

How to calculate the date for notice to quit for unpaid rent

If your tenant is 30 days' late with a rent payment, you can give the tenant a notice to move out, called a notice to quit for unpaid rent (see *Nova Scotia Residential Tenancies Act*, section 10(6)).

To calculate the 30 days,

Start counting on the day after the rent was due.

For example, if the rent is due on June 1, the first day the rent is late is June 2.

Count 30 days on the calendar.

In our example, the 30 days is up midnight on July 1, *but*

If the 30th day is a Sunday or holiday, jump forward to the next day.

Because July 1 is a holiday, it does not count as the 30th day. Jump to the next day that is not a holiday or a Sunday, in this case July 2.

The 30-day period ends at midnight on the day calculated. If the tenant has not paid the rent by then, you can give the tenant notice to move out in 15 days.

In our example, the 30-day period ends at midnight on July 2. If the tenant does not pay the rent by this time, you can give the tenant notice on July 3 that they must move out in 15 days.

To calculate the 15 days,

Start counting on the day after you give the notice.

In our example, that would be July 4.

Count 15 days on the calendar.

In our example, that would be July 18.

If the 15th day is a Sunday or holiday, jump forward to the next day.

In our example, July 18 is not a Sunday or holiday, so the tenant must move out by midnight on July 18.

When in doubt, always allow extra time
in counting the 30 and 15 days.