

Types of holdovers and the notice required

Situation	Notice Period
<p>End of lease term</p> <ul style="list-style-type: none"> • When you stay past the end date of the lease • and the owner has not accepted rent since the lease ended. <p>The required notice period depends on the length of your tenancy (how long you lived there) or the lease, whichever is longer:</p>	
<ul style="list-style-type: none"> • If your tenancy or lease is for less than 1 year 	30 days
<ul style="list-style-type: none"> • If your tenancy or lease is for at least one year, but less than 2 years 	60 days
<ul style="list-style-type: none"> • If your tenancy or lease is 2 years or longer 	90 days
<p>Early termination based on lease breach:</p> <ul style="list-style-type: none"> • If you breach the lease (break the rules) • and the lease says the landlord can end the lease if you breach it. 	30 days
<p>Licensees:</p> <ul style="list-style-type: none"> • If you have limited permission to stay at the property (like a guest) • and you do not leave when asked. 	10 days
<p>Tenants at Will:</p> <ul style="list-style-type: none"> • If a property owner allows you to stay on the property <i>without a rent payment agreement</i> • and you do not leave when asked. 	30 days
<p>Tenants at Sufferance:</p> <ul style="list-style-type: none"> • If you stay after the person who let you live at the property leaves • and you have <i>no</i> direct relationship with the owner. 	30 days
<p>Squatters: If you live on a property without permission of <u>any</u> person authorized to give permission (in other words, you're trespassing).</p>	10 days
<p>Former employees: An employer sometimes offers housing as part of the employment package. If housing is tied to the job and the job ends, the employer does not need to give you notice before they file a holdover proceeding. This is an exception to the usual rule.</p>	No notice required