

Tenant's Notice to Quit—Early Termination of Tenancy Due to Cannabis Rules
(under Section 35 of the *Cannabis Control Act* – valid through May 30, 2019)

To: Landlord's name: _____

Address of residential premises: _____

I am giving three months' notice that I am terminating my tenancy on
_____ (date: month/day/year) **because the landlord has changed the**
rules that apply to the residential premises to restrict the smoking or cultivation of
recreational cannabis in the residential premises.

Other Tenants: (check applicable box)

- No other tenants reside in the residential premises.
- I am attaching proof that I have served all my co-tenants with a copy of this Notice to Quit. Proof is attached as a completed (check applicable box(s))
 - Acknowledgment of Service form
 - Affidavit of Service form

Security deposit return: (check one)

- I will make arrangements at a future time for the return of my security deposit.
- Please return my security deposit to me at the forwarding address below:

(street number, street name, apt. number)

(city/town)

(province)

(postal code)

Date: _____

Tenant's signature: _____

Tenant's name: _____

(print)

Note to Tenant: Proof of Service of All Co-Tenants

If other tenants reside in the same residential premises, you must serve all the tenants in the same residential premises (your “co-tenants”) with a copy of this Notice to Quit at least 3 months before the termination of tenancy. You must give the landlord proof of service of all your co-tenants with a copy of this Notice to Quit, which means that for **each** co-tenant, you must give your landlord either:

- an **Acknowledgment of Service**, in the form attached, signed by each co-tenant acknowledging that they have been served with a copy of this Notice to Quit;

OR

- a sworn **Affidavit of Service**, in the form attached, for each co-tenant saying how you served a copy of this Notice to Quit on them.

(See subsection 35(3) of the *Cannabis Control Act*).

Important Information for All Co-Tenants

This notice means that our tenancy is terminated on the date of termination of tenancy listed above.

You may make arrangements with our landlord to sign a new lease. The landlord cannot refuse to sign a new lease without a valid reason. Please contact the landlord to make arrangements to do this.

OR

If you do not make arrangements with the landlord, you must vacate the premises by the date of termination of tenancy listed above.

(See subsection 35(4) of the *Cannabis Control Act*)

Tenant: Keep a copy of this form and attachments for your records.

Acknowledgment of Service
(Optional – only required if there are co-tenants)

Name of co-tenant (*print*): _____

I acknowledge that I have been served with a copy of the attached Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules.

Date

Co-tenant’s signature

I acknowledge that I have been served with a copy of the attached Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules.

Date

Co-tenant’s signature

I acknowledge that I have been served with a copy of the attached Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules.

Date

Co-tenant’s signature

I acknowledge that I have been served with a copy of the attached Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules.

Date

Co-tenant’s signature

Affidavit of Service

(Optional – only required if there are co-tenants who do not sign the Acknowledgment of Service form)

Re: Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules

I, _____ (name), of _____ (civic address) in the County of _____, Nova Scotia, make oath that on _____ (day of the week), the ____ day of _____, 20____, I served _____ (name of person served) with a true copy of the attached Tenant’s Notice to Quit–Early Termination of Tenancy Due to Cannabis Rules: (check applicable box)

by personal service at _____ (place of service) at _____ am/pm.

or

by registered mail to _____ (address), and the receipt is attached.

Dated this _____ day of _____, 20 ____ .

Sworn to before me at _____,
in the County of _____,
this day of _____, 20____

A Barrister or Commissioner of the Supreme
Court of Nova Scotia

Signature
Print name:

- **This affidavit must be completed by the person who served the Notice to Quit.**
- **Attach the receipt if you serve the Notice to Quit by registered mail.**
- **Sign in the presence of a lawyer or commissioner of oaths.**
(Many Service Nova Scotia staff within Access Centres are Commissioners.)