

My landlord wants to  
evict me to do renovations.

Is this allowed?

**The Residential Tenancies Act (s. 10AB and AC)  
describes the process and rules around renovations**



# RENOVICTION FACTS

If you and your landlord agree to end your tenancy ...

- You and the landlord can create an agreement with the details about your eviction that you have agreed to (ex. date you will leave, compensation for the tenant etc).
- The Agreement must be in writing and in the required form.
- Once the agreement is in place the tenant may leave anytime before the date specified in the agreement by giving 10 days notice to quit.

If you and your landlord do NOT agree to end your tenancy ...

- Landlord files an Application to Director to have a tenancy hearing to determine if the renoviction will be allowed and if you will have to move.
- Hearing is held, a decision is made and an order is issued.
- If renoviction is allowed, the Residential Tenancy Officer will determine the eviction date and what compensation the tenant should receive.

The landlord needs all necessary permits and approvals required by law and the landlord in good faith requires vacant possession for the purpose of ...

- Demolition of residential premise
- Make repairs or renovations so extensive to require a building permit and vacant possession

# Compensation for the tenant

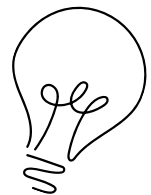
A tenant whose tenancy is terminated by mutual agreement or by order of the Director under Section 10AB is entitled to compensation equal to the rent payable for ....

- the last three months, if the residential complex contains more than four residential premises; or
- the last month, if the residential complex contains four or fewer residential premises

Residential complex means a building in which one or more residential premises are located

## Important note

If a Tenant takes another unit from the Landlord with the same benefits and obligations as their current lease they are not entitled to compensation.



Service Nova Scotia Residential Tenancies Program

# If you need more information

Residential Tenancies

Phone: 902-424-5200

Toll-free (within North America): 1-800-670-4357

TTY (toll-free within North America): 1-877-404-0867

[askus@novascotia.ca](mailto:askus@novascotia.ca)

List of Access Nova Scotia Offices

<https://beta.novascotia.ca/contact/service-nova-scotia#SNS-ANS-01>

[NovaScotia.ca/RTA](https://www.novascotia.ca/RTA)