

Rent Is Late. One Wrong Move on the N4 Can Cost You Months.

7
DAYS MINIMUM NOTICE

 Rent is unpaid, even if it's one day late. As of September 21, 2026, the N4 is a 7-day notice to pay in full or move out (RTA s.59, as amended by Bill 60).

 **BILL 60 NOTE, IN FORCE SINCE SEPT. 21, 2026:** Bill 60 shortened the N4 notice period from 14 days to 7, for any N4 served on or after September 21, 2026. If you're working from older guidance that still says 14 days, it's out of date.

COMMON REASONS N4S ARE DISMISSED

-  Notices that include utilities, NSF fees, or parking charges in addition to rent
-  A termination date shorter than the statutory 7-day minimum
-  A landlord name on the notice that doesn't match the name on the lease
-  No Certificate of Service on file
-  An L1 application filed before the termination date has passed

WHAT THE NOTICE MUST INCLUDE

-  Rent must be officially in arrears before a notice can be served
-  Only unpaid rent, calculated to the date of the notice, can be claimed — not fees or charges
-  The LTB publishes the current version of the N4 form, updated periodically
-  Accepted methods of service include personal delivery, posting on the door, or mail (which adds 5 days under the regulations)
-  A Certificate of Service records how and when a notice was delivered

THE GENERAL TIMELINE

- 1** The 7-day termination window must pass before the next stage of the process
- 2** If the tenant pays the arrears in full before the termination date, the notice becomes void
- 3** If rent remains unpaid, an L1 application may be filed once the termination date has passed
- 4** L1 applications are generally filed together with the notice, Certificate of Service, lease, and rent ledger
- 5** Hearing wait times are currently running 4 to 6 months

 **GOOD TO KNOW:** If a tenant pays the arrears in full before the termination date, the N4 becomes void under the Act.



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