

## Termination Notice – Special Circumstance

RTA 2018: Section 18

In special circumstances, a tenant is permitted to terminate the rental agreement with one month's notice. Like the example given above, this notice must include a full rental period.

Termination without Cause Notice Requirements		
Special Circumstance	Notice Period Tenant to Landlord	Other Requirements
Tenant has reduced income due to ill health.	<ul style="list-style-type: none"> <li>Not less than 1 month before the end of the rental period.</li> </ul>	<ul style="list-style-type: none"> <li>Tenant must provide evidence of tenant's reduced income.</li> </ul>
Person subsidizing tenant's rent becomes ill and no longer able to subsidize tenant's rent.		<ul style="list-style-type: none"> <li>Tenant must provide evidence of supporting person's ill health.</li> </ul>
Tenant is required to live with an ill family member.		<ul style="list-style-type: none"> <li>Tenant must provide evidence of family member's ill health.</li> </ul>
Tenant is admitted to a nursing home or similar facility as a permanent resident.		<ul style="list-style-type: none"> <li>Tenant must provide evidence of the tenant's admission to the nursing home or other similar facility.</li> </ul>
Tenant dies.		<ul style="list-style-type: none"> <li>Estate administrator must provide evidence of tenant's death.</li> </ul>

The termination notice must be fully completed and signed in the appropriate form identified below and located in Appendix A of the Guide for Landlord and Tenants.

**Form:** [Tenant's Notice to Terminate Early – Special Circumstance](#)