agreement as of the date of payment.**

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ .

\_\_\_\_\_  
(Signature of Landlord or Landlord's Agent)

\_\_\_\_\_  
(Print Name of Landlord or Landlord's Agent)

Address of Landlord or Landlord's Agent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_

**\* IMPORTANT: This notice must be served at least 14 clear days before the date of termination. You do not count the date of service or the date of termination. These two days are in addition to the 14 days of this notice.**