

# HIDDEN RENOVICTIONS



ACORN EXPOSES THE TRUE SCALE OF THE RENOVICTION CRISIS THAT PROVINCIAL LTB DATA FAILS TO TRACK.



*Pictured: Tenants at 660 Hochelaga St speak out against renovations on September 4, 2025.*

**OTTAWA ACORN**  
APRIL 22, 2026

 [www.acorncanada.org/ottawa](http://www.acorncanada.org/ottawa)

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# INTRODUCTION

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Renoviction is the practice and tactic used by landlords to evict or force out tenants under the guise of major renovation. The goal of renoviction is not to repair or upgrade the unit. The goal is to displace the existing tenant and increase the rent for the next tenant. Displaced tenants will never find their affordable rents again.

Renoviction shatters the lives of families, breaks long-held community bonds, disrupts children’s schooling, drives up rents in the neighbourhood, increases homelessness and strain on social services, incentivizes landlords to allow their buildings to fall into disrepair and destroys the existing stock of affordable housing.

Since 2015, Ottawa ACORN members have been organizing against predatory corporate landlords who are looking to evict tenants in rent controlled units so that they can raise rents. Our members take a two pronged-organizing approach - defending individual homes and neighbours to stop renovictions at the building level, while simultaneously fighting for systemic change that protects all renters in the city.

The goal of this report is to demonstrate:

1. The scale of the renoviction problem in the city of Ottawa, including where it happens and to who.
2. The failure of current provincial legislation.
3. What cities can do to step up, and protect the tenants in their city.

## What is ACORN?

The Ottawa Association of Community Organizations for Reform Now (ACORN) is a part of ACORN Canada, a mass membership organization structured like a union for the community, with over 190,000 low- and moderate-income members nationwide. We are the country’s largest tenant union. Across the city, we have neighbourhood ACORN chapters organizing in Vanier, Overbrook, Centretown, Lowertown, Herongate, Heatherington, Elmvale, Carlington, Britannia, and Nepean.

# THE SCALE OF RENOVICTIONS

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## Methodology

Data Sources: The report's analysis uses three primary data sources:

1. 2010–2020 N13 eviction applications filed at the Landlord Tenant Board (LTB) obtained by the City of Ottawa.
2. 2021–Aug 2023 LTB N13 data obtained by ACORN through freedom of information requests.
3. 2022–2025 Community reports from tenants sharing their renovictions with ACORN.

Important notes about LTB data:

- Each LTB notice corresponds to a rental unit for which an N13 was filed. Multiple notices may occur at one property if an entire multi-unit building was being emptied.
- As the community reports show, LTB data is a gross underestimate of the scale of the renoviction crisis. Most renovictions never reach the tribunal as landlords harass and intimidate tenants to get a “voluntary” termination of tenancy. This includes but is not limited to: neglecting repairs and making conditions for tenants unlivable, offering “cash for keys” or “buyouts” and purposely misleading tenants about their rights.
- N13 eviction notices can be filed at the LTB for major renovations, demolition or conversion to other uses. The LTB does not distinguish between these reasons for eviction. The community reports were verified by ACORN as renovictions and not evictions for demolition or conversion.

## Number of Renovictions

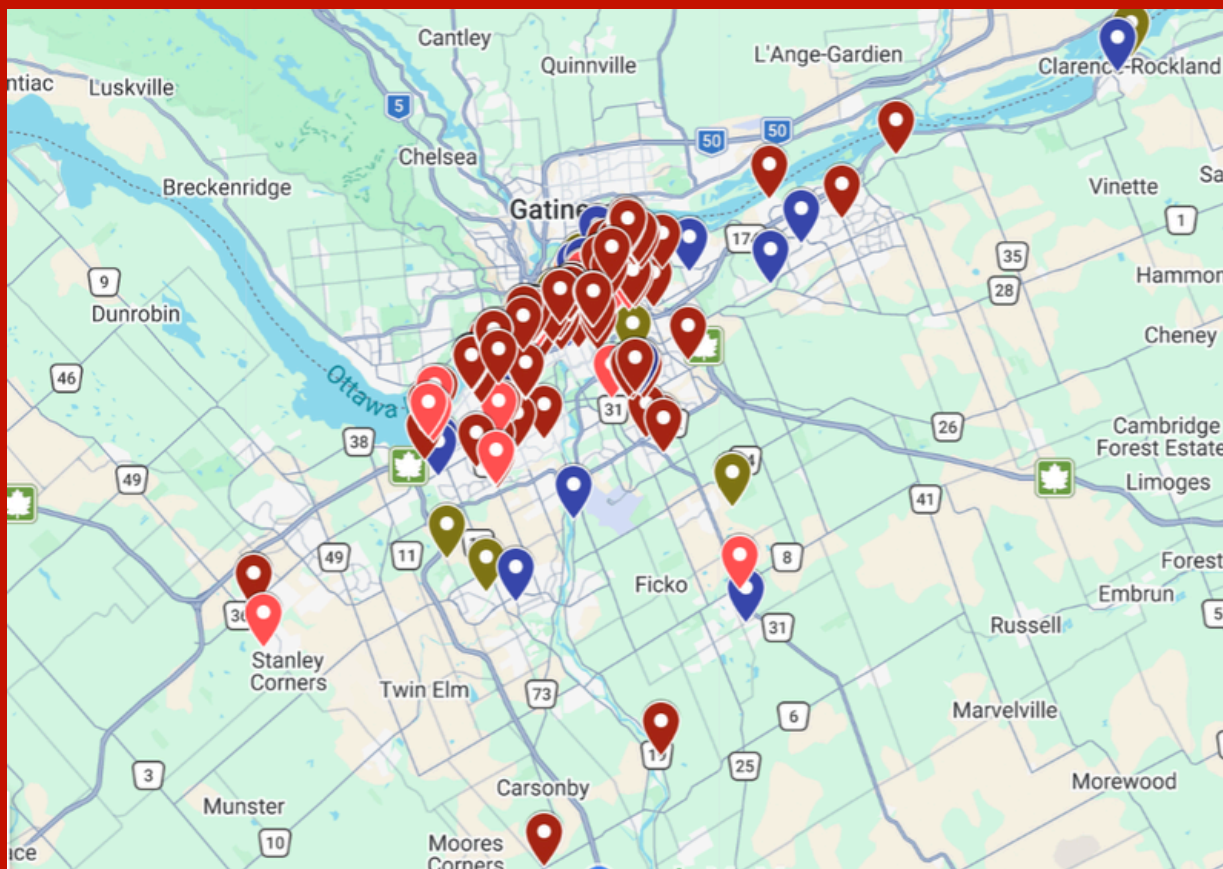
- 2010–2023 N13s filed at the LTB: 343
- 2022 – 2025 Community Reports to ACORN: 324 (*17 were filed at the LTB in 2022 so would also be captured in the LTB datasets*).
- **Total confirmed renovictions: 650**

## Community Reports of Renovictions






Address	How many units were given N13s?	Year	Was the N13 filed at LTB?	If yes, how many?
2929 Carling Ave	6	2025	N	
101 Champagne Ave S	185	2025	N	
Brookmill Gardens	1	2023	N	
387 Presland Rd	17	2025	Y	2
660 Hochelaga St	8	2025	Y	2
17 MacDonald St & 53 Maclaren St	8	2025	Y	3
2935 Richmond Rd	125	2024	N	
265 Peres Blanc	6	2024	N	
269 Peres Blanc	6	2024	N	
310 Cyr Ave	4	2024	N	
345 Richelieu Ave	1	2024	N	
60 Stewart St	2	2024	N	
311 Blake Blvd	4	2024	N	
315 Blake Blvd	6	2024	N	
314 Shakespeare St	2	2024	N	
Manor Village	111	2022	Y	17
644 De L'Eglise St	6	2022	N	
650 De L'Eglise St	6	2022	N	
656 De L'Eglise St	6	2022	N	
<b>TOTAL</b>	<b>510</b>			<b>24</b>

Only 4.7% of the community reports of renoviction that ACORN tracked resulted in N13s being filed at the LTB. If this figure was applied to the 343 N13s filed at the LTB from 2010-2023 that would mean more than roughly 7,300 units are likely to have experienced renoviction during this time. That's more than 500 renovictions a year. While more representative of the reality on the ground, the actual number of renovictions is still likely to be higher as many tenants suffer in silence and do not seek help.





# Renoviction Hotspots



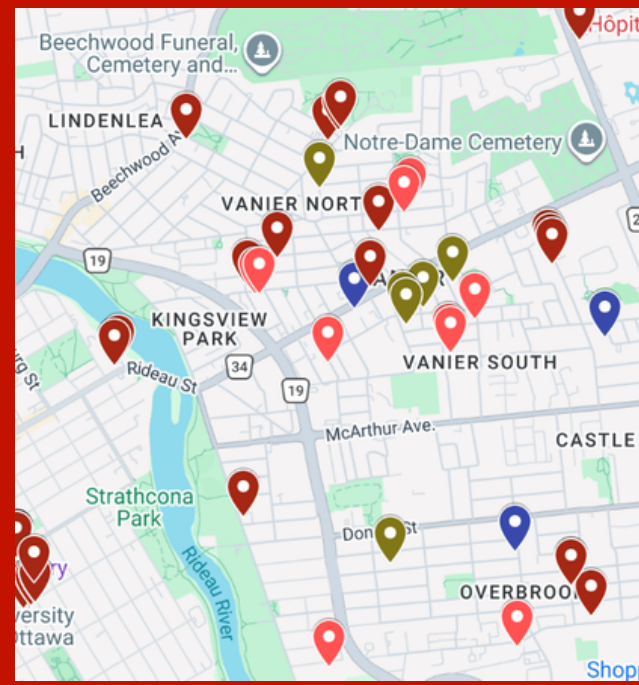
## N13s filed at LTB

-  2020-2022
-  2018-2019
-  2013-2017
-  2023-2025
-  2010-2012

## Community Reports

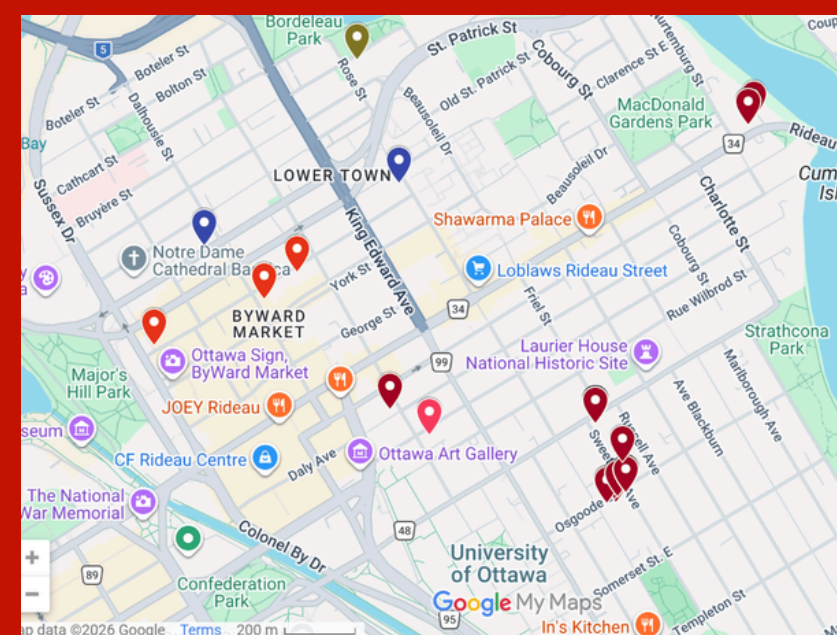
-  2020-2022
-  2023-2025
-  2013-2017
-  2018-2019

There is a pronounced cluster of affected addresses in Ottawa’s older central areas, where much of the city’s aging rental housing stock is located. In particular, several neighborhoods stand out:



Vanier:

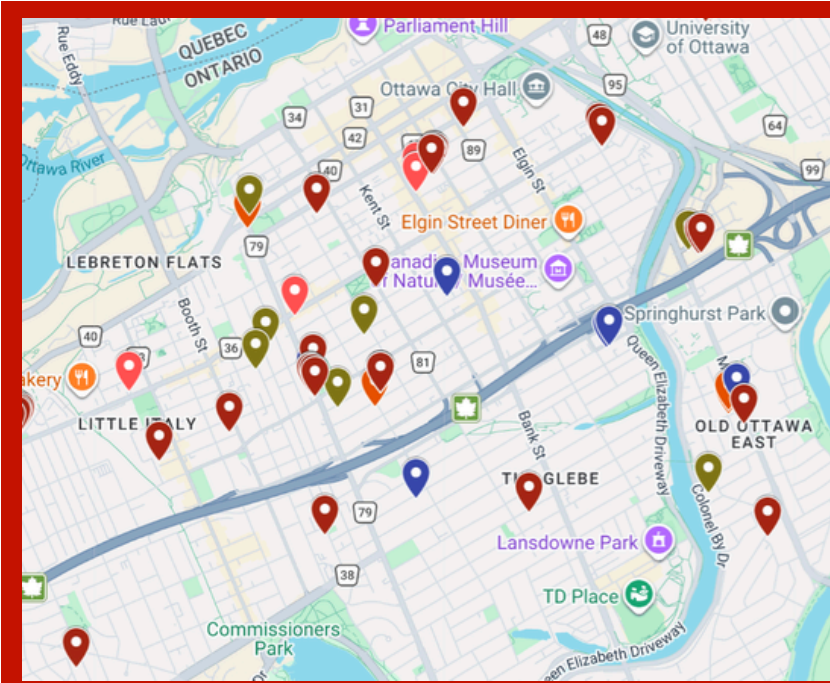
This inner-east neighborhood (postal code prefix K1L) shows the single highest concentration of renovation addresses. Approximately 20 unique addresses in Vanier appear in the 2010–2023 data, the most of any postal area. Vanier is known for its stock of mid-century low-rise apartments and has relatively lower rents, making it a target for “flip” renovations.



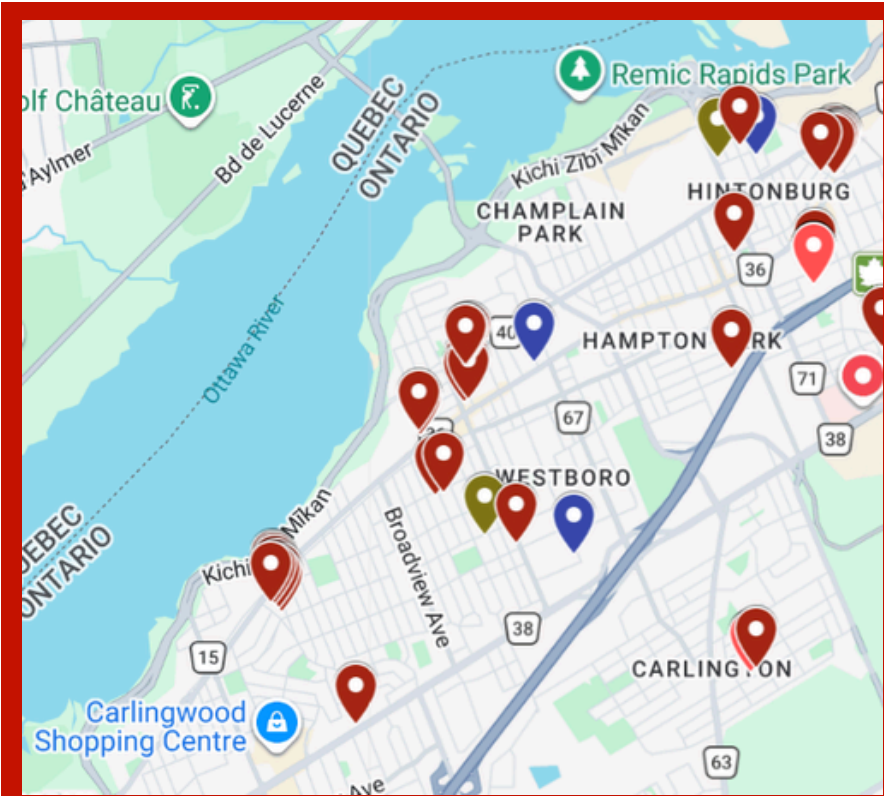
Sandy Hill and Lowertown:

The area around downtown east (K1N postal area) also has a high density of cases (around 16 addresses). This includes Sandy Hill (a student and lower-income area with many older apartment houses) and Lowertown/ByWard Market. The very first renovation filings in 2010 were on Clarence Street and Dalhousie Street in Lowertown.

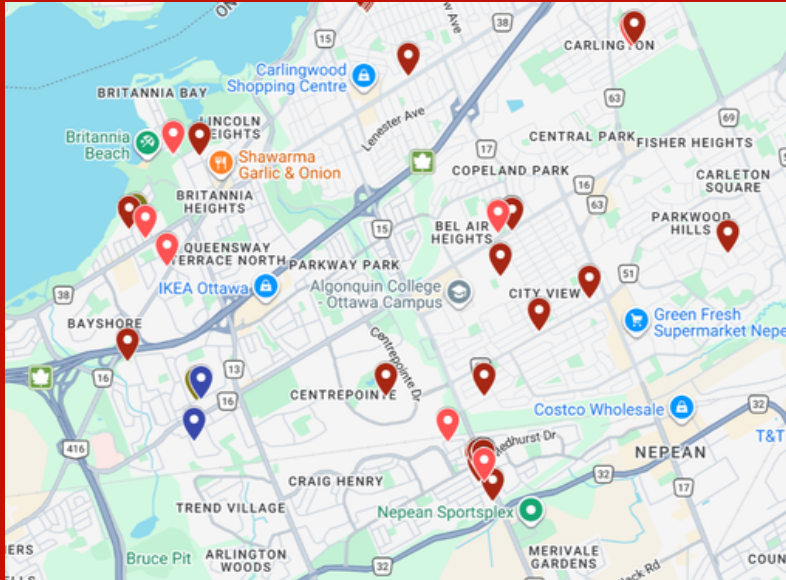
In later years, several multi-unit buildings on Osgoode Street and Laurier Avenue East in Sandy Hill were targeted with mass renovations.



Centretown and Centretown West: Ottawa's downtown core (Centretown, postal codes like K1R, K2P) and adjacent Centretown West/Chinatown area have numerous cases (over 10 addresses in K1R alone). Affected properties here tend to be three-story walk-up apartment buildings from the mid-20th century.



Hintonburg/West Wellington: Several addresses in Hintonburg (K1Y) and Mechanicsville appear in the data. This area is undergoing gentrification, and older low-rise rentals are being renovated or redeveloped, which corresponds with renoviction cases.



Beyond the central wards, some inner-suburban clusters are evident. Notably, parts of Nepean in the west end show a cluster of renovictions, particularly in older garden-apartment complexes. For example, a large concentration of renovictions occurred at Manor Village in Nepean where the entire 111 unit complex was emptied. The only exception was 8 families that refused to move, even after Smart Living filed their NI3s in 2022 with the LTB.

Tenants were members of ACORN who were able to keep their homes, a win that happened outside of any LTB hearing.

A key point to highlight is that over 100 units were renovicted and received NI3s, but only 17 appear in the LTB data.

## Profile of the Renovicted

In January 2026, the City of Ottawa released its [“What We Learned Report”](#) as it develops a bylaw to tackle renovictions. Here are a few of the report’s key findings:

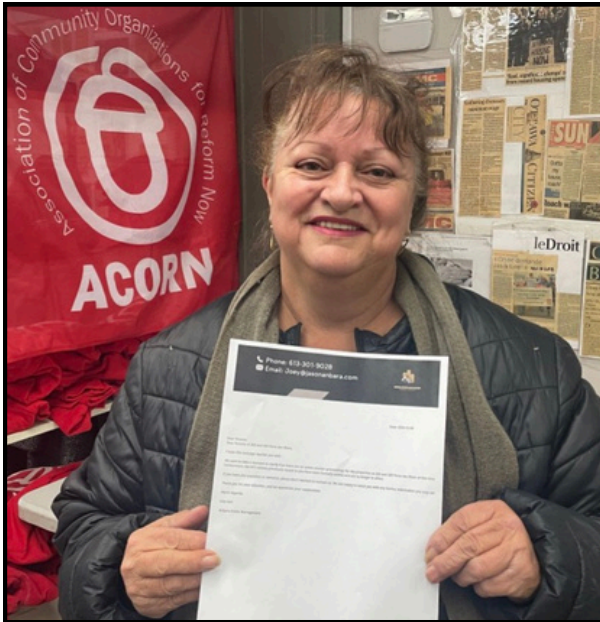
- Most renovicted tenants are:
  - Women
  - Persons with one or more disabilities
  - Earning between \$20,000 and \$49,000.
  - While the City’s survey suggests most tenants facing renoviction are between 35-54, in ACORN’s experience they tend to be seniors. The different findings by the City could be explained by the fact that the City’s survey was only conducted online.
- Out of 42 tenants who responded to the City’s survey that they had been renovicted:
  - 20 tenants did not receive an NI3.
  - 19 tenants told their landlord that they wanted to exercise their legal right under the Residential Tenancies Act (RTA) to return to their unit after renovations.
  - Only 2 tenants reported being able to return to their units.

**Less than 5% of renovicted tenants were able to return to their homes after renovations.**

ACORN isn’t aware of any tenants who have been able to return to their unit after leaving for renovations.

# TESTIMONIES

## Debbie Staples - 265 Peres Blancs Ave



After 19 years in her home, Debbie Staples found her life turned upside down when a new landlord bought her building and served N13 notices to a dozen neighbors at once. For Debbie, who is turning 65 and survives on a fixed ODSP income, the math of moving simply doesn't work—market rents have skyrocketed so high that losing her \$602 bachelor apartment would leave her living in her car. She describes the experience as living in a constant state of "limbo," facing landlord tactics like neglected repairs and harassment designed to push long-term tenants out. While she successfully fought back after joining ACORN, Debbie says she still doesn't feel truly safe.

## Nelda Giroux, 2935 Richmond Rd



Nelda is a 72 year old senior living off her pension. When her 125 unit apartment building was bought by new owners based in Toronto, everyone got N13 eviction notices. Nelda and her neighbours were frequently intimidated by the new management and were offered paltry cash for keys; the amounts were so small they wouldn't even cover the cost of moving plus first and last month's rent at a new place. Nelda's unit is a small studio apartment that she can hardly afford already on her fixed income. She can't afford another apartment. She's said more than once, "I could have lived in my car, but I got rid of my car to save money." None of the 125 N13 notices were ever filed at the LTB. Because many in the building refused to move and got organized with ACORN, Nelda and other tenants remain in their homes.

Roxane Donovan, Presland Townhomes

Roxane's townhouse complex was bought by Concorde Properties in September 2024. The new owners used aggressive intimidation tactics to displace long-term tenants. Tenants alleged Concorde bypassed legal permits, harassed tenants individually to prevent collective resistance, and even evicted a 78-year-old superintendent with one month's notice. Roxane and her neighbours faced a hostile living environment characterized by unauthorized home entries, blocked access points, and loud noise disturbances designed to "make it hell" for those remaining. Tenants were being pressured with N13 eviction notices and misleading N11 offers. Roxane was eventually forced into a new home costing an additional \$700 per month.

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## FAILURE OF PROVINCIAL LEGISLATION

In Ontario, tenants have the legal right to return to their unit after renovations at the same rent, with allowable annual provincial increases. Their landlord is also legally required to give tenants the equivalent of 3 months rent. However, the financial gain from renovating a tenant and replacing them with a new one is so great, that landlords break these rules all the time. It's simply seen as the cost of doing business.

If tenants' rights are weak (as they are now) then educating tenants on their rights alone won't have any impact on reducing renovictions. Even if tenants are more informed on their rights (which is something ACORN does all the time), tenants are still on the hook for:

- Finding temporary housing at much higher rents
- Paying for moving costs
- Tracking their landlord's progress on the renovations
- Becoming a private investigator to look for signs that their landlord may be trying to rent out their unit to someone else (ex. Driving by their old home, searching ads on Kijiji, Facebook marketplace etc - this can become a full time job)
- Going through a lengthy and sometimes costly legal process that will NOT result in tenants getting their unit back

When you ask landlords - as the City did - the majority will say they have never evicted a tenant for renovation or repair work. Of the 6 landlords who responded to the City's survey that they had, half said they followed the legal N13 process and half did not. But even those landlords who claimed to have followed the N13 process, admitted they only provided written notice and did not give the minimum 3 months of rent.

While tenants have some very limited and weak rights under Ontario's Residential Tenancies Act (RTA), there is no enforcement mechanism to ensure they are respected. Due to the loopholes in provincial rent control, landlords are actually incentivized to ignore them. Municipal renoviction bylaws can act as strong deterrents for landlords seeking to maximize profits at any cost.

## THE ROLE OF CITIES

In 2024, Hamilton became the first city in Ontario to pass a municipal bylaw against renovictions after a multi-year long campaign by Hamilton ACORN. The bylaw was based on the successful policy that ACORN first won in New Westminister, BC in 2019 which saw renoviction cases drop from 333 to zero.

Many Ontario cities have followed since Hamilton:

Municipality	Status	If passed, does the bylaw include temporary accommodation and compensation requirements?
Aurora	In progress	
Chatham-Kent	In progress	
Guelph	In progress	
Hamilton	In effect	Yes
Kitchener	Passed	No
London	In effect	No
Mississauga	Passed	Yes
Sarnia	In progress	
Smith Falls	In progress	
Toronto	In effect	Yes
Waterloo	Passed	Yes
Whitby	In progress	

Most cities that have bylaws in effect have opted for strong tenant protections against displacement. According to the [City of Ottawa's January 2026 report](#), these protections are very popular among the tenants, homeowners and even some landlords they surveyed:

What should be in the Bylaw?	Total # of Respondents	# of Respondents who strongly agree	# of Respondents who agree	% of total respondents who agree and strongly agree
Landlord obtaining a licence within seven days of issuing their tenant an N13 notice	567	349	82	431 (76% of respondents)
Landlord providing the municipality with copy of the building permit required to conduct the renovations or repair work	567	378	65	443 (78% of respondents)
Landlord providing the municipality with a report from a qualified individual attesting that vacant access is required for the renovation or repair work	567	367	72	439 (77% of respondents)
Landlord providing their tenant with a comparable housing plan during the renovation or repair work	567	378	53	431 (76% of respondents)
Landlord providing their tenant with additional compensation for the duration of the renovation or repair work	567	376	76	423 (75% of respondents)
Landlord providing their tenant with a one-time moving allowance	567	318	93	411 (72% of respondents)
Landlord providing their tenant with severance compensation	567	307	82	389 (69% of respondents)

Not only are these features popular, they're highly effective. The City of Hamilton found during its one year review of the bylaw that:

- An 80% drop to 23 N13 filings in 2025 compared to 119 in 2024.
- Service providers reporting far fewer calls for legal advice for renovictions.

In Hamilton, a total of 7 applications for renovation licences were received. Out of the 7 applications, only 1 license impacting 1 unit was approved. The others did not move forward for a variety of reasons: missing building permits and qualified persons report, an application was withdrawn and 2 applications were from social housing providers who are exempt from the bylaw.

London's renoviction bylaw has been less effective (7 licenses issued in one year despite being a smaller city with fewer renters) because it does not include requirements for temporary accommodations or other compensation.

These results confirm that Hamilton's bylaw is doing exactly what it was meant to do: stop renovictions.



# CONCLUSION

The true scale of the renoviction crisis cannot be quantified. However, we can say with absolute certainty that it's far greater than what the LTB numbers suggest. Ontario's lack of vacancy control - ie. rent control on vacant units - creates a financial incentive for landlords seeking greater profits to evict tenants for renovations that are unnecessary or could simply be done while the tenant stayed in place. By removing the old tenant, landlords can raise the rent dramatically. And even if that bad-faith eviction is caught, that affordable unit is lost forever and the tenant who cannot return is stuck paying thousands of dollars in extra rent elsewhere.

On May 20th, city staff will present their recommendations for a local renoviction bylaw to Ottawa city councillors.

ACORN is demanding the City of Ottawa implement a Renoviction Bylaw with strong tenant protections that include:

- The landlord is required to file an application with the City for a renovation licence within 7 days of issuing an N13 notice to a tenant.
- The application for a renovation licence must include supporting documentation including a building permit, a report from a qualified person (engineer) that states that vacant possession is required and a copy of the N13 notice.
- The landlord must provide either a temporary accommodation or compensation to the tenant for the duration of the renovation.
  - Support for moving costs when tenants move to their temporary accommodations and when they return to their current unit after renovations.
  - Any temporary accommodation must be comparable to the tenant's current unit during the period of renovation (# of bedrooms and rent).
  - Compensation is the difference between the current rent amount being paid by the tenant for the unit being renovated, and the Average Asking Rent of a similar unit with the same number of bedrooms.
- The landlord shall provide details to the City of the arrangement that has been made, prior to receiving a renovation licence.
- Tenants must be provided with a Tenant's Rights and Entitlements Package.
- If the landlord doesn't comply, then we want the City to issue daily fines.

If staff's recommendations do not include these measures and instead focus only on educating tenants about the current provincial rules, not only will the bylaw fail, it will be the weakest in Ontario. The bylaw in Hamilton is working because it is a financial deterrent to landlords looking to profit off of eviction. If a landlord wants to renovate or repair their unit while the tenant still lives there (as many homeowners do) then this bylaw doesn't affect them.

# APPENDIX: Sample of Renoviction Documents

Notice to End your Tenancy  
Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use  
N13  
(Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
[REDACTED]	NAUGHTON AND PRESLAND TOWNHOMES LTD.
Address of the Rental Unit:	
PRESLAND ROAD, OTTAWA, ON K1K 2B3	

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 31/05/2025.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
JUNE 1, 2025	THE LANDLORD WILL BE OBTAINING THE NECESSARY BUILDING PERMIT(S). CONTRACTORS ARE SCHEDULED TO BEGIN MAJOR RENOVATIONS IN THE UNIT JUNE 1, 2025. BETWEEN THE HOURS OF 8AM AND 5PM OR AS REQUIRED. DUE TO THE AGE OF THE BUILDING. BUILT IN 1955. CERTAIN CAPITAL EXPENDITURES ARE REQUIRED. RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO SERVICING, REWIRING THE ELECTRICAL, PLUMBING, WALL REMOVAL AND FLOOR REMOVAL.
	THE ESTIMATED TIME FRAME TO COMPLETE THIS PROJECT IS 6 MONTHS FOR THE SUBJECT UNIT ENDING NOVEMBER 30, 2025.

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Notice to End your Tenancy  
Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use  
N13  
(Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
[REDACTED]	NAUGHTON AND PRESLAND TOWNHOMES LTD.
Address of the Rental Unit:	
PRESLAND ROAD, OTTAWA, ON K1K 2B3	

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 31/05/2025.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
JUNE 1, 2025	THE LANDLORD WILL BE OBTAINING THE NECESSARY BUILDING PERMIT(S). CONTRACTORS ARE SCHEDULED TO BEGIN MAJOR RENOVATIONS IN THE UNIT JUNE 1, 2025. BETWEEN THE HOURS OF 8AM AND 5PM OR AS REQUIRED. DUE TO THE AGE OF THE BUILDING. BUILT IN 1955. CERTAIN CAPITAL EXPENDITURES ARE REQUIRED. RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO SERVICING, REWIRING THE ELECTRICAL, PLUMBING, WALL REMOVAL AND FLOOR REMOVAL.
	THE ESTIMATED TIME FRAME TO COMPLETE THIS PROJECT IS 6 MONTHS FOR THE SUBJECT UNIT ENDING NOVEMBER 30, 2025.

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Different units – same N13 notices

Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use  
 Notice to End your Tenancy  
 N13  
 (Disponible en français)

To: (Tenant's name) Include all tenant names  
 [Redacted]

From: (Landlord's name)  
 NAUGHTON AND PRESLAND TOWNHOMES LTD.

Address of the Rental Unit:  
 NAUGHTON STREET, OTTAWA, ON K1K 3N6

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 31/05/2025.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
 I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
 I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
JUNE 1, 2025	THE LANDLORD WILL BE OBTAINING THE NECESSARY BUILDING PERMIT(S). CONTRACTORS ARE SCHEDULED TO BEGIN MAJOR RENOVATIONS IN THE UNIT JUNE 1, 2025. BETWEEN THE HOURS OF 8AM AND 5PM OR AS REQUIRED. DUE TO THE AGE OF THE BUILDING. BUILT IN 1955. CERTAIN CAPITAL EXPENDITURES ARE REQUIRED. RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO SERVICING, REWIRING THE ELECTRICAL, PLUMBING, WALL REMOVAL AND FLOOR REMOVAL. THE ESTIMATED TIME FRAME TO COMPLETE THIS PROJECT IS 6 MONTHS FOR THE SUBJECT UNIT ENDING NOVEMBER 30, 2025.

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**Different buildings, different landlords listed - same N13 notices, same owners listed on corporate record search**

Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use  
 Notice to End your Tenancy  
 N13  
 (Disponible en français)

To: (Tenant's name) Include all tenant names  
 [Redacted]

From: (Landlord's name)  
 53 MACLAREN / 17 MACDONALD LTD. C/O CONCORDE PROPERTIES

Address of the Rental Unit:  
 MACDONALD STREET, OTTAWA, ONTARIO, K2P 1G8

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 30/06/2025.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
 I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
 I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
JULY 1, 2025	THE LANDLORD WILL BE OBTAINING THE NECESSARY BUILDING PERMIT(S). CONTRACTORS ARE SCHEDULED TO BEGIN MAJOR RENOVATIONS IN THE UNIT JULY 1, 2025. BETWEEN THE HOURS OF 8AM AND 5PM OR AS REQUIRED. DUE TO THE AGE OF THE BUILDING. BUILT IN 1890. CERTAIN CAPITAL EXPENDITURES ARE REQUIRED. RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO SERVICING, REWIRING THE ELECTRICAL, PLUMBING, WALL REMOVAL AND FLOOR REMOVAL. THE ESTIMATED TIME FRAME TO COMPLETE THIS PROJECT IS 6 MONTHS FOR THE SUBJECT UNIT ENDING DECEMBER 31, 2025.

N13  
(Disponible en français)

Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

To: (Tenant's name) include all tenant names  
[Redacted]

From: (Landlord's name)  
14975120 Canada Inc.

Address of the Rental Unit:  
265 Peres-Blancs Ave [Redacted] Vanier, ON K1L 7L4

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 31/08/2024.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
Extensive renovation for indoor apartments	Structural Repairs Electrical System Overhaul Plumbing Upgrades Interior Refurbishment (drywall, flooring, ceilings, painting) Full Renovation of Bathrooms and Kitchen Health and Safety Concerns: Asbestos and Lead Paint Removal Construction Dust and Debris Noise Pollution Electrical and Plumbing Disruptions Chemical Exposure

More sample N13s.

N13  
(Disponible en français)

Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

To: (Tenant's name) include all tenant names  
[Redacted]

From: (Landlord's name)  
RAMAN AGARWAL

Address of the Rental Unit:  
[Redacted] FOXWELL STREET  
GLOUCESTER ON K1B 5J1

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 29/02/2024.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
	Please see the additional sheet attached.

N13  
(Disponible en français)

Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

To: (Tenant's name) include all tenant names  
[Redacted]

From: (Landlord's name)  
2935 Richmond Rd. Ltd. 106 -2935 RICHMOND ROAD OTTAWA, ON, K2B8C9

Address of the Rental Unit:  
[Redacted] RICHMOND ROAD OTTAWA, ON, K2B8C9

**This is a legal notice that could lead to you being evicted from your home.**

The following information is from your landlord

I am giving you this notice because I want to end your tenancy. I want you to move out of your rental unit by the following termination date: 30/11/2024.  
dd/mm/yyyy

**My Reason for Ending your Tenancy**  
I have shaded the circle next to my reason for ending your tenancy.

Reason 1: I intend to demolish the rental unit or the residential complex.

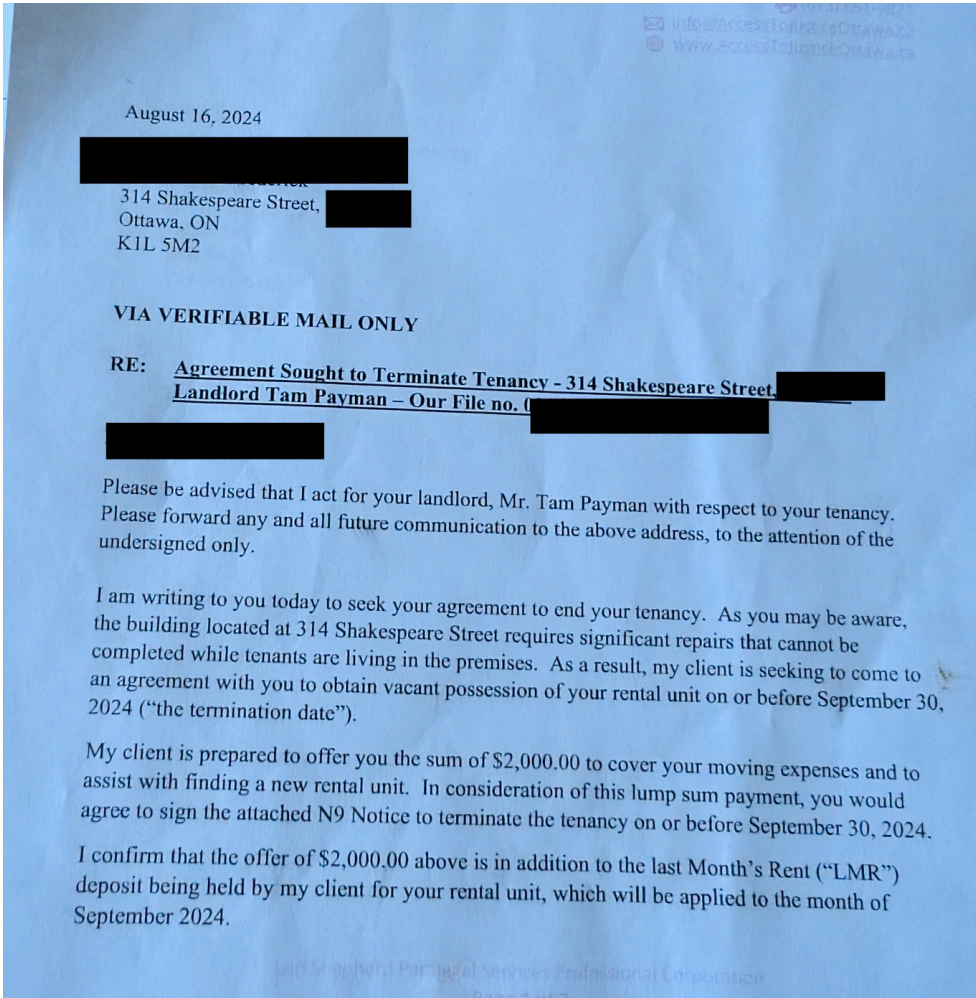
Reason 2: I require the rental unit to be vacant in order to do repairs or renovations so extensive that I am required to get a building permit and the rental unit must be vacant to do the work.

**Note:** You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes.

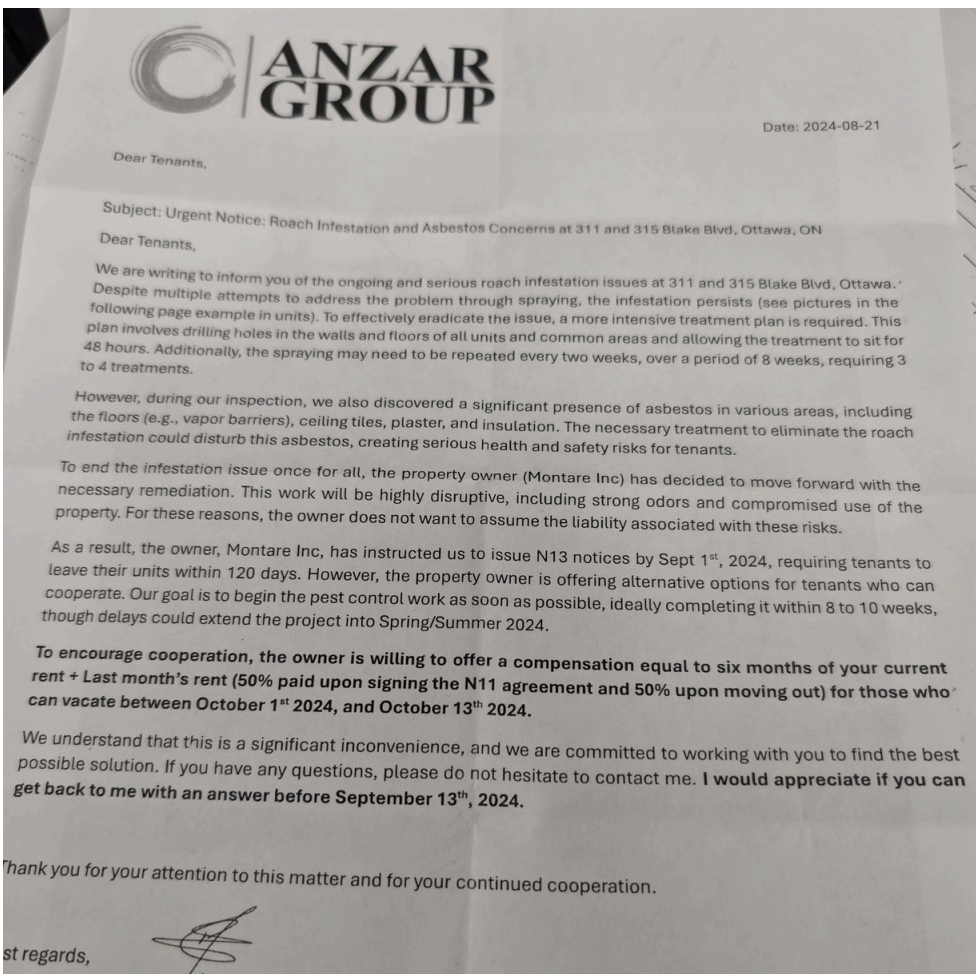
Reason 3: I intend to convert the rental unit or the residential complex to a non-residential use.

**Details About the Work I Plan to do**  
I have described below the work I plan to do for the reason shown above, including specific details about how I will carry out the work.

Work planned	Details of the Work
Unit Renovation	Install new kitchen, repair/renovation of flooring, doors, bathrooms, plumbing and electrical systems as required



**Letters from landlords  
 and their representatives  
 offering buy-outs**



**Tenant's Notice to End the Tenancy**  
N9  
(Disponible en français)

<b>To: (Landlord's name)</b> GANDULF-MAYFAIR CORPORATION	<b>From: (Tenant's name)</b> Include all tenant names [REDACTED]
<b>Address of the Rental Unit:</b> [REDACTED] MACDONALD STREET, OTTAWA, ONTARIO, K2P 1G8	

I am giving this notice because I want to move out of the rental unit.  
 The last day of my tenancy will be [ ]/[ ]/[ ]/[ ] . This is the termination date.  
 I will move out of the rental unit on or before the termination date.

**Important Information from the Landlord and Tenant Board**

**The termination date**  
For most types of tenancies (including monthly tenancies) the termination date must be at least **60 days** after the tenant gives the landlord this notice. Also, the termination date must be the last day of the rental period. For example, if the tenant pays on the first day of each month, the termination date must be the last day of the month. If the tenancy is for a fixed term (for example, a lease for one year), the termination date cannot be earlier than the last date of the fixed term.

**Exceptions:**

- The termination date must at least **28 days** after the tenant gives the landlord this notice if the tenancy is daily or weekly (the tenant pays rent daily or weekly). Also, the termination date must be the last day of the rental period. For example, if the tenant pays on the first day of each month, the termination date must be a Sunday. If the tenancy is for a fixed term, the termination date cannot be earlier than the last date of the fixed term.
- The termination date can be earlier than the last day of a fixed term tenancy (but still must be the last day of a rental period) if the tenant is giving this notice because:
  - the tenancy agreement was entered into on or after April 30, 2018,
  - the landlord was required to use the *Residential Tenancy Agreement (Standard Form of Lease)* form but did not,
  - the tenant demanded in writing that the landlord give them this form, and
    - more than 21 days have passed since the tenant made their demand, and the landlord has not provided the form,
    - or
    - the landlord provided the form less than 30 days ago but it was not signed by the tenant.
- A special rule allows **less than 60 days' notice** in situations where the tenant would normally be required to give 60 days notice (for example, monthly tenancies). The tenant can give notice for the end of February no later than January 1<sup>st</sup> and can give notice for the end of March no later than February 1<sup>st</sup>.

**The landlord can apply to end the tenancy**  
The landlord can apply to the Board for an order to end the tenancy and evict the tenant as soon as the tenant gives the landlord this notice. However, if the Board issues an order ending the tenancy, the order will not require the tenant to move out any earlier than the termination date the tenant included in this notice.

v. 01/04/2022 Page 1 of 3

**Agreement to End the Tenancy**  
N11  
(Disponible en français)

<b>Name of Tenant:</b> include all tenant names [REDACTED]	<b>Name of Landlord:</b> NAUGHTON AND PRESLAND TOWNHOMES LTD.
<b>Address of the Rental Unit:</b> 1099 NAUGHTON STREET, [REDACTED], OTTAWA, ON K1K 3N6	

The landlord and the tenant agree that the tenancy will end on [ 3 0 / 0 4 / 2 0 2 5 ] .  
dd/mm/yyyy  
 This is the termination date. The tenant will move out of the rental unit on or before the termination date.

**Important Information from the Landlord and Tenant Board**

**The landlord can apply to evict the tenant**  
After the landlord and tenant sign this agreement, the landlord can apply to the Board for an order evicting the tenant. The earliest eviction date the Board can include in its order is the termination date set out above.

**The tenant must move out**  
The tenant must move out and remove all their personal possessions from the rental unit by the termination date set out above. If the tenant moves out by the termination date set out above, but leaves behind personal possessions, the tenant will no longer have any rights to those possessions and the landlord will be allowed to dispose of them.

**The tenant can't be required to sign this agreement**  
A landlord cannot require the tenant to sign an N11 *Agreement to End the Tenancy* as a condition of agreeing to rent a unit. A tenant does not have to move out based on this agreement if the landlord required the tenant to sign it when the tenant agreed to rent the unit.

**Exceptions:** A landlord can require a tenant to sign an N11 *Agreement to End the Tenancy* as a condition of agreeing to rent a rental unit in the following two situations:

- The tenant is a student living in accommodation provided by a post-secondary institution or by a landlord who has an agreement with the post-secondary school to provide the accommodation.
- The tenant is occupying a rental unit in a care home for the purposes of receiving rehabilitative or therapeutic services, and
  - the tenant agreed to occupy the rental unit for not more than 4 years,
  - the tenancy agreement set out that the tenant can be evicted when the objectives of providing the care services have been met or will not be met, and
  - the rental unit is provided to the tenant under an agreement between the landlord and a service manager under the *Housing Services Act, 2011*.

**Keep a copy of this agreement**  
Both the landlord and the tenant should keep a copy of this agreement for their records.

**How to get more information**  
For more information about this notice or your rights, you can contact the Landlord and Tenant Board. You can reach the Board by phone at **416-645-8080** or **1-888-332-3234**. You can visit the Board's website at [tribunalsontario.ca/ltb](http://tribunalsontario.ca/ltb).

v. 01/04/2022 Page 1 of 2

**Tenant's Notice to End the Tenancy**  
N9  
(Disponible en français)

<b>To: (Landlord's name)</b> TAM PAYMAN AND FAHIM PAYMAN	<b>From: (Tenant's name)</b> Include all tenant names [REDACTED]
<b>Address of the Rental Unit:</b> 308/310 CYR AVENUE, [REDACTED] OTTAWA, ON K1L 7N7	

I am giving this notice because I want to move out of the rental unit.  
 The last day of my tenancy will be [ 3 0 / 0 9 / 2 0 2 4 ] . This is the termination date.  
 I will move out of the rental unit on or before the termination date.

**Important Information from the Landlord and Tenant Board**

**The termination date**  
For most types of tenancies (including monthly tenancies) the termination date must be at least **60 days** after the tenant gives the landlord this notice. Also, the termination date must be the last day of the rental period. For example, if the tenant pays on the first day of each month, the termination date must be the last day of the month. If the tenancy is for a fixed term (for example, a lease for one year), the termination date cannot be earlier than the last date of the fixed term.

**Exceptions:**

- The termination date must at least **28 days** after the tenant gives the landlord this notice if the tenancy is daily or weekly (the tenant pays rent daily or weekly). Also, the termination date must be the last day of the rental period. For example, if the tenant pays on the first day of each month, the termination date must be a Sunday. If the tenancy is for a fixed term, the termination date cannot be earlier than the last date of the fixed term.
- The termination date can be earlier than the last day of a fixed term tenancy (but still must be the last day of a rental period) if the tenant is giving this notice because:
  - the tenancy agreement was entered into on or after April 30, 2018,
  - the landlord was required to use the *Residential Tenancy Agreement (Standard Form of Lease)* form but did not,
  - the tenant demanded in writing that the landlord give them this form, and
    - more than 21 days have passed since the tenant made their demand, and the

**Tenants being pressured to "voluntarily" give up their homes through N9s and N11s.**

# Social media posts from landlords advertising “great investment opportunity” with “significant rental increase potential” for renovicted units and how difficult it is to get rich legally.

17 TOWNHOME PORTFOLIO - 4.2% CAP RATE

1099 NAUGHTON ST & 381-391 PRESLAND RD  
OTTAWA, ON K1K 3N6



**PRICE: \$4,950,000 - ARV \$6.9M**

**ANZAR GROUP**  
343 Preston Street  
Ottawa, ON K1S 1N4

**PRESENTED BY:**

**JACK ANBARA**  
office: (613) 371-4840  
cell: (613) 371-4840  
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**JUSTIN SALAZAR**  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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anzar\_group New To MLS!!  
Great Investment Opportunity! \$ ✓  
1099-1103 Naughton Street and 381-391 Presland Road, Ottawa

Price: \$4,950,000.00  
17 Townhome portfolio in a prime location, ample parking and significant rental increase potential!  
For more information, don't hesitate to contact us!

-  
Jack Anbara  
Co-Founder, Anzar Group  
EXP Realty Inc.  
Cell: 613-371-4840  
jack@anzargroup.ca

-  
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-  
#AnzarGroup #realestate #realestateagent #CommercialRealtor #commercialrealestate #ottawalife #ottawa #kanata #orleans #barrhaven #centretown #glebe #westboro #hintonburg #nepean #stittsville #manotick #ottawarealestate #ottawarealtor #investmentrealestate #investmentproperty #multifamily

44w

26 likes  
June 4, 2024

Add a comment... Post

Rex Brondial 4d · 🌐

Inspire Uplift • Follow  
Mar 11 · 🌐

**IT'S HARD TO GET RICH WHEN YOU'RE DOING THINGS LEGALLY**

Ottawa ACORN  
March 25, 2025 · 🌐

Rex Brondial is the new landlord of Aspen Towers - a high rise apartment in the west end of Ottawa where 100+ tenants received N13 eviction notices for unnecessary renovations. Rex has made it clear what his true intentions are. Renovictions aren't about repairing or improving tenants' homes, it's about getting rich while people lose their homes.

Sign the online action to stop the mass evictions in Aspen Towers:  
<https://acorncanada.org/.../sign-to-stop-the-renoviction.../> See more

10 11

# REFERENCES

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