

# Notice of lease assignment

This notice is given in accordance with article 1870 of the *Civil Code of Québec*. It must be sent to the lessor(s). The lessee should 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 that I intend to assign the lease to:

\_\_\_\_\_  
(Name of prospective assignee)

\_\_\_\_\_  
(Name of prospective assignee)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

## The assignment will take effect on: (check off ONE of the boxes below)

☐ The date that the lessor accepts the assignment

☐ \_\_\_\_\_, if this date is later  
Year Month Day

\_\_\_\_\_  
Year Month Day

(Lessee name – please print)

\_\_\_\_\_  
(Lessee signature)

\_\_\_\_\_  
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:

\_\_\_\_\_  
Year Month Day

(Lessor name – please print)

\_\_\_\_\_  
(Lessor signature)

\_\_\_\_\_  
Year Month Day

(Lessor name – please print)

\_\_\_\_\_  
(Lessor signature)

## **INFORMATION**

A lessee may assign their lease. They must give the lessor notice of their intention and the name and address of the intended assignee and obtain the lessor's consent to the assignment.

If the lessor refuses to consent to the assignment of the lease for a serious reason, they must inform the lessee of their reasons for refusing within 15 days of receiving the notice; otherwise, they are deemed to have consented.

The lessor may also refuse to consent to the assignment of the lease for a reason other than a serious one. The lease is then resiliated on the assignment date indicated in the notice.

A lessor who consents to the assignment of the lease may not exact any payment other than the reimbursement of any reasonable expenses resulting from the assignment.

The assignment of a lease discharges the former lessee of their obligations.

A lessee who assigns his lease may not exact consideration.

A person who leases a dwelling situated in an educational institution may not assign his lease. A person who leases a dwelling situated in an immovable for which the owner is recognized in accordance with a government regulation may, with the owner's consent, assign his lease.

## **PRACTICAL ADVICE**

The lessor should send the prospective assignee a copy of their response to the lessee, so that the prospective assignee can be informed of their response in a timely manner.

Once the lessee and the prospective assignee have come to an agreement on the essential conditions of the assignment, they should sign an assignment of lease agreement specifying the scope of their obligations. A template for an assignment of lease agreement is available on the Tribunal's website ([www.tal.gouv.qc.ca/en](http://www.tal.gouv.qc.ca/en)), from your local Tribunal office or by mail.