



STAUTW First Nation
NOTICE TO END A RESIDENTIAL TENANCY

Note: This form is used by a landlord to end a residential tenancy. It must be served by the landlord on the tenant in accordance with the rules for service outlined on this form. A tenant who wishes to end a residential tenancy is not required to use a form.

(PLEASE PRINT CLEARLY AND LEGIBLY)

A. TO THE TENANT(S):

Full Name of Tenant(s):	Home Phone:	Business Phone:
Full Name of Tenant(s):	Home Phone:	Business Phone:
Address: (suite, or pad number, street, city, B.C., postal code and park name)		
Email Address of the Tenant:		

B. FROM THE LANDLORD:

Full name of Landlord:	Home Phone:	Bus. Phone:
Address: (suite or pad number, street, city, B.C., postal code)		
Email Address of the Landlord:		

C. THE NOTICE: (See reasons and time limits for notice on attached Schedule)

I, the landlord, am hereby giving you _____ days / months notice pursuant to section _____ of the *STAUTW First Nation Residential Tenancy Law* to vacate and give up possession of the residential premises located at:

Address: suite or pad number, street, city, BC, postal code)	End of Tenancy (mmm/dd/yyyy)	
Print landlord or agent name:	Signature of landlord or agent:	Date: (mmm/dd/yyyy)

D. REASON FOR THE NOTICE (landlord must complete and attach the schedule corresponding to the reason for notice and section of the Law being cited in this section):

This Notice to end tenancy is given for:

pursuant to section _____ of the *STAUTW First Nation Residential Tenancy Law*.

E. Tenant's Right to Dispute:

- A tenant receiving a Notice to End Residential Tenancy from the landlord may apply to the Administrator to have the Notice set aside under Part 8 of the *STAUTW First Nation Residential Tenancy Law*.
- An application to dispute must be made by the tenant within the time limits specified in the *Law* and as indicated in the attached schedule.
- If no such application is made within the time permitted, the end of the tenancy will be deemed to have been accepted by the tenant on the date established by the notice.

END OF TENANCY NOTICE INFORMATION SHEET FOR TENANT(S)

A tenant who wishes to end a residential tenancy must give the landlord notice in writing, but no special form is required. The tenant's written notice must include: the address of the premises being rented; the date the tenancy agreement will end; and the signature of the tenant. You should also include the date you signed the written notice

If your landlord has given you a Notice to End Residential Tenancy under section 7.37 of the *STAUTW First Nation Residential Tenancy Law*, and you wish to leave early, you may give the landlord 10 days' written notice specifying the date you intend to vacate the premises. You must pay any required rent for the period of time you will remain in the premises. After you vacate the premises, the landlord should refund any excess rental payment.

If you disagree with the landlord's reasons for ending the tenancy, you may apply for dispute resolution under Part 8 of the *STAUTW First Nation Residential Tenancy Law* and may seek an order setting the notice to end aside. This order may be made by an arbitrator designated by the Administrator.

To apply for an arbitrator's order, you must:

- Review the time frame allowed for disputes in the *STAUTW First Nation Residential Tenancy Law* and on your Notice.
- Obtain an Application for Dispute Resolution form.
- Complete the form and present it to the Administrator along with a copy of the Notice to End Residential Tenancy and \$[insert amount] filing fee.
- Serve the landlord with a copy of the Application for Dispute Resolution within three (3) days of filing. *Do not provide to the landlord until it has been filed.*

END OF TENANCY NOTICE INFORMATION SHEET FOR LANDLORD(S)

It is against the law for a private landlord to physically evict a tenant, change the locks or seize personal goods for non-payment of rent without an arbitrator's order.

Keep copies of all Notices to End a Residential Tenancy served upon the tenant and record each date of service

If the tenant fails to vacate the premises or if you believe the tenant does not intend to vacate the premises and the applicable time period for the tenant to dispute has expired, you may apply to the Administrator to have an Arbitrator issue an Order of Possession pursuant to Part 8 of the *STAUTW First Nation Residential Tenancy Law*.

If you are providing notice under section 7.37 of the Law, there is no right or appeal for the tenant; however, you are obligated to compensate the tenant under this section. If you have ended tenancy in a rental unit for the purpose of demolition, you may be required to pay the tenant additional compensation if the demolition or renovations do not take place in the timeframe outlined in the original notice. If you are the landlord under a Manufactured Home Site tenancy agreement and you have ended the tenancy with a notice under section 7.37, you must, provide the tenant with twelve months' notice and must pay to the tenant an amount equivalent to 12 months' rent. If you provided notice to convert a Manufactured Home Site and have failed to do so within the timeframe prescribed in the initial notice, you may be required to pay additional compensation.

Section	Reason	Minimum effective date of Notice
s.7.14 & 15	Illegal activity	7 days after service.
s.7.7	Non-payment	10 days after service.
s.7.13	Cause	1 month after service.
s.7.37	Landlord use	2 months after service or term of fixed contract.
s.7.13(c)	Over occupation when due to a new child	9 months after service.
s.7.37(i)	Converting Manufactured Home Site	12 months after service.
s.7.37(h)	Demolition of unit	2 – 6 months as set by <u>STAUTW</u> First Nation Council

FOR MORE INFORMATION

TSAWOUT FIRST NATION WEBSITE: <http://tsawout.com/departments/housing>

Or contact the Administrator at:

STAUTW First Nation
Saanichton, BC V8M 2C3

Phone: (250) 652-9101

Fax: (250) 652-9114

Email: [\[insert email address\]](#)