

Form 8 (b)
The Residential Tenancies Act, 2006
(Section 60)

NOTICE TO VACATE

To _____

of _____

in the City/Town of _____, in the Province of Saskatchewan.

I hereby give you notice to deliver up possession of the above described premises that you hold of me as tenant, on the _____ day of _____, 20 ____ OR on the last day of the period of your tenancy next following the giving of this notice.

The reason for giving this notice is as follows: (check off applicable)

A landlord who is an individual may end a periodic tenancy respecting a rental unit if the landlord or a close family member or friend of the landlord intends in good faith to occupy the rental unit.

A landlord that is a family corporation may end a periodic tenancy respecting a rental unit if an individual owning voting shares in the corporation, or a close family member or friend of that individual, intends in good faith to occupy the rental unit.

A landlord may end a periodic tenancy respecting a rental unit if:

- a) the landlord enters into an agreement in good faith to sell the rental unit;
- b) all the conditions on which the sale depends have been satisfied; and
- c) the purchaser asks the landlord, in writing, to give notice to end the tenancy on one of the following grounds:
 - i. the purchaser is an individual and the purchaser, or a close family member or friend of the purchaser, intends in good faith to occupy the rental unit;
 - ii. the purchaser is a family corporation and an individual owning voting shares in the corporation, or a close family member or friend of that individual, intends in good faith to occupy the rental unit.

A landlord may end a periodic tenancy respecting a rental unit if the landlord has all the necessary permits and approvals required by law, and intends in good faith, to do any of the following:

- a) demolish the rental unit;
- b) renovate or repair the rental unit in a manner that requires the rental unit to be vacant;
- c) convert the residential property to condominiums pursuant to *The Condominium Property Act, 1993*;
- d) convert the residential property into a continuing housing co-operative as defined in *The Co-operatives Act, 1996*;
- e) convert the rental unit for use by a caretaker, manager or superintendent of the residential property;
- f) convert the rental unit to a non-residential use.

Dated at _____ in the Province of Saskatchewan, this _____ day of _____, 20 _____

(Signature of Landlord and/or Agent)

(Name of Landlord/Agent – Please Print)

(Address of Landlord – Please Print)

8 (b) notice.

"If a Tenant disagrees with the Notice to Vacate, they must provide written notice to the landlord disputing the notice within 15 days of receipt of the Notice to Vacate or they are deemed to have accepted that the tenancy ends. A tenant may also agree to the termination and end the tenancy earlier on 10 days' written notice. A tenant can seek compensation if they move and the landlord does not proceed as stated"

DISPUTE NOTICE TO LANDLORD'S CLAIM TO END TENANCY

I/We, _____ tenant/s of the landlord,
_____ hereby dispute the termination notice served on us by the
landlord.

The landlord must apply to the Office of Residential Tenancies for a hearing to resolve the dispute

Date: _____

Tenant's Signature: _____

Evictions requiring Notice of One Calendar Month

1. Complete **Form 8, 8a or 8b – NOTICE TO VACATE**, (whichever form applies to your situation) and keep a copy.
 2. Serve the tenant, which means get a copy to the tenant by either:
 - a. Handing it directly to the tenant (personal service)
- OR -**
- b. Both taping a copy to the front door and mailing a copy to the tenant through the post office (you can not just put it in their mailbox)

Tenants must get notice before the end of a calendar month to be effective at the end of the following month.

Personal service is always better, as the person who delivered the notice directly knows and can say that the tenant got the notice. Notices served by posting on the door and mailing are effective when the tenant actually gets the notice. Mail is deemed to be delivered three days after it is posted, if delivery is not disputed.

If the tenant doesn't dispute the reason for eviction within 15 days, the tenant is deemed to have accepted the notice to vacate and must move out. You may apply for a possession order based on an undisputed notice to vacate. You can apply before the end of the tenancy if you are concerned that the tenant won't move out, or wait until after the termination date to see if the tenant leaves.

If the tenant disputes the notice to vacate, the tenant must complete the dispute notice at the bottom of the form and return it to you within 15 days. If the tenant does so, the notice to vacate is of no force or effect unless you apply for a possession order and establish the validity of the reason for the notice to vacate at a hearing.

With your application, provide:

1. a copy of the **notice to vacate** to show exactly what was given to the tenant, and
2. a **certificate of service**, signed by the person who served the tenant, and completed to say how the tenant was served with the notice to vacate.

The Office will schedule a hearing and provide you with a notice of hearing showing the time and place of the hearing. Write the same reasons for eviction on the hearing notice. Deliver a completed copy of the hearing notice to the tenant to let them know what you want, and when and where they should appear for the hearing. Serve the notice of hearing in the same manner as described above for the notice to vacate.

If the tenant does not move out as required, only court officials can actually put the tenant out. You need an order for possession that court officials will enforce.