



3-MONTH NOTICE TO END TENANCY

LANDLORD OR CLOSE FAMILY MEMBER WILL OCCUPY RENTAL UNIT

Information of person receiving notice (tenant)		
Full name(s) as shown on the tenancy agreement		
Address		
Unit # (optional)	Street address	
City or town	Province or territory	Postal code
Phone	Email	
Rental unit address (if different from address provided above)		
Unit # (optional)	Street address	
City or town	Province or territory	Postal code

Information of person giving notice (landlord or landlord's agent)		
Full name(s) as shown on the tenancy agreement		
Address		
Unit # (optional)	Street address	
City or town	Province or territory	Postal code
Phone	Email	
Date tenancy ends (the tenant must vacate by 1pm on this date) YYYY - MM - DD		
Reason for tenancy ending (the landlord must check at least one box below)		
<input type="checkbox"/> Landlord will occupy the rental unit for at least 12 months; or		
<input type="checkbox"/> Landlord's close family member, as defined in the <i>Residential Tenancies Act</i> , will occupy the rental unit for at least 12 months.		
Signature of landlord (or landlord's agent)		YYYY - MM - DD Date

- This notice may be used by a landlord to end a **periodic** tenancy if the landlord or their close family member intends in good faith to occupy the rental unit for at least 12 months. This notice does not apply to mobile home site tenancies.
- This notice must be received by the tenant at least **the day before the rent is due** and **at least three months before the tenancy is to end**. For example, if the tenancy is to end on September 30 and rent is due the first of the month, this notice must be received by the tenant at least by June 30.

- A landlord must serve this notice by delivering it to their tenant personally, sending it by registered mail, or by leaving it at the tenant's address **and** sending it by regular mail to the tenant's address. The landlord may serve the notice by email if they have the tenant's consent in writing.
- The notice is deemed received 5 days after it is mailed. If this notice is sent by registered mail, copies of receipts showing when it was sent and received should be kept.
- Keep a copy of this notice as well as a record of when and how it was sent and received.
- **To dispute this notice**, a person must file an Application for Dispute Resolution at the Residential Tenancies Office **within 14 days of receiving it**.
- If the person who receives this notice does not dispute it within 14 days, they are conclusively presumed to have accepted it, and the tenancy will end on the date set out in this notice.
- An error or an incorrect move-out date does not necessarily invalidate this notice. If the move-out date does not comply with the *Residential Tenancies Act*, the effective date is the earliest date that complies.
- More information is available at Yukon.ca.

Personal information is collected, used, and disclosed under the authority of section 15(a) and (c) of the *Access to Information and Protection of Privacy Act* and the *Residential Tenancies Act*. Personal information will be used for the purposes of these acts and their regulations. For more information about the collection of this information, contact the Residential Tenancies Office by email at rto@yukon.ca, mail at P.O. Box 2703, Whitehorse, YT Y1A 2C6, or by phone at 867-667-5944