Skip the Months of Waiting. Cash-for-Keys Gets Your Unit Back Faster.

Private
NEGOTIATED AGREEMENT

A voluntary agreement where a tenant agrees to move out in exchange for payment. The landlord and tenant set their own timeline instead of waiting on the LTB.

COMMON PITFALLS

- The full amount paid upfront, before the tenant has moved out
- Verbal agreements without anything in writing
- Assuming a verbal deal is enforceable
- Not every tenant named on the lease signing the agreement

WHY LANDLORDS CONSIDER IT

- Sets a timeline outside of the LTB queue
- Resolves the tenancy privately rather than through a hearing
- Can clear the way for a sale on the landlord's own schedule
- May reduce wear-and-tear and damage risk associated with a longer tenancy

WHAT A CASH-FOR-KEYS ARRANGEMENT TYPICALLY INVOLVES

- A written offer outlining terms
- Agreement from the tenant to the terms offered
- Written terms covering the move-out date, payment amount, and condition of the unit
- A signed Form N11 (Agreement to End the Tenancy)
- A process for enforcement if either side doesn't follow through

GOOD TO KNOW: A cash-for-keys agreement is typically documented with a signed Form N11, which is distinct from an order issued by the LTB.

$2K–$5K
TYPICAL TORONTO RANGE

Form N11
SETTLEMENT DOCUMENT

Voluntary
NOT AN LTB ORDER

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