

# Notice of termination of a lease due to allocation of a dwelling in low-rental housing

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 has been allocated a dwelling in low-rental housing.
- The attestation required by law is enclosed.
- The lease will end on 

Year	Month	Day

  
or earlier if the dwelling is leased to another lessee after the lessee's departure.
- The lessee will leave the dwelling on 

Year	Month	Day
- I would like to agree with the lessor(s) on a termination date prior to the legal expiry date of the lease.

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 terminate (resiliate) their current lease if they are allocated a dwelling in low-rental housing or if, because of a decision by the Tribunal administratif du logement, the lessee is relocated in an equivalent dwelling corresponding to their needs.

A dwelling in low-rental housing is:

- A dwelling situated in low-rental housing owned or administered by the Société d'habitation du Québec
- A dwelling situated in low-rental housing owned or administered by a legal person whose operating costs are met, in whole or in part, by a subsidy from the Société d'habitation du Québec
- A dwelling in a building whose rent is fixed by a by-law of the Société d'habitation du Québec
- A dwelling for which the Société d'habitation du Québec agrees to pay an amount toward the rent

The notice must be accompanied by an attestation from the appropriate authority confirming that the lessee has been allocated a dwelling in low-rental housing.

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.

The lessee must pay rent until the date of the termination of the lease.

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

If part of the rent covers the cost of other types of services, the lessee is required to pay such fee(s) until the date of the termination of the lease.

**Table of notice deadlines** (art. 1974 C.C.Q.)

<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>	