

FORM 4 (A) EVICTION NOTICE

Tenants have ten (10) days to dispute this Eviction Notice

TO: _____

(Tenant)

I give you notice of termination of the tenancy agreement of the residential unit located at:

you must vacate on or before the effective date of _____ day of _____, 20 ____.

I am terminating our tenancy agreement for the following reason(s):

- (a) _____ You have not paid your rent in the amount of \$_____,
[YOU ARE ADVISED OF YOUR RIGHT TO INVALIDATE THE RENT PORTION (a) OF THIS NOTICE BY PAYING ALL RENT DUE WITHIN TEN (10) DAYS OF RECEIVING THIS NOTICE].
- (b) _____ You have not paid the security deposit;
- (c) _____ You are repeatedly late in paying rent;
- (d) _____ You have permitted an unreasonable number of occupants in the rental unit;
- (e) _____ You or someone you have allowed on the property have disturbed or endangered others;
- (f) _____ You or someone you have allowed on the property have engaged in illegal activity on the property;
- (g) _____ You or someone you have allowed on the property has caused damage to the rental unit;
- (h) _____ You have not repaired damage to the rental unit;
- (i) _____ You have failed to comply with a material term of the tenancy agreement;
- (j) _____ You have sublet the rental unit without the landlord's consent;
- (k) _____ You have knowingly given false information about the rental unit;
- (l) _____ There is an order requiring the rental unit to be vacated;
- (m) _____ Our employment relationship has ended.

Date: _____
(Day/Month/Year)

Landlord Signature: _____

Landlord Name (print only): _____

Landlord Tel & Email address (print only): _____

The effective dates are:

- For reason (a), at least twenty (20) days from the date of service of notice;
- For reasons (b) - (m), inclusive, at least one (1) month from the date of service of notice AND the day before rent is payable under the tenancy agreement

Permitted Types of Service / Substituted Service:

1. Hand delivered / Personally delivered*;
2. Mailing by registered or ordinary mail;
3. E-mail;
4. Posting the document to the front door of the rental unit.