

# Notice of termination of a lease due to a disability

This notice is given in accordance with article 1974 of the *Civil Code of Québec*. It must be sent to the lessor(s), the lessee must keep a copy of the notice and proof that the served notice was received.

## Notice to:

\_\_\_\_\_  
(Lessor name)

\_\_\_\_\_  
(Lessor name)

\_\_\_\_\_  
(Address of leased dwelling)

## You are hereby notified of the termination of the current lease:

- The lessee can no longer occupy their dwelling due to a disability.
- The attestation required by law is enclosed.
- The lease will end on 

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Year Month Day  
or earlier if the dwelling is leased to another lessee after the lessee's departure.
- I would like to agree with the lessor(s) on a termination date prior to the legal expiry of the lease.

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 \_\_\_\_\_  
Year Month Day (Lessee name – please print) (Lessee signature)

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 \_\_\_\_\_  
Year Month Day (Lessee name – please print) (Lessee signature)

## Confirmation of receipt, if the lessor is served the notice in person

I confirm that I received this notice on:

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 \_\_\_\_\_  
Year Month Day (Lessor name – please print) (Lessor signature)

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 \_\_\_\_\_  
Year Month Day (Lessor name – please print) (Lessor signature)

# INFORMATION

A lessee may terminate (resiliate) their current lease if they can no longer occupy their dwelling due to a disability (handicap).

The termination takes effect two months after a notice is sent to the lessor if the term of the lease is 12 months or more, or one month after a notice is sent if the term of the lease is indeterminate or less than 12 months (see table below). However, it may take effect earlier if the parties so agree or when the dwelling, having been vacated by the lessee, is leased by the lessor to another lessee during that period.

| <b>Table of notice deadlines</b> (art. 1974 C.C.Q.)   |   |
|---|---|
| <b>Unless the parties agree otherwise</b> , the termination (resiliation) of the lease will take effect as follows:   |   |
| <b>Lease of 12 months or more</b>   | 2 months after the lessee sends a notice of termination |
| <b>Lease of less than 12 months</b>   | 1 month after the lessee sends a notice of termination  |
| <b>Lease with an indeterminate term</b>   |   |
| <b>However, in all cases, the termination of the lease may take effect earlier if the parties so agree or if the dwelling, having been vacated by the lessee, is leased by the lessor to another lessee during that period.</b> |   |

The notice must be accompanied by an attestation from the appropriate authority, such as a medical assessment.

If part of the rent covers the costs of services of a personal nature provided to the lessee, the lessee is only required to pay the part of the rent that relates to the services that were provided before they vacated the dwelling. The same applies to the cost of such services if they are provided by the lessor under a contract separate from the lease.