

# INFORMATION BULLETIN REVISION OF A NOTICE OF TERMINATION

## IMPORTANT

The contents of this information bulletin are for information purposes only and do not replace the legislation.

## NOTICE OF TERMINATION

A **fixed-term lease** automatically ends at the end of the agreed period of time.

**Periodic tenancies**, such as week-to-week, month-to-month and year-to-year leases, can be ended by either the landlord or tenant as long as proper notice is given. A tenant or a landlord is not required to give the other person a reason when giving a Notice of Termination.

Type of periodic tenancies	Required notice to end a tenancy
Week-to-week lease	<p>At least one day before the end of a week, to be effective on the last day of the next week. It requires <b>a full tenancy week</b> of notice and not just any seven days' notice.</p> <p><i>For example</i>, if the rent is due each Monday, notice may be given <u>anytime up to and including</u> the Monday of a week to be effective for the last day (Sunday) of that same week.</p>
Month-to-month lease	<p>At least one tenancy month before the end of a month, to be effective on the last day of the month. It requires <b>a full tenancy month</b> of notice and not just any 30 days' notice.</p> <p><i>For example</i>, if the rent is due on the 1st of each month, notice may be given <u>anytime up to and including the 1st of a month</u> to be effective for the last day of that month.</p>
Year-to-year lease	<p><b>At least 3 months before the anniversary date of the lease</b>, to be effective on the last day of the lease.</p> <p><i>For example</i>, on a lease that began on January 1, the last day of that lease would be December 31. You would need to give notice on or before October 1 to end the lease on December 31.</p>

**Long-Term and Mobile Home Site Tenancies:** A landlord must give the tenant a reason for ending the lease.

Type of tenancies	Required notice to end a tenancy
Long-term tenancy (more than five years)	<p><b>The tenant must give notice</b> no later than the day rent is due and <b>one month</b> before the tenant would like to end the lease. A tenant does not need to give the landlord a reason for ending the lease.</p> <p><b>The landlord can end the lease</b> by giving the long-term tenant <b>three months'</b> written notice. He/she must also state the reason for ending the lease in the notice. The only acceptable reasons are:</p> <ul style="list-style-type: none"> <li>• the landlord or his/her immediate family want to live in the rental</li> <li>• the rental unit will be used for something other than a rental unit</li> <li>• the rental unit will be renovated significantly</li> <li>• the tenant is working for the landlord maintaining or managing the rental, and the job ends.</li> </ul>

Type of tenancies	Required notice to end a tenancy
Mobile home site lease	<p>The tenant can end the lease at any time by giving the landlord <b>two months'</b> written notice.</p> <p><b>The landlord can end the lease</b> by giving the tenant <b>six months'</b> written notice. He/she must also state the reason for ending the lease in the notice. The only acceptable reasons are:</p> <ul style="list-style-type: none"> <li>• the landlord or his/her immediate family want to live on the rental site</li> <li>• the mobile home site will be used for something other than a mobile home site</li> <li>• the mobile home site will be renovated significantly.</li> </ul>

**Notices:** All Notices of Termination have to be in writing. It is recommended that landlords use the [Notice of Termination to Tenant](#) and tenants use the [Notice of Termination to Landlord](#), which are available at the Office of the Rentalsman, as well as on the Service New Brunswick website at [www.snb.ca/irent](http://www.snb.ca/irent) under 'Forms'.

Tenants have 15 days after receiving the notice to submit an [Application for Assistance](#) if they disagree with the Notice of Termination.

### CAUTION

A landlord or tenant may give a **Notice of Termination** at any time during the year, including the winter. Also, landlords and tenants cannot demand or require that notice periods be greater or shorter than what is stated in the *Residential Tenancies Act*. Finally, a landlord cannot give a tenant a Notice of Termination if the tenant makes a complaint against the landlord or asks for help from a Rentalsman.

### ADDITIONAL INFORMATION

For additional information visit the Office of the Rentalsman website, call the toll free telephone number, or send an email.

**Website:** [www.snb.ca/irent](http://www.snb.ca/irent)  
**Email:** [irent@snb.ca](mailto:irent@snb.ca)  
**Phone:** 1-888-762-8600