

# LTB Application Guide

A summary of common Landlord and Tenant Board  
Applications



**Tribunals Ontario**  
Landlord and Tenant Board

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# L1 Application

Application to Evict a Tenant for Non-payment of Rent and to Collect Rent the Tenant Owes

- L1 Application is for eviction based on unpaid rent and to collect arrears until the move-out date.
- Must be filed after serving an N4 Form to the tenant.
- Cannot be used if the tenant has already moved out.
- Must be filed after the Termination Date noted in the the N4.
- Cannot be filed if the tenant has paid the due amount.
- The total amount claimed can included Rent owed, NSF fees, and the LTB Application Fee.

# L2 Application

## Application to End a Tenancy and Evict a Tenant or Collect Money

- L2 Application is for eviction after serving Notices N5-N13, or for tenant abandonment, or live-in superintendent job end.
- For eviction, must serve a Notice to End Tenancy (Forms N5-N13) before applying.
- Must be filed within 30 days after the Termination Date in the N5-N13.
- Allows landlords to claim for overdue stay, NSF cheques, damages, unpaid utilities, interference costs, and income misrepresentation.
- No prior notice needed for claims related to abandonment, superintendent job end, damages, or misrepresentation, if not ending tenancy.
- L2 cannot be used if the tenant has vacated, except for suspected abandonment.

# L3 Application

Application to End a Tenancy and Evict a Tenant:  
Tenant Gave Notice or Agreed to End the Tenancy

- L3 Application is for ending a tenancy after a tenant's Notice to End Tenancy (N9) or mutual agreement to terminate tenancy (N11).
- Can be filed immediately after receiving N9 or signing N11,.
- Required documentation includes the L3 form, copy of N9 or N11, signed declaration or affidavit, and application fee.
- Must be filed no later than 30 days after the Termination Date in the N9 or N11 or the LTB will dismiss the application.

# L9 Application

## Application to Collect Rent the Tenant Owes

- L9 Application is for landlords to collect overdue rent from current tenants.
- Can be filed the day after rent is overdue; not for evicting tenants.
- Inapplicable if the tenant has left the rental unit.
- Includes only rent arrears, excluding other charges like utilities.
- Requires careful documentation of owed rent and NSF charges, if any.

# L10 Application

## Application to Collect Money a Former Tenant Owes

- L10 Application is for landlords to claim money from former tenants.
- It covers unpaid rent, property damages, and other tenant-incurred costs.
- Landlords have one (1) year post-tenancy to file the application.
- Evidence, completed L10 form, and filing fee are required for submission.
- The former tenant must be served with the application and hearing notice 30 days before the hearing.
- The LTB hearing decides on the claim based on presented cases.

# Contact Information



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