(Disponible en français)

Important Information for Landlords

You can apply to end the tenancy and evict the tenant using Form L4 if:

- the tenant has not met the conditions in an order or mediated settlement, and
- the order or mediated settlement allows you to file this application.

Instructions for Form L4 are available on the LTB website at tribunalsontario.ca/ltb.

- 1. Complete all four parts of this application. Read the instructions carefully before completing the form. It is important that you correctly complete your application so that there are no delays in processing it.
 - Part 1 asks for general information about:
 - the rental unit covered by the application,
 - you (your name, etc.),
 - the tenants in possession of the rental unit,
 - any other unresolved applications that relate to the rental unit.
 - Part 2 asks for information about your previous application.
 - Part 3 asks you to select the reason for your application.
 - **Part 4** requires your signature or that of your representative, and, if you are being represented, your representative's contact information.
- 2. File all pages of the application (not including this page) with the LTB no later than **30 days** after the tenant failed to meet a condition of the mediated settlement or order.
- 3. You must also file the following documents with your application:
 - a copy of the mediated settlement or order,
 - a signed declaration or sworn affidavit that sets out which conditions the tenant did not meet and in what way the tenant did not meet these conditions.

In some cases, your declaration or affidavit must also provide additional information and this is explained in the Instructions. The LTB has developed a declaration form for you to use. It is attached to the application.

4. Contact the LTB if you have any questions or need more information.

416-645-8080

1-888-332-3234 (toll free)

tribunalsontario.ca/ltb



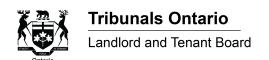
(Disponible en français)

Read the instructions carefully before completing this form. Print or type in capital letters.

PART 1: GENERAL INFORMATION

Address o	f the Rental	Unit Covered	by This A	oplication					
Street Numb		Street Name		•					
Street Type ((e.g. Street, Ave	enue, Road)	Direct	tion (e.g. East)	L	Jnit/Apt./Suite	:		
Municipality ((City, Town, etc	a.)						Prov.	Postal Code
	s Name and								
First Name((If there is more	than 1 landlord, co	mplete a <i>Scl</i>	hedule of Partie	s forn	n and file it w	th this ap	plication.)	
Last Name									
Company Na	ame (if applicab	le)							
Street Addre	ss								
Unit/Apt./Suit	te	Municipality (City,	Town, etc.)					Prov.	Postal Code
Day Phone N	lumber		Evening Pho	one Number			Fax Num	nber	
()	-	()	-		()	-
E-mail Addre	ess								

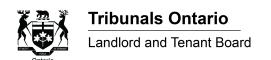
OFFICE USE ONLY	
File Number	
v. 22/03/2021	



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Tenant Names and Address

Tenant 1: Firs	t Name (If the	re are more than 2	tenants, comp	olete a <i>Schedule of Pa</i>	arties form and file	it with this a	application.)
Tenant 1: Las	t Name						
Tenant 2: Firs	t Name						
Tenant 2: Las	t Name						
Mailing Addre	ss (if it is differ	ent from the addre	ss of the rental	unit)			
Unit/Apt./Suite	;	Municipality (City,	Town, etc.)			Prov.	Postal Code
Day Phone No	umber		Evening Phone	e Number	Fax N	umber	
()	-	() -	()	-
E-mail Addres	es						
Related Ap If you or yo	_		cations that	relate to this rer	ntal unit and tl	hose appl	ications have not
been resolv File Number 1	ed, list thei	r file numbers	below.	File Number 2			
PART 2: I	NFORMAT	TION ABOUT	YOUR PR	EVIOUS APPL	ICATION		
What is the tenancy and			order or me	diated settlement	that resolved	the applic	ation to end the
				File Number			
What is	the date of	the previous ord	der or media	ited settlement?	/ dd/mr	/ m/yyyy	



(Disponible en français)

PART 3: REASONS FOR YOUR APPLICATION Shade the box next to your reason for applying to the LTB. Reason 1: I am applying for an order to end the tenancy and evict the tenant. Reason 2: The tenant did not meet a condition of the mediated settlement or order based on the previous L1 application, so I am applying for an order to end the tenancy and evict the tenant and to collect rent and other charges the tenant owes me up to the date they move out of the rental unit. and/or Reason 3: The tenant did not meet a condition of the mediated settlement or order based on the previous L2 application, so I am applying for an order to end the tenancy and evict the tenant **and** to collect compensation for damages and other charges the tenant owes me up to the date they move out of the rental unit. **Calculation of Amount Owing:** I have calculated the total amount the tenant owes me as follows: The total amount the mediated settlement or order requires \$ the tenant to pay Subtract any amounts the tenant has paid you towards the - \$ amount set out in the mediated settlement or order This is the total amount the tenant still owes from the mediated = \$ settlement or order: Add any NSF charges that came due after the date of the + \$ mediated settlement or order that the tenant has not paid If you are applying under Reason 2 above, add any rent +\$ that came due after the date of the mediated settlement or order that the tenant has not paid Total amount the tenant now owes = \$ **Current Rent:** Fill in the tenant's current rent and shade the box to show how often the tenant is required to pay rent: per month week other (specify) The current rent is \$ If you applied under Reason 3 only, then answer the following question:

Did the tenant pay the total rent for the month in which you are filing this application?

Yes

No



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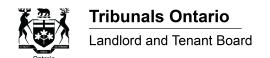
PART 4: SIGNA	TURE						
Landlord/Repres	entative's Sigr	nature					
					/ dd/r	/ mm/yyyy	
Who has signed t	he application?	Shade the b	ox complete	ely next to	your answer.		
Landlord	Legal Rep	oresentative					
Information Abo	out the Legal	Representa	tive				
First Name							
Last Name							
LSUC#	Company Nam	ne (if applicable)					
Mailing Address							
Unit/Apt./Suite	Municipality	y (City, Town, etc	c.)			Prov.	Postal Code
Day Phone Number		_	Phone Number	ſ	Fax Nu		
()	-	()	-	()	-
E-mail Address							

Collecting Personal Information

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's <u>Access to Records Policy</u> and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at <u>LTB@ontario.ca</u> or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).

Important Information from the Landlord and Tenant Board

- 1. After the landlord files this application, the LTB will normally issue an order terminating the tenancy without holding a hearing.
- 2. It is an offence under the *Residential Tenancies Act*, 2006 to file false or misleading information with the Landlord and Tenant Board.
- 3. The LTB has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the LTB website at tribunalsontario.ca/ltb or you can buy a copy from an LTB office.



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DECLARATION

Tenant failed to meet conditions of a mediated settlement or order

You must complete this	s section.				
	of the City/Town/Municipality of				
declare that:					
The tenant did not me	eet the following condition(s) of the mediated settlement or order:				
ndicate the condition(s hey were not met.	in the mediated settlement or order that were not met within the last 30 days, and how				

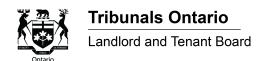
Which other parts of this declaration must you complete?

Did you select Reason #1 on the application form?

• If yes, then you must only complete Section A and Section E of this form.

Did you select Reason #2 and/or Reason #3 on the application form?

• If yes, then complete all sections of this form.



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Section B: New Rent and Charges Owing

New Rent Owing:

Complete the box below if:

- the mediated settlement or order required the tenant to pay arrears of rent, and
- since the date of the mediated settlement or order the tenant has failed to pay any of the rent that became due.

If the tenant does not owe any new rent, mark N/A in the box.

Rent From: (dd/mm/yyyy)	Period To: (dd/mm/yyyy)	Rent Charged \$	Rent Paid \$	Rent Owing \$	
1 1	1 1	•	•	•	
1 1	1 1	•	•	•	
1 1	1 1	•	•	•	
Total New Rent Arrears Owing \$					

New NSF and/or related Administration Charges Owing:

Since the date of your mediated settlement or order, have you incurred NSF cheque charges because of cheques given to you by the tenant? If yes, complete the following section.

If you have not incurred NSF cheque charges, mark N/A in the box.

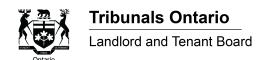
Cheque Amount \$	Date of Cheque dd/mm/yyyy	Date NSF Charge Incurred dd/mm/yyyy	Bank Charge for NSF Cheque \$	Landlord's Administration Charge \$	Total Charge \$
•	1 1	<i>I I</i>	•	•	•
•	1 1	I I	•	•	•
•	1 1	I I	•	•	•
Total NSF Related Charges Owing \$					

Attach additional sheets if necessary.

Section C: Information about the Rent Deposit

Complete this section if you collected a rent deposit from the tenant and you are still holding that deposit. If you are not holding a rent deposit from the tenant, mark N/A in this section.

The amount of rent currently on deposit: \$	•				
The date the rent deposit was collected:	/ / / dd/mm/yyyy				
The last period for which interest on the rent deposit was paid:	/ / / dd/mm/yyyy	to	/	/ d/mm/yyyy	



(Disponible en français)

Section D: Information about the Mediated Settlement or Order

Amounts Owing in the Medi Fill in the following information			e mediated s	ettlement or	order.	
Date of the mediated settleme		/ / / / / / / / / / / / / / / / / / /	'VV			
Total amount of rent arrears mediated settlement or order the tenant was required to part	er : (Do not include any oth		\$		•	
These rent arrears cover the	/ / / / dd/mm/yy	ууу				
Total amount of compensation for damages tenant was required to pay in the mediated settlement or order:						
Amount tenant was required to pay for NSF charges: \$						
Amount tenant was required to pay for the fee for previous application: \$						
Payments Received: Record all payments the tena out in the mediated settlemen	<u> </u>	-	e tenant did ı	not make any	of the pa	ayments set
Date the Payment was made dd/mm/yyyy	Amount of Payment \$		What the	e Payment wa	s for	
/ / / dd/mm/yyyy	•	Arrears Rent	NSF Damages	NSF Adm	nin Charge	App. Fee
/ / / dd/mm/yyyy	•	Arrears Rent	NSF Damages	NSF Adm	nin Charge	App. Fee
/ / / dd/mm/yyyy	•	Arrears Rent	NSF Damages	NSF Adm	nin Charge	App. Fee
/ / / dd/mm/yyyy	•	Arrears Rent	NSF Damages	NSF Adm	nin Charge	App. Fee

* Note: NSF charges cannot exceed the actual amount charged by the financial institution. NSF Administration Charges

cannot exceed the prescribed amount. The application fee cannot exceed the actual cost of the application. See the instructions for more detailed information.



Delivery Method: On Person

Mail

Courier

○ Email

○ E-file

○ Fax

Landlord's Application to End a Tenancy and Evict a Tenant Tenant failed to Meet Conditions of a Settlement or Order FORM L4

(Disponible en français)

Section E: Signature				
To the best of my knowledge, the information in this form is complete and accurate. I understand that it is an offence under s.234 of the <i>Residential Tenancies Act, 2006</i> to file false or misleading information in this form. Name				
Signature	Date (dd/mm/yyyy)			
OFFICE USE ONLY:				

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