Yukon

14-DAY NOTICE TO END TENANCY WITH CAUSE

Information of person receiving notice (landlord or tenant)

Full name(s) as shown on the tenancy agreement

Address

Unit # (optional)	Street address	
City or town	Province or territory	Postal code
Phone	Email	

Information of person giving notice (landlord or tenant)

Full name(s) as shown on the tenancy agreement

Address

Unit # (optional)	Street address	
City or town	Province or territory	Postal code
Phone	Email	

Rental unit address

Unit # (optional)	Street address	
City or town	Province or territory	Postal code

Date tenancy ends (the tenant **must vacate by 1pm** on this date)

Y Y Y Y - M M - D D

Reason for tenancy ending

_____   Y Y Y Y - M M - D D

Signature of person giving notice   Date

- This notice may be used by either **a tenant or a landlord** to end a fixed-term or periodic tenancy.

- This notice to end the tenancy may only be used if there has been a significant breach of the tenancy agreement or the *Residential Tenancies Act*. Note that if the reason for ending the tenancy is for non-payment of rent, the landlord must first issue a notice of unpaid rent and cannot issue a notice to end the tenancy unless rent remains unpaid five days after the tenant receives the written notice of unpaid rent.

- This notice must be received at least 14 days before the tenancy is to end. For example, if a person receives this notice on May 6, the tenancy must not end before 1pm on May 20.

- A **tenant** must serve this notice on a **landlord** by either delivering it to the landlord personally or by mailing it to the landlord at their service address. The tenant may serve this notice by email if they have the landlord's consent in writing.

- A **landlord** must serve this notice on a **tenant** by delivering it to the tenant personally, sending it by registered mail, or by leaving it at the tenant's address **and** by sending it by regular mail to the tenant's address. The landlord may serve this notice by email if they have the tenant's consent in writing.

- This notice is deemed to have been received 5 days after it was mailed. If this notice is sent by registered mail, a copy of the receipts showing when it was sent and when it was received should be kept.

- Keep a copy of this notice as well as a record of when and how it was sent and received.

- **To dispute this notice**, a person must file an Application for Dispute Resolution at the Residential Tenancies Office **within 7 days of receiving it**.

- If the person who receives this notice does not dispute it within 7 days, that person is conclusively presumed to have accepted it. In that case, the tenancy must end on the date set out in this notice – unless the landlord and tenant agree otherwise in writing.

- An error or an incorrect move-out date does not necessarily invalidate this notice. If the move-out date does not comply with the *Residential Tenancies Act*, the effective date is the earliest date that does comply.

- More information is available online at Yukon.ca.