



YUKON
RESIDENTIAL
TENANCIES
OFFICE

3-MONTH NOTICE TO END TENANCY FOR YEARLY TENANCY

Can be used by **both** Landlord and Tenant

Note: Does **not** apply to monthly or weekly tenancies

PERSON GIVING NOTICE: NAME(S) of LANDLORD or TENANT (full names as shown on the tenancy agreement).

RENTAL UNIT ADDRESS (this is also the address where this document will be either given personally or left for and mailed to the tenant for service) *Note:* If mailed (registered or regular mail), the notice is considered served 5 days after mailing.

SERVICE ADDRESS (if different from above)

PERSON RECEIVING NOTICE: NAME(S) of LANDLORD or TENANT (full names as shown on the tenancy agreement).

DATE TENANCY ENDS (the tenant must be completely moved out no later than **1pm** on this date).

SIGNATURE of TENANT or LANDLORD (OR LANDLORD'S AGENT)

_____ Date: _____

The notice must be served no later than the day **before** rent is due under the tenancy agreement to start the three months clock. [Example: If rent is due July 1, the three months notice would have to be served on or before June 30 and the months of July, August and September would represent the three months notice period. Thus the tenancy would end September 30].

INFORMATION FOR TENANTS or LANDLORDS WHO RECEIVE THIS NOTICE TO END TENANCY

You have the right to dispute this Notice within 10 days of service by filing an Application for Dispute Resolution at the Residential Tenancies Office. (*Note:* only valid reasons under the *Residential Landlord and Tenant Act (RLTA)* will be considered) If you do not file an Application for Dispute Resolution within 10 days, you are presumed to have accepted the notice and must move out of the rental unit by the date set out in this notice (you can move out sooner).

INFORMATION FOR LANDLORDS WHO WANT TO END A TENANCY

If the tenant fails to move out of the rental unit, you can apply to the Residential Tenancies Office for an Order of Possession and reasonable compensation.

If the tenant applies to dispute this Notice, you can attend the tenant's hearing and ask for an Order of Possession.

INFORMATION FOR BOTH LANDLORDS AND TENANTS

- Keep copies of all Notices to End Tenancy and record each date and how the Notice was given or received.
- An error in this Notice or an incorrect move-out date on this Notice does not necessarily make it invalid. If the move-out date does not comply with the *RLTA*, the effective date is the earliest date that complies with the *RLTA*.
- More information is available online: www.rto.gov.yk.ca