

Landlord's Notice to Tenant

TERMINATION OF TENANCY FOR SUBSTANTIAL BREACH

(14 Day Notice) *

See section 29(1) of the *Residential Tenancies Act*

TO: **WILLIE NILLIE AND PETER PAN**

ADDRESS: **BASEMENT, 12345 - 45 STREET, EDMONTON, AB T7T 7T7**

I give you notice on April 3, 2010 that the tenancy between me as landlord and you as tenant for **Basement, 12345 - 45 Street, Edmonton, AB** is terminated on **Monday, April 21, 2010**. You must vacate the premises by 12:00 o'clock noon, April 21, 2010.

Comment [Z1]: If posted: must be in conspicuous place (not under door or in envelope). See RTA Sec 57.

Comment [Z2]: Notice applies only to Tenants. NOT unauthorized persons - See RTA sec. 33 & 36.

Comment [Z3]: Identify only acknowledged Tenants who are legally responsible for rent.

Comment [Z4]: Address including postal code.

Comment [Z5]: Ensure address is correct and in full.

Comment [Z6]: Termination Dates in full.

Section 20(1) of the *Residential Tenancies Act* states that a tenancy terminates at 12 noon on the last day of tenancy unless the landlord and tenant agree to a different time.

The tenancy is being terminated for the following reason(s), the tenant has:

Comment [Z7]: Select Reasons for Termination.

- not paid the rent when due as of the date of notice in the amount of \$540.00 and any additional rent that may become due during the notice period in the amount of \$950.00.
- interfered with the rights of the landlord and/or other tenants in a significant manor in the premises, the common areas or the property of which they form a part.
- performed illegal acts or carried on an illegal trade, business or occupation in the premises, the common areas or the property of which they form a part.
- endangered persons or property on the premises, the common areas or the property of which they are a part.
- done or permitted significant damage to the premises, the common areas or the property of which they are a part.
- failed to maintain the premises and any property rented with it in a reasonably clean condition.
- OTHER (Please specify)
- Please give particulars: Failure to pay rent; Failure to pay rent when due on a continuous basis.**

Comment [Z8]: (Where applicable). Set out separately (1) rent due as of date of notice and (2) rent coming due during notice period.

Payment of rent must be submitted by MONEY ORDER or CERTIFIED CHEQUE ONLY to the below address.

Comment [Z9]: Optional detail.

- **NOTE: If the notice is for non-payment of rent, the tenancy will not be terminated if, on or before the termination date specified in the notice, the tenant pays the rent due and any additional rent that has become due under the Residential Tenancy Agreement as of the date of the payment.**

DATED THIS 3rd DAY OF April, 2010.

Comment [Z10]: Where additional breaches have occurred, payment of rent arrears does not invalidate notice.

(Signature of Landlord / Agent)

Address of Landlord's Agent:
Do Good Management
12345 - 68 Street, Edmonton, AB

Comment [Z11]: Where breach is non-payment of rent, this clause is mandatory - See Sec. 29(3).

(Print Name of Landlord / Agent)

Phone: 780.785.1246

Comment [Z12]: Date in full.

- **IMPORTANT: This notice must be served at least 14 clear days before the date of termination. You do not count the date of service or the date of termination. These two days are in addition to the 14 days of this notice.**

Comment [Z13]: Insert Name & Signature. Include full contact details.

Time: _____ am/pm
Date: _____ Month/Day/Year
Method of Service (Posted / Personal): _____

Comment [Z14]: Recommended detail.