**A tenancy agreement can be ended at any time if all parties (including all tenants) agree in writing. The parties may decide to make compensation part of the termination agreement, eg if the tenants have to move to more expensive premises and incur moving costs and hassle, or the landlord has to find new tenants early. No specific wording is required except that it is “a written agreement to terminate”. This is one suggestion, change as necessary, and print enough copies so that everyone can keep a signed copy.**

**Termination Agreement**

The tenants and landlord agree to terminate the tenancy agreement on <insert date>. The tenancy will end under section 36(g) of the Residential Tenancies Act when the tenants vacate the premises on that date.

The tenancy ends without liability for ending the tenancy early.

*Or, if the parties have agreed that the tenants will pay a certain amount of compensation:*

The tenants have signed over $x of the bond and the landlord agrees that this is in full and final settlement of any claims relating to ending the tenancy early.

*Or, if the parties have agreed that the landlord will pay a certain amount of compensation:*

The landlord has paid $x to the tenants and the tenants agree that this is in full and final settlement of any claims relating to ending the tenancy early.

The final rent payment will be <insert amount> to be paid on <insert date>

*OR, if the tenants have already paid rent beyond the date they will vacate:*

The landlord will reimburse to the tenants the amount of <insert amount> in overpaid rent by x date.

The final inspection will take place on <insert date> at <insert time> in the presence of the tenants (remove as desired). The landlord will provide the tenants with a copy of the final inspection report. If the condition of the premises is satisfactory, the landlord will provide the tenants with a signed refund of bond form.

Date:

Address of the Premises:

Names and Signatures of all Tenants:

Names and Signatures of all Landlords:

**All parties are to keep a signed copy of this agreement**