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N4 – Rent Arrears and Eviction

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What is a rental period?

A lease may start on the first of the month, the 15th of the month, or any other day agreed upon by the parties.

The day your lease commences determines your rental period. If, for instance the lease starts on the 3rd of January, rent will be due on the 3rd of February, unless otherwise specified. A year long lease would run from January 3, 2020 until January 2, 2021. If you need to issue eviction paperwork, your rental period would be January 3 to February 2.

Was rent not paid the day it was due?

If your tenants are withholding rent, or are part of a rent strike, our office can assist you in drafting and serving the paperwork necessary to commence the eviction process.

Due to the COVID-19 outbreak, the rules have changed. It is now more important than ever that your paperwork be completed by a professional if you want to successfully evict your tenant when the stay on evictions is lifted.

Paralegals in our office continue to work from home conducting video chat and telephone meetings with clients during the coronavirus outbreak.

While this provides a brief overview, the law can be very complex, and many aspects are case specific. If you have an issue, call a paralegal at Cochrane Moore LLP in Oshawa for a free consultation.

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Last updated March 26, 2020