3-MONTH NOTICE TO END TENANCY

FORM FOR USE **ONLY** WHEN LANDLORD OR FAMILY WILL OCCUPY THE UNIT

Person receiving notice (landlord or tenant)
Full name(s) as shown on the tenancy agreement
Service address (address where the landlord or tenant is to receive this notice)
Rental unit address

Person giving notice (landlord or tenant)
Full name(s) as shown on the tenancy agreement
Service address of the person giving notice (may include email address)

Date tenancy ends (the tenant must be completely moved out no later than **1pm** on this date) Y Y Y Y / M M / D D

This notice is being served because the landlord or immediately family member will occupy the unit.

Signature of tenant or landlord (or landlord's agent)	Date
	Y Y Y Y / M M / D D

- This notice may be used by a **landlord** to end a **yearly tenancy** only when the landlord or immediate family will be **occupying the unit**. This notice does not apply to weekly, monthly, or fixed term tenancies.
- To put this notice into effect, it must be received at least the **day before the rent is due** and at least **three months before the tenancy is to end**. For example, if a person wanted to end a yearly tenancy on September 30 and rent is due the first of the month, this notice would have to be received by the other party at least by June 30.
- 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.
- 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.
- 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.
- Please 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 10 days of receiving it.**
- If the person who receives this notice does not dispute it within 10 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 RLTA, the effective date is the earliest date that does comply.
- More information is available online at Yukon.ca