



July 27, 2021

TO: Landlord and Tenant Board Stakeholders

FROM: Karen Restoule, Associate Chair
Lynn Dicaire, Registrar

RE: September 1 Amendments to the RTA – What to Expect

In response to amendments to the *Residential Tenancies Act, 2006* (RTA) which will take effect on September 1, 2021, the Landlord and Tenant Board (LTB) consulted on changes and additions to its forms and instructions, interpretation guidelines and Rules of Procedure.

Consultations were open from January 19 to February 5, 2021. During the consultation period, the LTB received 24 written responses from landlord organizations, tenant organizations, legal representatives and individuals.

We read and carefully considered all the submissions. The feedback we received has helped us to make changes that better meet the needs of tenants, landlords and their representatives. We have captured those changes in a [“What We Heard”](#) document, now posted to the [Consultations page](#) of the Tribunals Ontario website.

We want to take this opportunity to remind everyone of the changes to expect on September 1, 2021. The backgrounder [September 1, 2021 Amendments to the Residential Tenancies Act](#), provides an overview of those changes.

Here at the LTB, we are preparing to post new and revised materials stemming from the amendments:

New materials:

- Form L10: Application to Collect Money a Former Tenant Owes and Instructions
- Brochure: Collecting Money a Formal Tenant Owes
- Certificate of Service, Post-Tenancy
- Request to Use Alternative Service Form
- Brochure: How to Serve a Landlord or Tenant with Documents

Revised materials:

- Rules 3,4,5
- Guideline 11: Eviction for Failure to Pay Rent



Tribunals Ontario

Landlord and Tenant Board

Tribunaux décisionnels Ontario

Commission de la location immobilière

- Guideline 12: Eviction for Personal Use, Demolition, Repairs and Conversion
- Form L2: Application to End a Tenancy and Evict a Tenant and Form Instructions
- Form T5: Landlord Gave a Notice of Termination in Bad Faith and Form Instructions

The LTB will accept the current versions of the L2 and T5 forms until September 30, 2021. Beginning October 1, only the new versions of the forms will be accepted.

We will be back in touch on Wednesday, September 1 to provide links to these new materials.

The LTB would like to thank everyone who provided comments and suggestions during our consultation process. While we may not have addressed all concerns or implemented all suggestions that have been submitted, we remain committed to providing fair, effective and timely dispute resolution services to the people of Ontario. If you have any questions, please contact the Landlord and Tenant Board at LTB@ontario.ca.

Sincerely,

Karen Restoule
Associate Chair

Lynn Dicaire
Registrar