



WHAT TO DO WHEN YOU WANT TO MOVE OUT



My lease is coming to an end and I want to move out. What do I do?

If your lease is coming to an end and you want to move out of your unit, there are a few steps you need to take. First, you want to ensure you have housing secured before providing any notices to your landlord. Often once you have provided your notice it is hard to cancel it. If you are fully sure you are ready to move out, here are the steps you need to take:

- 1) **Select a move out date.**
When selecting a move out date, remember that it cannot be before the termination date of your lease. In addition, you need to provide your landlord 60 days notice.
- 2) **Complete the N9 Notice to End Tenancy form and have all members of the lease agreement sign.**
- 3) **Provide a copy of the N9 to your landlord.**

Before moving out of your unit, it is important you pack all your belongings and take everything with you. Anything left behind after your move out date is now the landlord's possession. In addition, you want to ensure the unit is left in the same condition it was when you moved in. If you made any changes to your unit, you need to return it to its regular state. This can include patching holes, removing artwork, painting walls back to a neutral colour and a general tidy.





I want to break my lease early. What do I do?

A lease is a legal agreement between you and your landlord. To end your lease early, you and your landlord need to come to a mutual agreement. There are a few avenues you could pursue to end your lease early.

- 1) Use the N11 Agreement to End Tenancy form.**
This form allows you and your landlord to come to a mutual agreement to end the tenancy on a desired upon date. Your landlord is not required to agree to your terms and can ask you to change your move out date and/or decline your offer.
- 2) Ask your landlord to complete an “Assignment” or “Lease Take Over”.**
This means you will find another suitable tenant to move into your unit and take over your lease agreement. The interested future tenant will have to go through the same application process you did and be approved by the landlord.
- 3) Sublet your unit.**
Subletting means you are moving out of your unit for a period of time and someone else moves in until you return. Subletting is a good option for those looking to leave their unit for an extended period but are planning to return. Keep in mind when you sublet a unit, you are responsible for their actions.



My Landlord Denied my Request for Sublet and/or Assignment. What now?

If you have requested in writing to your landlord to sublet or assign your unit, your landlord has seven days to provide you with an answer. If your landlord rejects your request, you can provide an N9 Notice to End Tenancy to your landlord with 30 days notice. Keep in mind this is only if your landlord does not allow you to pursue sublet or assignment. If your landlord has agreed to allow you sublet and/or assign your unit, they can deny applicants for good reasons such as lack of income and/or no photo ID. If you have issues beyond providing the N9 notice, you can contact the Landlord Tenant Board.