The names indicated in the lease must be those that the lessor and the lessee are legally authorized to use.

The term "lessor" in the Civil Code of Québec generally refers to the owner of the immovable.

The dwelling is leased for residential purposes only. ☐ Yes ☐ No

If the "No" box is checked off, the dwelling is leased for the combined purposes of housing and _________, but no more than one-third of the total floor area will be used for that second purpose (art. 1892 C.C.Q.).

The dwelling is located in a unit under divided co-ownership. ☐ Yes ☐ No

☒ Outdoor parking ☐ Yes ☐ No

☒ Indoor parking ☐ Yes ☐ No

☒ Locker or storage space ☐ Yes ☐ No

Furniture is leased and included in the rent. ☐ Yes ☐ No

Appliances
☐ Washer
☐ Chest(s) of drawers

☐ Dryer
☐ Couch(es)

☐ Microwave oven
☐ Armchair(s)

☐ Dishwasher
☐ Bed(s)

☐ Refrigerator
☐ Chair(s)

☐ Table(s)

☐ Stove

☐ Table(s)

☐ Other

The lessor and the lessee undertake, in accordance with their respective responsibilities, to comply with the regulations respecting the presence and proper working order of one or more smoke detectors in the dwelling and the immovable.

The lessor and the lessee may terminate the lease unilaterally, except in the cases provided for by law (particulars Nos. 5, 9, 23, 24, 45 and 51). However, they may terminate the lease by mutual consent.
**SERVICES, TAXES AND CONSUMPTION COSTS**

**Will be borne by:**

<table>
<thead>
<tr>
<th>Lessor</th>
<th>Lessee</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Lessor**
- Heating of dwelling: ☐
- Gas: ☐
- Other than for heating: ☐
- Hot water heater (rental fees): ☐
- Hot water (user fees): ☐

**Lessee**
- Water consumption tax for dwelling: ☐
- Parking area: ☐
- Entrance, walkway, driveway: ☐
- Stairs: ☐

**CONDITIONS**

The lessee has a right of access to the land. ☐ Yes ☐ No

The lessee has the right to keep one or more animals. ☐ Yes ☐ No

**OTHER SERVICES, CONDITIONS AND RESTRICTIONS**

(e.g. antenna, barbecue, air conditioner, clothesline, painting, pool, laundry room)

**Rent**

The rent is payable in equal instalments not exceeding one month's rent, except for the last instalment, which may be less.

A lease with a term of more than 12 months may undergo only one adjustment of the rent during each 12-month period. No adjustment may be made within the first 12 months (art. 1906 C.C.Q.).

The lessor may not exact any other amount of money from the lessee (e.g. deposit for the keys).

**Payment of rent for the first payment period:**

At the time of entering into the lease, the lessor may require advance payment of the rent for only the first payment period (e.g. the first month, the first week). The advance payment may not exceed one month's rent.

**Payment of rent for the other payment periods:**

The rent is payable on the first day of each payment period (e.g. month, week), unless otherwise agreed.

**Place of payment:** The rent is payable at the lessee's domicile, unless otherwise agreed (art. 1566 C.C.Q.).

**BY-LAWS OF THE IMMOVABLE**

A copy of the by-laws of the immovable was given to the lessee before entering into the lease.

**DIVIDED CO-OWNERSHIP**

A copy of the by-laws of the immovable was given to the lessee.

**WORK AND REPAIRS**

The work and repairs to be done by the lessor and the timetable for performing them are as follows:

- **Before** the delivery of the dwelling

- **During** the lease

**JANITORIAL SERVICES**

Specify

The contact information for the janitor or the person to contact if necessary is as follows:

<table>
<thead>
<tr>
<th>Name</th>
<th>Telephone No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Proof of payment:**

The lessee is entitled to a receipt for the payment of his or her rent in cash (arts. 1564 and 1568 C.C.Q.).

**Place of payment:**

The rent is payable at

**METHOD OF PAYMENT**

The rent is payable in accordance with the following method of payment:

- ☐ Cash
- ☐ Cheque
- ☐ Electronic bank transfer
- ☐ Other ____________________________

The lessee agrees to give the lessor postdated cheques for the term of the lease.

☐ Yes ☐ No

<table>
<thead>
<tr>
<th>Initials of lessee</th>
<th>Initials of lessee</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PLACE OF PAYMENT**

The rent is payable at

**SPECIFY**

**DATE OF PAYMENT**

The rent will be paid on ______________________________.

**OTHER PAYMENT PERIODS**

The rent will be paid on the 1st day ☐ Of the month ☐ Of the week

Or on ______________________________

**Specify**

**METHOD OF PAYMENT**

The lessee has the right to keep one or more animals. ☐ Yes ☐ No

The lessee has a right of access to the land. ☐ Yes ☐ No

**OTHER SERVICES, CONDITIONS AND RESTRICTIONS**

(e.g. antenna, barbecue, air conditioner, clothesline, painting, pool, laundry room)

**ASSIGNMENT OF THE PREMISES**

Rents or payments may not exceed the rent charged under the lease.

The lessee is a beneficiary of a rent subsidy program. ☐ Yes ☐ No

**SPECIFY**

**PLACE OF PAYMENT**

The rent is payable at

**SPECIFY**

**METHOD OF PAYMENT**

The lessee may not be required to pay by means of a postdated cheque or any other postdated instrument, unless otherwise agreed.

**Proof of payment:** The lessee is entitled to a receipt for the payment of his or her rent in cash (arts. 1564 and 1568 C.C.Q.).

**Place of payment:** The rent is payable at

**METHOD OF PAYMENT**

The rent is payable at

**PLACE OF PAYMENT**

The rent is payable at

**METHOD OF PAYMENT**

The rent is payable at

**PLACE OF PAYMENT**

The rent is payable at

**METHOD OF PAYMENT**

The rent is payable at

**PLACE OF PAYMENT**

The rent is payable at

**METHOD OF PAYMENT**

The rent is payable at
The lessor and the lessee may not apply to the Régie du logement for the fixing of the rent or for the modification of another condition of the lease if one of the following situations applies:

☐ The dwelling is located in an immovable erected five years ago or less.

☐ The immovable became ready for habitation on _______ Day _______ Month _______ Year.

OR

☐ The dwelling is located in an immovable whose use for residential purposes results from a change of destination that was made five years ago or less.

☐ The immovable became ready for habitation on _______ Day _______ Month _______ Year.

However, the tribunal may rule on any other application concerning the lease (e.g. decrease in rent).

If one of the two boxes opposite is checked off and if the five-year period has not yet expired, the lessee who refuses a modification in his or her lease requested by the lessor, such as an increase in the rent, must vacate the dwelling upon termination of the lease (particulars Nos. 39 and 41).

If neither of the two boxes opposite is checked off and if the lessee refuses a modification in his or her lease requested by the lessor and wishes to continue to live in the dwelling, the lease is then renewed. The lessor may apply to the Régie du logement to have the conditions of the lease fixed for the purposes of its renewal (particulars Nos. 41 and 42).

Mandatory notice to be given by the lessor at the time the lease or sublease is entered into, except when one of the two boxes in Section F is checked off.

I hereby notify you that the lowest rent paid for your dwelling during the 12 months preceding the beginning of your lease, or the rent fixed by the Régie du logement during that period, was $ _______________.

☐ Per month ☐ Per week ☐ Other _______________.

The property leased, the services offered by the lessor and the conditions of your lease are the same.

☐ Yes ☐ No

If the "No" box is checked off, the following changes have been made (e.g. addition of services of a personal nature, personal assistance services and nursing care, parking, heating):

If the new lessee or the sublessee pays a rent higher than that declared in the notice, he or she may, within 10 days after the date the lease or sublease is entered into, apply to the Régie du logement to have the rent fixed.

If the lessor did not give such notice at the time the lease or sublease was entered into, the new lessee or the sublessee may, within two months after the beginning of the lease, apply to the Régie du logement to have his or her rent fixed.

The new lessee or the sublessee may also make such application within two months after the day he or she becomes aware of a false statement in the notice.

The lessees undertake to be solidarily liable for the lease (particulars Nos. 11 and 12).

☐ Yes ☐ No

Any other person who signs the lease must clearly indicate in what capacity he or she is doing so (e.g. another lessor, another lessee, surety).

The lessor must give the lessee a copy of the lease within 10 days after entering into the lease (art. 1895 C.C.Q.).

A lessee who is married or in a civil union may not, without the written consent of his or her spouse, sublease his or her dwelling, assign the lease or terminate the lease where the lessor has been notified, by either of the spouses, that the dwelling leased is used as the family residence.

Notice to lessor

I hereby declare that I am married to or in a civil union with _______________.

I hereby notify you that the dwelling covered by the lease will be used as the family residence.

If the lease includes services in addition to those indicated on this form, including services of a personal nature, complete Schedule 6 to the lease: Services Offered to the Lessee by the Lessor.
GENERAL INFORMATION

These particulars describe most of the rights and obligations of lessors and lessees. They summarize the essential points of the law concerning leases, i.e. articles 1851 to 1978 of the Civil Code of Québec (C.C.Q.).

The examples given in the particulars are provided for information purposes and are used to illustrate a rule. To find out the other obligations to which the parties to a lease may be subject, please refer to the Civil Code of Québec. No right may be exercised with the intent of injuring another or in an excessive and unreasonable manner that is contrary to the requirements of good faith (arts. 6, 7 and 1375 C.C.Q.).

The particular applies to any premises leased for residential purposes, as well as to the services, accommodations and other premises attached to the dwelling, whether or not they are included in the lease of the dwelling or in another lease. Some exceptions apply (arts. 1892 and 1892.1 C.C.Q.).

Except if the size of the dwelling justifies it, a lessor may give notice that the lessee is to maintain the person in his or her rights, or to assign the lease (art. 1870 C.C.Q.).

In addition, the lessor may give notice that the lessee is to maintain the person in his or her rights, or to assign the lease (art. 1870 C.C.Q.).

No person may harass a lessee in such a manner as to limit the lessee’s right to peaceable enjoyment of the premises or to induce him or her to leave the dwelling. In case of a violation, punitive damages may be claimed (art. 1902 C.C.Q.).

Any non-performance of an obligation by a party entitles the other party to pursue certain remedies before a tribunal, generally the Régie du logement. These remedies concern, for example, the performance of an obligation, reduction of the rent, resiliation of the lease, damages and, in certain cases, punitive damages.

Charter of human rights and freedoms

These rights and obligations shall be exercised in compliance with the rights recognized by the Charter, which prescribes, among other things, that every person has a right to respect for his or her private life, that every person has a right to the peaceful enjoyment and free disposition of his or her property, except to the extent provided by law, and that a person’s home is inviolable.

The Charter also prohibits any discrimination and harassment on the basis of race, colour, sex, pregnancy, sexual orientation, civil status, age except as provided by law, religion, political convictions, language, ethnic or national origin, social condition, a handicap or the use of any means to pali- ate a handicap. The Charter also protects seniors and handicapped persons against any form of exploitation.

Any person who is a victim of discrimination or harassment for one of those reasons may file a complaint with the Commission des droits de la personne et des droits de la jeunesse.

Access to documents and protection of personal information

If the lessor is a public body, he or she shall comply with the prescriptions of the Act respecting Access to documents held by public bodies and the Protection of personal information. Otherwise, the lessor shall comply with the prescriptions of the Act respecting the Protection of personal information in the private sector.

Other leases and Schedule 6

Special rules apply to the lease of a dwelling in low-rental housing, the lease of a dwelling in an educational institution, the lease of land intended for the installation of a mobile home and the lease of a dwelling in a cooperative.

If the lease includes services in addition to those indicated on this form, including services of a personal nature, Schedule 6 to the lease, Services Offered to the Lessee by the Lessor, shall be completed.

PARTICULARS

In the case of differences between this document and the laws that apply to dwellings, the laws take priority.

RIGHT TO MAINTAIN OCCUPANCY

5. The lessee, excluding a sublessee (art. 1940 C.C.Q.), has a personal right to maintain occupancy in his or her dwelling (art. 1936 C.C.Q.).

The lessee may apply to the Régie du logement, deposit the payment of the rent, the lessee may, with the authorization of the Régie du logement, deposit the rent with it (art. 1908 C.C.Q.).

Liability of persons who are married or have died

6. The right to maintain occupancy may be extended to certain persons who cohabitation with the lessee ceases or where the lessee dies, provided that those persons comply with the formalities provided for by law (art. 1938 C.C.Q.). However, those persons are not considered to be new lessees (art. 1951 C.C.Q.).

New lessor

7. The new lessor of an immovable is bound to respect the lease of the lessee. The lease is continued and may be renewed in the same manner as another lease (art. 1937 C.C.Q.).

8. Where the lessee has not been personally informed of the name and address of the new lessor or of the person to whom he or she owes payment of the rent, the lessee may, with the authorization of the Régie du logement, deposit the rent with it (art. 1908 C.C.Q.).

Death

9. A lease is not terminated by the death of the lessor or the lessee (art. 1884 C.C.Q.).

A person who was living with the lessee at the time of the lessee’s death may become the lessee if he or she continues to occupy the dwelling and gives notice to that effect in writing to the lessor within two months of the death. The lessor may, in the month that follows the expiry of the two-month period, terminate the lease by giving notice of one month to that effect to the lessor.

In all cases, if the lessee received services of a personal nature, whether or not he or she lived alone, the liquidator, the heir or, where applicable, the person who lived in the dwelling with the lessee is only required to pay that part of the rent that relates to the services that were provided to the lessee during his or her lifetime (arts. 1938 and 1939 C.C.Q.).

Non-payment of rent

10. Non-payment of rent entitles the lessee to apply to the tribunal for a condemnation forcing the lessee to pay it. Also, if the lessee is over three weeks late in paying the rent, the lessor may obtain the resiliation of the lease and the eviction of the lessee.

Frequent late payment of the rent may also warrant the resiliation of the lease if the lessor suffers serious prejudice as a result (arts. 1963 and 1971 C.C.Q.).

Liability of persons who are married or have died

11. A married or civil union spouse who rents a dwelling for the current needs of the family also binds the other spouse for the whole, if they are not separated from bed and board, unless the other spouse has previously informed the lessor of his or her unwillingness to be bound for the debt (arts. 397 and 2716.1 C.C.Q.).

Liability of co-lessees and surety

12. If the lease is signed by more than one lessee, the lessees are jointly liable for the obligations arising out of the lease, i.e. the lessee is liable for his or her own share only (art. 1518 C.C.Q.). However, the co-lessees and the lessor may agree that the liability will be solidary. In such case, each lessee may be held liable for all the obligations of the lease (art. 1523 C.C.Q.).
Solidarity between co-lessees is not presumed. It exists only where it is expressly stipulated in the lease (art. 1525 C.C.Q.).

Suretyship securing the performance of the obligations of the lessee, the lessee does not extend to the renewal of the lease, unless otherwise provided between the parties (art. 1881 C.C.Q.). The solidary nature of the surety may be expressly stipulated in the lease (arts. 1525 and 2352 C.C.Q.).

ENJOYMENT OF PREMISES

13. The lessor shall provide the lessee with peaceable enjoyment of the leased property throughout the term of the lease (art. 1854 1st par. C.C.Q.).

14. The lessee shall, throughout the term of the lease, use the leased property “with prudence and diligence”, i.e. he or she must use it in a reasonable fashion (art. 1855 C.C.Q.).

15. The lessee may not, without the consent of the lessor, use or keep in the dwelling a substance that constitutes a risk of fire or explosion and that would lead to an increase in the insurance premiums of the lessor (art. 1919 C.C.Q.).

16. The occupants of a dwelling shall be of such a number as to allow them to live in normal conditions of comfort and sanitation (art. 1920 C.C.Q.).

17. The lessee and the persons he or she allows to use or to have access to the dwelling shall act in such a way as not to disturb the normal enjoyment of the other lessees (art. 1866 C.C.Q.).

18. During the term of the lease, the lessor and the lessee may not change the form or destination of the dwelling (art. 1856 C.C.Q.).

MAINTENANCE OF DWELLING AND REPAIRS

Obligation of maintenance

19. The lessor is bound to warrant the lessee that the dwelling shall remain in the same condition for the purpose for which it was leased and to maintain the dwelling for that purpose throughout the term of the lease (art. 1854 2nd par. C.C.Q.).

20. The lessee shall keep the dwelling in clean condition. Where the lessee carries out work in the dwelling, he or she must restore it to clean condition (art. 1951 C.C.Q.).

21. A lessee who becomes aware of a serious defect or deterioration of the dwelling shall inform the lessor within a reasonable time (art. 1866 C.C.Q.).

22. The statutes and regulations respecting the safety, sanitation, maintenance or habitability of an immovable shall be considered as obligations under the lease (art. 1912 C.C.Q.).

Dwelling unfit for habitation

23. A lessee may not offer a dwelling that is unfit for habitation, i.e. if it is in such a condition as to be a serious danger to the health or safety of its occupants or the public. The lessee may refuse to take possession of such a dwelling. In such case, the lessor is required to provide an alternative (arts. 1932 and 1914 C.C.Q.).

24. The lessee may abandon the dwelling if it becomes unfit for habitation. In such case, he or she shall inform the lessor of the condition of the dwelling before abandoning it or within the following 10 days (art. 1915 C.C.Q.).

Urgent and necessary repairs

25. The lessor shall allow urgent and necessary repairs to be made to ensure the preservation or enjoyment of the leased property, but he or she retains, according to the circumstances, recourses, including the right to compensation if he or she has not been duly credited.

In the case of urgent repairs, the lessor may require the lessee to vacate the property temporarily, without notice and without authorization from the Régie du logement (art. 1865 C.C.Q.).

26. The lessee may, without the authorization of the Régie du logement, undertake repairs or incur expenses provided they are urgent and necessary to ensure the preservation or enjoyment of the leased property. However, the lessee may do so only if he or she has informed or attempted to inform the lessor of the situation and if the latter has not acted in due course.

The lessor may intervene at any time to pursue the work. If the lessee shall render an account to the lessor of the repairs undertaken and the expenses incurred and shall deliver the invoices to the lessee. The lessee may withhold from his or her rent an amount for reasonable expenses incurred (arts. 1868 and 1869 C.C.Q.).

Major urgent work

27. The lessor shall give notice to the lessee before undertaking in the dwelling major improvements or repairs that are not urgent. If it is necessary for the lessee to vacate the dwelling temporarily, the lessor shall offer him or her an indemnity equal to the reasonable expenses the lessee will have to incur during the work. Such indemnity is payable to the lessee on the date he or she vacates the dwelling.

The notice shall indicate the nature of the work that is to be undertaken, an estimation of its duration and, where applicable, the necessary period of vacancy, the indemnity offered and any other conditions under which the work will be carried out, if it is of such a nature as to cause a substantial reduction of the enjoyment of the premises by the lessee.

The notice shall be given at least 10 days before the date on which the work is to begin, except where the lessee must vacate the dwelling for more than one week. In such case, at least three months’ notice is required.

If the lessee fails to reply within 10 days after receiving the notice requiring him or her to vacate the dwelling temporarily, the lessee is deemed to have refused to vacate the premises. If the lessee refuses to vacate or fails to reply, the lessor may, within 10 days after such refusal, apply to the Régie du logement for a ruling on the matter.

However, if the notice does not require the lessee to vacate the dwelling temporarily or if the lessee agrees to vacate, the lessee may, within 10 days after receiving the notice, apply to the Régie du logement to modify or suppress such an indemnity relating to the performance of the work that he or she considers abusive.

The Régie du logement may be required to rule on the reasonableness of the work, the conditions relating to its performance, the necessity of the vacancy and the indemnity, if any.

ACCESS TO AND VISIT OF DWELLING

28. To exercise rights of access to the dwelling, the lessee and the lessor are bound to act in good faith:

• the lessee shall facilitate access to the dwelling for any purpose and shall not refuse access without justification;

• the lessee shall not abuse his or her rights and shall exercise them in a reasonable manner with due respect for privacy (arts. 3, 6, 7, 1375 and 1857 C.C.Q.).

29. The lessee may have access to the dwelling during these times:

• to perform the condition of the dwelling between 9 a.m. and 9 p.m.;

• to show the dwelling to a prospective acquirer between 9 a.m. and 9 p.m.;

• to carry out work between 7 a.m. and 7 p.m.;

• to carry out work between 9 a.m. and 7 p.m.

In such cases, the lessor shall notify the lessee verbally 24 hours in advance. In the case of major work, the period for giving notice differs (arts. 1898, 1931 and 1932 C.C.Q.).

30. A lessee who gives notice to the lessor of his or her intention to vacate the dwelling shall, from that time, allow the lessor to show the dwelling to prospective lessees between 9 a.m. and 9 p.m., and allow the lessor to post “For rent” signs (arts. 1930 and 1932 C.C.Q.).

The lessor is not required to notify the lessee 24 hours in advance of a visit by a prospective lessee.

31. The lessee may require the presence of the lessor or his or her representative during a visit to or a verification of the dwelling (art. 1952 C.C.Q.).

32. Except in case of emergency, the lessee may deny access to the dwelling if the conditions fixed by law are not satisfied.

Where the lessee denies access to the dwelling for a reason other than those provided for by law, the lessor may file an application with the Régie du logement to obtain an order for access.

Absence of the owner, access to a lessee or un-justified denial of access by the lessee may also, depending on the circumstances, allow the exercise of certain remedies, such as the filing of an application for damages or punitive damages (arts. 1803, 1902, 1931 to 1933 C.C.Q. and s. 49 of the Charter).

33. No lock or other device restricting access to a dwelling may be installed or replaced without the consent of the lessee and the lessee (art. 1934 C.C.Q.).

34. The lessee may not prohibit a candidate in a provincial, federal, municipal or school election, an official delegate appointed by a national committee or the authorized representative of either from having access to the immovable or dwelling for the purposes of an election campaign or a legally constituted referendum (art. 1935 C.C.Q.).

NOTICES

35. Every notice relating to the lease, given by the lessor (e.g. notice to renew the lease (to increase the rent) or by the lessee (e.g. notice of non-renewal of the lease), shall be written and drawn up in the same language as the lease. It shall be given at the address indicated in the lease or at any other address communicated since then (art. 1898 C.C.Q.).

Exception : Only a notice by the lessor for the purpose of having access to the dwelling may be given orally.

36. Where a notice does not conform to the prescribed requirements concerning the written form, the address or the language, it is valid only on the condition that the person who gave it proves that the addressee has not suffered any damage as a consequence.

RENEWAL AND MODIFICATION OF LEASE

Renewal of lease

37. A lease with a fixed term is “renewed of right” when the lease expires, which means that it is automatically renewed at term on the same conditions and for the same term.

However, a lease with a term of more than 12 months is renewed for one year only (art. 1941 C.C.Q.).

The lessor may not prevent the lease from being renewed, except in certain cases (art. 1944 C.C.Q.). However, the lessor may modify the lease at the time of renewal, provided that he or she gives notice of the modifications (art. 1944 C.C.Q.).

The lessee may avoid such renewal, provided that he or she gives notice to the lessor.

Non-renewal of lease by the lessee

38. A lessee who wishes to vacate the dwelling upon termination of a lease with a fixed term, or to terminate a lease with an indeterminate term, shall give notice to the lessor or reply to the lessor’s notice within the period indicated in Table A (arts. 1942, 1945 and 1946 C.C.Q.).

Modification of lease

39. The lessor may modify the conditions of the lease at the time of its renewal. For instance, the lessor may modify its term or increase the rent.

To that end, he or she shall give notice of the modification to the lessee within the time periods indicated in Table B (art. 1942 C.C.Q.).
40. The lessor shall, in the notice of modification, indicate to the lessee:
   • the modification(s) requested;
   • the new term of the lease, if he or she wishes to change it;
   • the rent in dollars or the increase request-
     ed, expressed in dollars or as a percentage, if
   • he or she wishes to increase the rent. However,
   • where an application for the fixing or review
     of the rent has already been filed, the increase
     may be expressed as a percentage of the rent
     to be determined by the Régie du logement;
   • the time granted to the lessee to refuse the
     proposed modification(s), i.e. one month after
     receiving the notice (arts. 1943 and 1945 C.C.Q.).

Reply to a notice of modification
(art. 1945 C.C.Q.)

41. The lessee receives a notice of modification
of the lease from the lessor one month after
receiving it to reply and notify the lessor that
he or she:
   • accepts the requested modification(s); or
   • refuses the requested modification(s) and
     will continue to occupy the dwelling (see “Excep-
     tion” below); or
   • will vacate the dwelling upon termination of
     the lease. If the lessee fails to reply, this means that he or she has
     accepted the modification(s) requested by the lessor.
   • if the lessee refuses the modification(s), he or she is entitled to remain in the dwelling because the lease is renewed. In case of refusal, see particular
     No. 42.

Exception: Where one of the two boxes in Section C is checked off, the lessee who refuses the requested modification(s) will vacate the dwelling
upon termination of the lease (art. 1955 C.C.Q.).

A model of the “Notice of Rent Increase and
Modification of Another Condition of the Lease”
and a model of the lessee’s reply to such notice
are found at the end of these articles on the
Régie du logement’s website (www.rdl.gouv.qc.ca).

Fixing of conditions of the lease
by the Régie du logement
42. The lessor has one month, after receiving the
reply of a lessee who refuses the modifications, to
apply to the Régie du logement for the fixing of
the rent or for a ruling on any other modification
of the lease (see Table B). If the lessor does not
file such application, the lease is renewed on the
same conditions as before (art. 1947 C.C.Q.).

Agreement on modifications
43. Where the lessor and the lessee agree on the modifications to be made to the lease
(e.g. rent, term), the lessor shall give the lessee
a writing evidencing the modifications to the
previous lease before the beginning of the renewal
(art. 1985 C.C.Q.).

Contestation of an adjustment of rent
44. Where a lease with a term of more than 12
months contains a clause providing for an adjust-
ment of the rent, the lessee or the lessor may
contest the excessive or inadequate nature of the
agreement and have the rent fixed.

An application for that purpose shall be filed
with the Régie du logement within one month
following the date on which the adjustment is
to take effect (art. 1949 C.C.Q.).

REPOSSESSION OF DWELLING AND
EVICITION (arts. 1957 to 1970 C.C.Q.)

45. Where the lessor of the dwelling is the owner,
he or she may repossess the dwelling in order to
live in it or to allow one of the beneficiaries provided for by
law to live in it.

If the immovable belongs to more than one
person, the dwelling may generally be repossessed
only if there is only one other co-owner and the
two co-owners are spouses.

A legal person may not avail itself of the right to
repossess a dwelling.

Beneficiaries may be:
• the lessor, his or her father, mother, children
  or any other relative or person connected by mar-
  riage or a civil union of whom the lessor is the
  main support;
• the spouse of whom the lessor remains the main
  support after a separation from bed and board
  or divorce or the dissolution of a civil union.

To repossess the dwelling, the lessor shall give
notice within the prescribed time periods. The steps
for the repossession of the dwelling and the time
periods for giving notice are presented in Table C.

The notice shall contain the following:
• the name of the beneficiary;
• the degree of relationship or the connection
  between the beneficiary and the lessor, if any;
• the date fixed for the repossession.

The lessor may evict the lessee to divide the
dwelling if he or she wishes to change its
destination. The notice shall indicate the date and
the reason for the eviction and respect the
time periods presented in Table D (arts. 1959 to
1961 C.C.Q.).

A lessee who objects to the repossession of
the dwelling or to eviction from it shall do so in accordance with the rules provided for in the Civil
Code of Québec (see Tables C and D). An indem-
nity may be payable (arts. 1965 and 1967 C.C.Q.).

ASSIGNMENT AND SUBLEASING
46. Where a lessee assigns his or her lease, the
lessee abandons all of his or her rights and transfers
all of his or her obligations in respect of the dwell-
ing to a person called the “assignee”; as a result,
the lessee is released from his or her obligations
towards the lessor (art. 1873 C.C.Q.).

A lessee who subleases all or part of his or her
dwelling binds himself or herself towards the sub-
lessee, but is not released from his or her obliga-
tions towards the lessor (art. 1870 C.C.Q.).

The sublease terminates not later than the
expiry of the lease which it purports to extend (art.
1871 C.C.Q.).

If the sublease is assigned, the assignee may
be entitled to remain in the dwelling because the
lessee has already vacated (arts. 1965 and 1967 C.C.Q.).

The lessor is deemed to have consented to the assign-
ment if the lessee gives the lessor notice of the assign-
ment or sublease (art. 1870 C.C.Q.).

If the lessee refuses, he or she shall inform the
lessor of his or her reasons for refusing within 15
days after receiving the notice. Otherwise, the
lessor is deemed to have consented to the assign-
ment or sublease (art. 1871 C.C.Q.).

A lessee who consents to the assignment or sublease may not exact any payment other than
the reimbursement of any reasonable expenses
resulting from the assignment or sublease (art.
1872 C.C.Q.).

The sublease terminates not later than the
date on which the lease of the lessee terminates.
However, the sublease is not required to
vacate the dwelling before receiving notice of 10
to that effect from the sublessor or, failing him or
her, from the lessor (art. 1940 C.C.Q.).

RESILIATION OF LEASE BY THE LESSEE
51. Pursuant to article 1974 of the Civil Code of
Québec, a lessee may resiliate his or her lease:
• if he or she is allocated a dwelling in low-rental
  housing;
• if he or she can no longer occupy the dwelling
  because of a handicap;
• in the case of a senior, he or she is permanent-
  ly admitted to a residential and long-term care
  centre (CHSLD), to an intermediate resource, to
  a private seniors’ residence where the nursing
care and personal assistance services required
  by his or her state of health are provided, or
  to any other lodging facility, regardless of its
  name, where such care and services are pro-
  vided, whether or not the lessee already resides
  in such a place at the time of admission.

Pursuant to article 1974.1 of the Civil Code of
Québec, a lessee may also resiliate his or her lease:
• if the safety of the lessee or of a child living
  with the lessee, is threatened because of the
  violent behaviour of a spouse or former
  spouse or because of a sexual aggression,
  even by a third party.

Notices
- Article 1974 C.C.Q.

The resiliation takes effect two months after
a notice is sent to the lessee or one month after
the notice is sent if the lease is for an indeterminate
term or a term of less than 12 months, or before
the expiry of this period if the parties so agree
or when the dwelling, having been vacated by the
lessee, is re-leased during that same period.

The notice must be sent with an attestation
from a public servant or public officer
designated by the Minister of Justice, who, on
examining the lessee’s sworn statement that there
exists a situation involving violence or
sexual aggression, and other factual elements
or documents supporting the lessee’s statement
provided by persons in contact with the victims,
considers that the resiliation of the lease is a
measure that will ensure the safety of the lessee
or of a child living with the lessee. The public
servant or public officer must act promptly.

Services (arts. 1974 and 1974.1 C.C.Q.)

If the rent includes services of a personal nature
provided to the lessee or, where applicable, to
his or her child, the lessor is only required to pay
that part of the rent that relates to the services
provided before he or she vacated the dwelling,
whether or not such services were provided under
a contract separate from the lease.

SURRENDER OF DWELLING UPON
TERMINATION OF THE LEASE
52. The lessee shall vacate the dwelling upon
termination of the lease; no grace period is pro-
vided for by law.

When vacating the dwelling, the lessee shall
remove any furniture or object other than those
belonging to the lessor (art. 1890 C.C.Q.).

53. Upon termination of the lease, the lessee shall
surrender the dwelling in the condition in which
he or she received it, except for changes resulting
from aging, fair wear and tear or superior force.

The condition of the dwelling may be established
by the description made or the photographs taken
by the parties; otherwise, the lessee is only required to pay
that part of the rent that relates to the services
provided before he or she vacated the dwelling,
whether or not such services were provided under
a contract separate from the lease.

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TABLE A

<table>
<thead>
<tr>
<th>Lease of 12 months or more</th>
<th>Between 3 and 6 months before termination of the lease</th>
<th>Between 10 and 20 days before termination of the lease</th>
<th>Within 1 month after receiving the lessor’s notice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of less than 12 months</td>
<td>Between 1 and 2 months before termination of the lease</td>
<td>Between 10 and 20 days before desired termination of the lease</td>
<td></td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>Between 1 and 2 months before desired termination of the lease</td>
<td>Between 10 and 20 days before desired termination of the lease</td>
<td></td>
</tr>
</tbody>
</table>

TABLE A
Lessee who has not received a notice of modification of the lease | Lessee of a room who has not received a notice of modification of the lease | Lessee (including the lessee of a room) who has received a notice of modification of the lease

STEPS FOR MODIFYING THE LEASE AND PERIODS FOR GIVING NOTICE (arts. 1942, 1945 and 1947 C.C.Q.)

<table>
<thead>
<tr>
<th>Lease of more than 6 months</th>
<th>6 months before termination of the lease</th>
<th>Within 1 month after receiving the notice of modification. If the lessee fails to reply, he or she is deemed to have accepted the modification.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
<td>If the lessee fails to reply, he or she is deemed to have refused to vacate the dwelling.</td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of repossession</td>
<td>Within 1 month after the refusal or the expiry of the period granted to the lessee to reply.</td>
</tr>
</tbody>
</table>

See particular No. 41: Exception

TABLE B

<table>
<thead>
<tr>
<th>Lease of more than 6 months</th>
<th>6 months before termination of the lease</th>
<th>Within 1 month after receiving the notice of modification. If the lessee fails to reply, he or she is deemed to have accepted the modification.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
<td>If the lessee fails to reply, he or she is deemed to have refused to vacate the dwelling.</td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of repossession</td>
<td>Within 1 month after the refusal or the expiry of the period granted to the lessee to reply.</td>
</tr>
</tbody>
</table>

TABLE B

<table>
<thead>
<tr>
<th>Step 1: Notice by lessor</th>
<th>Step 2: Lessee’s reply</th>
<th>Step 3: Application to the Régie du logement by the lessor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of 12 months or more</td>
<td>Between 3 and 6 months before termination of the lease</td>
<td>Within 1 month after receiving the notice of modification. If the lessee fails to reply, he or she is deemed to have accepted the modification.</td>
</tr>
<tr>
<td>Lease of less than 12 months</td>
<td>Between 1 and 2 months before termination of the lease</td>
<td></td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>Between 1 and 2 months before proposed modification</td>
<td></td>
</tr>
<tr>
<td>Lease for a room</td>
<td>Between 10 and 20 days before the termination of a fixed term lease or before the proposed modification if the lease has an indeterminate term</td>
<td></td>
</tr>
</tbody>
</table>

TABLE C

<table>
<thead>
<tr>
<th>Step 1: Notice by owner-lessee</th>
<th>Step 2: Lessee’s reply</th>
<th>Step 3: Application to the Régie du logement by the owner-lessee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of more than 6 months</td>
<td>6 months before termination of the lease</td>
<td>Within 1 month after the refusal or the expiry of the period granted to the lessee to reply.</td>
</tr>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
<td></td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of repossession</td>
<td></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Lease of more than 6 months</th>
<th>6 months before termination of the lease</th>
<th>Within 1 month after receiving the owner-lessee’s notice. If the lessee fails to reply, he or she is deemed to have refused to vacate the dwelling.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
<td></td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of repossession</td>
<td></td>
</tr>
</tbody>
</table>

TABLE D

<table>
<thead>
<tr>
<th>Lease of more than 6 months</th>
<th>6 months before termination of the lease</th>
<th>Within 1 month after receiving the lessee’s notice. If the lessee does not object, he or she is deemed to have agreed to vacate the dwelling.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
<td>If the lessee objects, the lessor shall show the tribunal that he or she truly intends to divide, enlarge or change the destination of the dwelling and that he or she is permitted to do so by law.</td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of eviction</td>
<td></td>
</tr>
</tbody>
</table>

TABLE D

<table>
<thead>
<tr>
<th>Step 1: Notice by lessor</th>
<th>Step 2: Application to the Régie du logement by the lessee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease of more than 6 months</td>
<td>6 months before termination of the lease</td>
</tr>
<tr>
<td>Lease of 6 months or less</td>
<td>1 month before termination of the lease</td>
</tr>
<tr>
<td>Lease with an indeterminate term</td>
<td>6 months before intended date of eviction</td>
</tr>
</tbody>
</table>

END OF MANDATORY PARTICULARS
NOTICE OF RENT INCREASE AND MODIFICATION OF ANOTHER CONDITION OF THE LEASE (arts. 1942 and 1943 C.C.Q.)

Notice to
Name of lessee
Address

UPON RENEWAL OF YOUR LEASE, I INTEND TO MODIFY THE FOLLOWING CONDITION(S):

1 – Amount of rent (check off ONE of the boxes below)

- Your current rent of $ ________________________ will be increased to $ ___________. (Indicate new rent)
- Or Your current rent of $ ________________________ will be increased by $ ___________. (Indicate amount of increase)
- Or Your current rent of $ ________________________ will be increased by ____________ %. (Indicate percentage of increase)
- Or Your rent under the lease ending on ________________________, that has given rise to an application for the fixing or review of the rent, will be increased by ____________ % of the rent to be determined by the tribunal.

2 – Term of lease
Your lease will be renewed from ________________ to ________________.

3 – Other modification(s)

To the lessee: IF YOU REFUSE the proposed modification(s) or IF YOU ARE MOVING at the end of the lease, YOU MUST REPLY to this notice WITHIN ONE MONTH following its reception. Otherwise, the lease will be renewed under the new conditions.

Name of lessor or mandatary
Address
Telephone No.
Signature of lessor or mandatary

ACKNOWLEDGEMENT OF RECEIPT, IF THE NOTICE IS DELIVERED TO THE LESSEE BY HAND
I acknowledge receipt of this notice, on:

Signature of lessee

The lessor should always keep a copy and proof of delivery of the notice given to the lessee (e.g. acknowledgement of receipt if delivered by hand, confirmation of delivery if delivered by registered mail, or any other means providing proof of delivery).

To reply to this notice, the lessee may use the model of reply proposed by the Régie du logement, which is available on its website (www.rdl.gouv.qc.ca), at all of the Régie’s offices or by mail.

LESSEE’S REPLY TO A NOTICE OF RENT INCREASE AND MODIFICATION OF ANOTHER CONDITION OF THE LEASE (art. 1945 C.C.Q.)

Notice to
Name of lessor or mandatory
Address of lessor or mandatory
Address of leased dwelling

IN RESPONSE TO YOUR NOTICE OF RENT INCREASE AND MODIFICATION OF ANOTHER CONDITION OF THE LEASE, I NOTIFY YOU THAT:
(choose one of the three responses below)

☐ I accept the renewal of the lease and its modifications.
☐ I refuse the proposed modifications and I am renewing my lease.
☐ I am not renewing my lease and will vacate the dwelling upon termination of the lease.

If the lease mentions that the dwelling is located in a cooperative of which the lessee is a member, or in a building that was erected or underwent a change of destination five years ago or less, and if the lessee refuses one or more modifications, the lessee must move upon termination of the lease (see Section F of your lease) (arts. 1945 and 1955 C.C.Q.).

Signature of lessee

ACKNOWLEDGEMENT OF RECEIPT, IF THE REPLY IS DELIVERED TO THE LESSOR BY HAND
I acknowledge receipt of this reply to my notice of rent increase and modification of another condition of the lease, on:

Signature of lessee or mandatory

The lessee should always keep a copy and proof of delivery of the notice given to the lessor (e.g. acknowledgement of receipt if delivered by hand, confirmation of delivery if delivered by registered mail, or any other means providing proof of delivery).