

NOTICE OF ENTRY

Date of Service: _____ Time: _____ am/pm

Name of Tenant(s):

Name of Landlord(s) or Landlord's Agent:

According to **Section 27** of the *Residential Tenancies Act, 2006*, I, the undersigned, hereby give you written notice that I shall exercise my right to enter the rental premises known as:

Address of the rental unit _____

on _____ between _____ am/pm and _____ am/pm.

Reason for Entry (please review the reasons for entry permitted under **section 27** of the **RTA**) and specify your reason for entering the rental unit below:

Please be advised that photos of the rental unit may be taken at the time of entry.

You are not required to be there at the time of entry as I do not wish to inconvenience you. However, it is your right to stay in the unit if you wish.

Please feel free to call the Rental Housing Enforcement Unit of the Ministry of Housing at 416-585-7214 or 1-888-772-9277 if you have questions or concerns with respect to entry.

Thank you,

Signature of Landlord or Landlord's Agent



Information for Landlords REASONS FOR ENTRY

When can a landlord enter the rental unit? Section 27 of the *Residential Tenancies Act, 2006* defines the reasons and circumstances a landlord may enter the rented premises and establishes specific notice requirements to inform tenants of the entry.

Entering with Notice - A landlord may enter a rental unit after giving written notice to the tenant at least **24 hours before the time of entry**.

The written notice must specify the reason for entry, the day of entry and a time of entry between 8 am and 8 pm. The landlord **MUST** provide a window of time for entry indicating the time frame when the landlord will be entering the unit (approx. 2 hours, i.e. 2-4 pm).

Reasons for Entry - One of the reasons below must be specified in the Notice of Entry:

1. To carry out a repair or replacement or do work in the rental unit.
2. To allow a potential mortgagee or insurer of the residential complex to view the rental unit.
3. To allow for the physical inspection of the rental unit by a qualified person to satisfy a requirement imposed under subsection 9(4) of the *Condominium Act, 1998*.
4. To carry out inspection of the rental unit, if,
 - i) the inspection is for the purpose of determining whether the unit is in a good state of repair and fit for habitation and complies with health, safety, housing and maintenance standards, consistent with the landlord's obligation under subsection 20(1) or section 161, and
 - ii) it is reasonable to carry out the inspection.
5. For any other reasonable reason for entry specified in the tenancy agreement.

Entry for Showing to Prospective Purchasers - There are specific rules when showing a rental unit to prospective purchasers. A landlord or a broker or salesperson registered under the *Real Estate Business Brokers Act, 2002*, who has the written authorization of the landlord may enter a rental unit according to written notice given to the tenant at least **24 hours before the time of entry** to allow a potential purchaser to view the rental unit.

The written notice must specify the reason for entry, the day of entry and a time of entry between 8 am and 8 pm. Remember, the notice must also include a window of time for the entry (i.e. 2-4 pm).