

# Alberta Eviction Notice

Notice to Terminate a Residential Tenancy, prepared under Alberta's Residential Tenancies Act, R.S.A. 2000, c. R-17.1 (the "RTA").

## Article I — Parties

LANDLORD

FULL NAME / COMPANY NAME

PHONE NUMBER

LANDLORD'S MAILING ADDRESS

TENANT(S)

FULL NAME(S) OF ALL TENANTS

RENTAL UNIT / PROPERTY ADDRESS

UNIT / SUITE NO.

CITY / TOWN

POSTAL CODE

## Article II — Tenancy Details

Fixed-Term Tenancy

Periodic Tenancy (month-to-month)

Week-to-Week Tenancy

TENANCY START DATE

MONTHLY / PERIODIC RENT

RENT DUE DATE

## Article III — Type of Notice

This notice is given under the following authority (select the notice type that applies):

14-Day Notice — for substantial breach of the tenancy agreement, including non-payment of rent (RTA s. 30)

24-Hour Notice — for significant damage, or assault or threat of assault (RTA s. 30(2))

48-Hour Notice — for an unauthorized occupant remaining after the tenant has vacated

Notice for Other Lawful Reason — one full tenancy period, or 3 tenancy months for periodic tenancies

## Article IV — Grounds for Eviction

The reason(s) for this notice are (select all that apply):

Non-payment of rent

Significant damage to the rental property

Assault or threat of assault against the landlord or another tenant

Illegal activity on the property  
Disturbing the reasonable enjoyment of other tenants or the landlord  
Unauthorized occupant or pet  
Landlord or landlord's relative intends to occupy the unit  
Sale of property — purchaser or purchaser's relative intends to occupy  
Other (describe below)

DETAILS OF BREACH OR REASON FOR EVICTION

*If this notice is for non-payment of rent, the tenancy will not be terminated if all rent owing is paid, in full, on or before the termination date shown below.*

TOTAL RENT OWING AS OF DATE OF THIS NOTICE

## Article V — Notice and Termination Dates

For a 14-day notice, the day this notice is given and the day the tenancy ends do not count toward the 14 clear days required by the RTA.

DATE THIS NOTICE IS GIVEN

TIME (FOR 24-HOUR / 48-HOUR NOTICES)

TERMINATION DATE — TENANT MUST VACATE BY

## Article VI — Method of Service

Delivered personally to the tenant  
Sent by registered or certified mail  
Posted on the door of the rental unit (photo retained as proof)  
Other method (describe below)

OTHER METHOD OF SERVICE

## Article VII — Tenant's Right to Respond

*A tenant who receives a 14-day notice may, in most cases, serve a written notice of objection on the landlord before the termination date. A tenant cannot object to a 14-day notice given for non-payment of rent; paying all rent owing before the termination date is the only way to stop that notice from taking effect. Disputes may be brought to the Residential Tenancy Dispute Resolution Service (RTDRS) or the Alberta Court of Justice.*

## Execution

This notice is signed and dated by the Landlord or the Landlord's authorized agent.

LANDLORD / AGENT SIGNATURE

DATE SIGNED

PRINT NAME

Signed by an authorized agent on behalf of the Landlord

AGENT'S NAME AND CONTACT INFORMATION (IF APPLICABLE)

*Keep a copy of this notice and a record of how and when it was delivered to the tenant. If the tenant does not vacate by the termination date, the landlord must apply to the RTDRS or the Alberta Court of Justice for an order of possession; a landlord cannot remove a tenant or their belongings without such an order.*