

Notice to Terminate a Tenancy at the End of the Term For
Conversion, Demolition or Repairs
Form N13

Read the instructions carefully before completing this form.

To: (Tenant's name and address) NOTICE	From: (Landlord's name and address) Marineland of Canada Inc. 7885 Stanley Avenue Niagara Falls, Ontario L2E 6X8
Address of the Rental Unit: 8223 Stanley Avenue - Site Number TOP SECRET	

**Termination
Date**

You must move out of the rental unit identified above on or before 31/08/2010
(day/month/year)

**Reason for
this Notice**

I am giving you this notice because:

- ☒ 1. I am converting the unit or complex to a non-residential use.
- ☐ 2. I intend to demolish the unit or complex.
- ☐ 3. I require the unit to be vacant in order to do repairs or renovations that are so extensive they require vacant possession and a building permit.

**Details About
the Reason
for this Notice**

The landlord must provide details about the work they are planning to do for the reason indicated above.

The landlord requires the property for the purpose of converting the property to maintenance support buildings for the theme park as certain facilities need to be relocated from their current location to enable the theme park to continue with its expansion.

Attach additional sheets if necessary.

41301



Necessary Permits

- ☐ I have obtained the necessary building permits or other authorization to convert, demolish or repair the unit.
- ☒ I will obtain the necessary building permits or other authorization to convert, demolish or repair the unit.
- ☐ No permits or other authorization are necessary in this case to convert the rental unit or complex to a non-residential use or to demolish it.

Important Information

1. **The termination date** cannot be earlier than 120 days after the date the landlord gives the tenant this notice. Also, the date must be the last day of the rental period or, if the tenancy is for a fixed term, the last day of the fixed term.
Exception: If the tenant lives in a mobile home park or land lease community and the tenant owns the mobile or land lease home, the termination date cannot be earlier than one year after the date the landlord gives the tenant this notice.
2. **If the tenant moves out by the termination date in this notice**, the tenancy will end on the termination date. The tenant may, however, terminate the tenancy on an earlier date by giving the landlord at least ten calendar days written notice.
3. **If the tenant disagrees with what the landlord claims in this notice**, the tenant does not have to move out of the rental unit. However, the landlord may apply to the Board for an order terminating the tenancy and evicting the tenant.
4. **The landlord's application to the Board:** The landlord may file their application as soon as they have given the tenant this notice. If the landlord applies, the Board will schedule a hearing. The landlord will be notified by the Board.
5. **If the landlord is giving this notice because they intend to do repairs or renovations**, the tenant has the right to move back into the unit after the work is completed. To do this, the tenant must give the landlord written notice of their intent to move back in before leaving the rental unit. They must also keep the landlord informed in writing of any change in address.
6. **If the unit is located in a residential complex that contains at least five residential units, the landlord may have to compensate the tenant.**
 - If the reason for this notice is that the landlord will be **converting or demolishing** the rental unit or complex, the landlord must give the tenant an amount equal to three months rent or offer the tenant another rental unit that is acceptable to the tenant.
 - If the reason for this notice is that the landlord will be **repairing or renovating the rental unit and the tenant does not give written notice that they will be moving back** into the rental unit once the repairs or renovations are complete, the landlord must give the tenant an amount equal to three months rent or offer the tenant another unit that is acceptable to the tenant.
 - If the reason for this notice is that the landlord will be **repairing or renovating the rental unit and the tenant has given written notice that they will be moving back** into the rental unit once the repairs or renovations are complete, the landlord must give the tenant an amount equal to three months rent or an amount equal to the rent for the period of time the rental unit will be under repair or renovation, whichever is less.



Important Information (cont'd)

- If the reason for this notice is that the landlord will be **converting, demolishing, repairing or renovating a site on which a tenant-owned mobile home or land lease community home is located**, the landlord must give the tenant an amount equal to one year's rent, or \$3,000, whichever is less.

Exception: the landlord is not required to compensate the tenant if the rental unit is located in a complex that contains less than five residential units, or if the reason the landlord is giving this notice is because the landlord has been ordered to demolish or repair the unit or complex under any Act.

7. If you have any questions about the law related to terminating tenancies and how it applies to this notice, you may contact the Landlord and Tenant Board at 416-645-8080 or toll-free at 1-888-332-3234. Or, you may visit the Board's website at www.LTB.gov.on.ca for further information.

Signature ☒ Landlord ☐ Agent

First Name

M A R I N E L A N D O F C A N A D A I N C

Last Name

Phone Number

(9 0 5) 3 5 6 8 2 5 0

Signature

I Stewart

Date (dd/mm/yyyy)

23/02/2009

Agent Information (if applicable)

Name		Company Name (if applicable)	
Mailing Address		Phone Number	
Municipality (city, town, etc)	Province	Postal Code	Fax Number

FOR OFFICE USE ONLY: File Number - FL

Delivery Method: ☐ In Person ☐ Mail ☐ Fax ☐ Courier ☐ Email

41301



February 23, 2009

Dear Tenant:

**Re: Closure of Green Oaks Mobile Home Park and
Termination of Your Site Lease**

To all of our loyal tenants who are presently leasing mobile home sites in Green Oaks Mobile Home Park, it is with great regret that we must advise you that Green Oaks Mobile Home Park will be closing permanently on August 31, 2010. As such, your site lease in Green Oaks Mobile Home Park will be terminated on that date.

Enclosed with this letter please find a Notice to Terminate a Tenancy at the End of the Term for Conversion, Demolition or Repairs. This Notice is being provided to you in accordance with section 164(1) of the *Residential Tenancies Act, 2006* (Ontario), and provides the details of the closure of Green Oaks Mobile Home Park.

Also, please note that in accordance with section 164(2) of the *Residential Tenancies Act, 2006* (Ontario), you are entitled to compensation in the amount of \$3,000.00 in relation to the closure of Green Oaks Mobile Home Park.

This amount will be paid to you on August 31, 2010, provided that all of the following conditions have been met:

- (a) ~~you have fully paid all rent and other amounts payable by you, as a tenant of Green Oaks Mobile Home Park, to us;~~
- (b) you are not in violation of your site lease agreement in any way, whether that agreement is in writing, made orally or based on previous conduct;
- (c) you have completely vacated your mobile home site and removed the mobile home and all other installations, improvements and appurtenances from your mobile home site by that date; and
- (d) we have been given the chance to inspect your mobile home site and we are satisfied that paragraph (c) above has been complied with.

Please keep in mind that you have the right to terminate your tenancy before August 31, 2010. If you choose to do so, then you will still receive the full \$3,000.00 of compensation, provided that you have met the conditions noted above. If you would like to receive your \$3,000.00 compensation amount upon your early termination, then we would ask you to please complete the enclosed form and submit it to us, at which time we will inspect your site. Once we are satisfied that you have completely vacated your mobile home site and removed the mobile home and all other installations, improvements and appurtenances from your mobile home site, then we will issue you your compensation payment.

Also, for those of you who have pre-paid your last month's rent, please be advised that the amount of that pre-paid rent will also be paid back to you when the compensation payment is paid to you, provided that the conditions noted above have all been met.

Please note that if you have not paid all rent and all other amounts that are payable to us up to August 31, 2010 (or up to your early termination date, if you choose to terminate early), then the total amount payable by you to us will be set off against the \$3,000.00 compensation amount (and last month's rent amount, if applicable), and your compensation payment will be reduced accordingly.

While we regret that we must close Green Oaks Mobile Home Park and terminate your site lease, we trust that you will understand and co-operate with us in vacating the park by August 31, 2010 or earlier.

If you have any questions with respect to the above, please feel free to contact us.

Yours very truly,

MARINELAND OF CANADA INC.



Tracy Stewart, CMA
Director of Administration

**REQUEST FOR EARLY TERMINATION OF TENANCY
(GREEN OAKS MOBILE HOME PARK)**

TO: MARINELAND OF CANADA INC.

Name of Tenant: _____

Unit No.: _____

I intend to terminate my tenancy before August 31, 2010. The date on which I
intend to terminate my tenancy is: _____

(Note: the termination date must be at least 10 calendar days after this form is given to Marineland).

I hereby request that Marineland attend at my mobile home site to inspect it in
order to confirm that I have completely vacated my mobile home site and
removed the mobile home and all other installations, improvements and
appurtenances from the mobile home site.

I hereby request that Marineland pay me the compensation to which I am entitled
once it is satisfied that I have properly vacated my mobile home site.

Date: _____

Signed:

Print Name of Tenant: