

## Termination Notice - Standard

RTA 2018: Section 18

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Landlords and tenants may terminate a rental agreement as long as the required notification form and notice period has been issued. The termination notice form and content required is provided below. A termination notice must be fully completed and signed in the appropriate form identified below and located in Appendix A of the Guide for Landlords and Tenants.




**Form: [Tenant's Notice to Terminate – Standard](#)**  
**Form: [Landlord's Notice to Terminate – Standard](#)**

The following provides a summary of the notice requirements to terminate an agreement without cause.

Standard Termination Notice Requirements		
Type of Agreement	Notice Period Tenant to Landlord	Notice Period Landlord to Tenant
Week to week	<ul style="list-style-type: none"> <li>Not less than 7 days before the end of the rental period.</li> </ul>	<ul style="list-style-type: none"> <li>Not less than 4 weeks before the end of the rental period.</li> </ul>
Month to Month	<ul style="list-style-type: none"> <li>Not less than 1 month before the end of the rental period.</li> </ul>	<ul style="list-style-type: none"> <li>Not less than 3 months before the end of the rental period.</li> </ul>
Fixed Term (6 to 12 months)	<ul style="list-style-type: none"> <li>Not less than 2 months before the end of the fixed term specified in the rental agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Not less than 3 months before the end of the fixed term specified in the rental agreement.</li> </ul>

**Notice Period**

The notice period must include the full rental period(s) as identified in the *Residential Tenancies Act*. For example, if a notice period requires “*not less than one month before the end of the rental period*” and rent is paid on the 1<sup>st</sup> of April, a termination notice must be issued **before** April 1<sup>st</sup> to terminate an agreement on April 30<sup>th</sup>. A termination notice issued on March 15<sup>th</sup> indicating they will vacate the premises by April 14<sup>th</sup> would not be valid because it does not include the full rental period required. A termination notice issued on March 15<sup>th</sup> would be valid for the tenants to vacate the premises on April 30<sup>th</sup>.

March 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				\$ 1	2	3
4	5	6	7	8	9	10
11	12	13	14	 15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
April 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
\$ 1	2	3	4	5	6	7
8	9	10	11	12	13	 14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	 30					