

Response to a notice of repossession

This notice is given in accordance with article 1962 of the *Civil Code of Québec*. It must be sent to each of the owners/lessors individually. The lessee must keep a copy of the notice and proof that the served notice was received.

Notice to:

(Owner/lessor name)

(Owner/lessor name)

(Address of leased dwelling)

In response to your notice of repossession, you are hereby informed that:

- I accept the terms of your notice and I will vacate the dwelling as asked.
- I refuse to vacate the dwelling.

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 (Owner/lessor name – please print) (Owner/lessor signature)

Year Month Day (Owner/lessor name – please print) (Owner/lessor signature)

INFORMATION

A lessee has **one month after receiving** a notice of repossession to notify the owner/lessor as to whether or not they intend to comply with the notice. If the lessee does not respond, they are **presumed to have refused** to vacate the dwelling.

If the lessee expresses a refusal to vacate the dwelling, the owner/lessor has **one month** to apply to the Tribunal administratif du logement for authorization to repossess the dwelling. However, the owner/lessor can also apply to the Tribunal for authorization **within one month of the expiry of the deadline for the lessee to respond** if the lessee does not respond to the notice.

Note: If the lessee intends to refuse the repossession sought by the owner/lessor, it is recommended that they clearly inform the owner/lessor of this in writing as a show of good faith.

Steps in the repossession process and notice deadlines (arts. 1960, 1962 and 1963, C.C.Q.)			
	Step 1: Owner/lessor gives notice	Step 2: Lessee responds	Step 3: Owner/lessor applies to the Tribunal administratif du logement
Lease of more than six months	Six months before the end of the lease	Within one month of receiving the owner/lessor's notice. If the lessee does not respond, they are presumed to have refused to vacate the dwelling.	Within one month of the lessee's refusal or the expiry of the deadline for the lessee to respond
Lease of six months or less	One month before the end of the lease		
Lease with an indeterminate term	Six months before the anticipated date of repossession		