



Sept 21, 2026 – Bill 60 RTA Changes

Key Changes with Residential Tenancies Act (RTA) & Regulation References

1

Shorter Notice Period for N4 Notice of Rental Arrears

Section 59

If a tenant fails to pay rent that is legally owing under the tenancy agreement, a landlord may serve an N4 Notice to End Tenancy for Non-Payment of Rent with a **termination date that is no earlier than 7 days** after the notice is given.

2

New Definition of Persistently Late Rent

O. Reg. 516/06, Section 8.1

A tenant may be considered to have persistently failed to pay rent on time if:

- Rent is paid more than **7 days after the due date**, and
- This happens at least **3 times within any 6-month period**, and
- The late payment was not caused by the landlord applying a payment to other outstanding amounts owed by the tenant.

3

Payment Required to Raise Tenant Issues at an LTB Arrears Hearing

Section 82

For a tenant to raise tenant-related issues at an N4/L1 arrears hearing, **tenants must provide proper written notice of the issues they intend to raise at least 7 days** before the scheduled hearing and **pay 50% of the claimed rent arrears listed on the L1 application** before the hearing.

4

Changes to Compensation for N12 Personal Use Evictions

Section 48.1(2), section 57 (6.1), & O. Reg. 240/26, section 1

Landlords can avoid paying the traditional one month's rent compensation for an N12 personal-use eviction by providing 120 or more days' notice. Landlords who choose the traditional 60-day N12 process must still provide compensation.

N12 Notice Type	Notice Period	Compensation Required?
Traditional N12	60 Days	✓ Yes, one month's rent
New N12 Route (Sept. 21, 2026)	120 Days or More	✗ No compensation required

If a landlord evicts with N12, the landlord (or eligible family member) **must** move into the unit within **60 days**. If not, the LTB *may presume* bad faith, placing the burden on the Landlord to provide otherwise.

5

Stronger Protections for Tenants Who Exercise Their Right of First Refusal

Section 53(2.1 and 2.2) & section 57.1 (2)

If a tenant vacates due to major repairs or renovations and have exercised their Right of First Refusal, the landlord:

- Must provide **written** updates about when the unit is expected to be ready.
- Must notify the tenant of the completion date changes.
- Must notify **in writing** when the unit is ready for occupancy.
- Must give the tenant at least **60 days** after the unit is ready to exercise their right to return.

A former tenant can apply to the LTB if they believe their right to return was denied. A T5 must be filed no later than: **2 years after vacating the unit OR 6 months after the renovations are completed.**