

## What happens if my landlord passes away?

When a person dies, all of their property becomes part of what's called their "estate." This includes any rental properties the person owned. The estate is looked after by one or more trustee(s). Trustees are people chosen by the deceased owner to look after all their property and ensure it is dealt with according to the deceased's wishes.

The death of a landlord does not mean a tenant can be immediately evicted. When a landlord passes away, the estate itself becomes a tenant's new landlord. A tenant can only be evicted by following the proper process and for a reason allowed under the *Residential Tenancies Act*.

## What if someone inherits the property?

- You may receive an N12 if the beneficiary, now the new owner, wishes to either move in or move their family into the property. You are entitled to certain rights under the N12 including a hearing before an eviction can take place.
- You may receive nothing at all. In this scenario, the beneficiary inheriting the property becomes the landlord. The beneficiary inherits the tenant, the lease and any ongoing issues such as maintenance or rent arrears.
- If the beneficiary inherits the property and decides to sell it, then you may receive an N12 for purchaser's use. In the meantime, the beneficiary is the new owner and is your landlord until the sale is complete. You are still entitled to a hearing at the Landlord & Tenant Board before an eviction can take place.

## What if the beneficiary tries to force me to move?

If you believe you are being illegally evicted, please call us. You can also call the Rental Housing Enforcement Unit (RHEU): 1-888-772-9277.

To learn more about the N12 forms, please see the official Landlord & Tenant Board website: <https://tribunalsontario.ca/ltb/forms/>.