



Selling or Moving In? Don't Let One Mistake on the N12 Blow the Deal.

60

DAYS MIN. NOTICE

 This notice applies when a landlord, an immediate family member, or a purchaser (an individual, not a corporation) intends to move in. Ontario law requires at least 60 days' notice with one month's rent (or a comparable unit) in compensation, or 120+ days' notice ending on the last day of a rental period, which under Bill 60 removes the compensation requirement entirely.

 **BILL 60 NOTE, IN FORCE SINCE SEPT. 21, 2026:** Under Bill 60, one month's compensation is no longer required when 120+ days' notice is given, provided the termination date lands on the last day of a rental period. Under 120 days, compensation is still required.

⚠ COMMON REASONS N12S ARE CHALLENGED

- ✗ Served before a firm Agreement of Purchase and Sale is signed
- ✗ Incorrect compensation amount, or none paid, on a notice under 120 days
- ✗ Less than 60 days' notice given — the legal floor under either option
- ✗ The buyer is a corporation — only an individual can be named on an N12
- ✗ No affidavit of intended occupant filed with the L2

✓ WHAT THE LAW REQUIRES

- ✓ A firm sale agreement is generally required before a purchaser N12 can be used
- ✓ Two options exist: 60 days' notice with one month's rent (or comparable unit) in compensation, or 120+ days' notice with no compensation required
- ✓ The LTB publishes the current version of the N12 form
- ✓ An affidavit of intended occupant must accompany the L2 application

🕒 THE GENERAL TIMELINE

- 1 Under 120 days' notice, compensation (one month's rent or a comparable unit) is owed by the termination date
- 2 Under 120+ days' notice ending on the last day of a rental period, no compensation is owed
- 3 The affidavit of intended occupant accompanies the L2 application
- 4 The occupant is expected to move in within a reasonable time; failing to do so can create bad-faith exposure

 **GOOD TO KNOW:** Under the Act, if the landlord or purchaser doesn't move in within a reasonable time, or the unit is re-rented within one year, the tenant may file a T5 claim.



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