



## 4-MONTH NOTICE TO END TENANCY

FOR USE WHEN A LANDLORD WILL RENOVATE OR REPAIR THE 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 <b>must vacate by 1pm</b> on this date) YYYY - MM - DD		
Reason for tenancy ending		
The landlord will complete renovations or repairs to the rental unit to meet minimum regulated standards and these renovations or repairs can only be completed if the rental unit is vacant.		
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 must carry out renovations or repairs to the rental unit to meet **minimum regulated standards** and the unit must be vacant to do this work. **The landlord must have all the necessary permits and approvals required in respect of the renovations or repairs.**
- The landlord must compensate the tenant one month's rent on or before the end date of the tenancy.
- Once the renovations or repairs are complete, the landlord must provide the tenant with the opportunity to enter into a new tenancy agreement for the rental unit.

- This notice must be received by the tenant at least **the day before the rent is due** and **at least four 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 May 31.
- A landlord must serve this notice by delivering it to the 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. Copies of the 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**, the tenant must file an Application for Dispute Resolution at the Residential Tenancies Office **within 14 days of receiving it**.
- If the tenant 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](http://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](mailto:rto@yukon.ca), mail at P.O. Box 2703, Whitehorse, YT Y1A 2C6, or by phone at 867-667-5944