

# Notice of termination of a lease due to admission of the lessee to a residential and long-term care centre or to a private seniors' residence

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 permanently admitted to a residential and long-term care centre.
- The lessee has been permanently admitted to a private seniors' residence.
- The attestation required by law AND the certificate are 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.
- The lessee will leave the dwelling on 

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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.

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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 who is a senior may terminate (resiliate) their current lease if they are permanently admitted to a residential and long-term care centre, to a facility operated by an intermediate resource, to a private seniors' residence that provides the nursing care and/or personal assistance services required by their state of health, or to any other lodging facility, regardless of its name, where such care and services are provided, whether or not the lessee already resides in such a place at the time of admission.

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 notice must be accompanied by an attestation from the appropriate authority, and by a certificate from an authorized person stating that the conditions requiring admission to the facility have been met.

When the lessee vacates the dwelling before the termination of the lease, they must continue to pay rent until the date of the termination of the lease. However, in that case, if services of a personal nature are provided to the lessee, the lessee is only required to pay for the services that were provided before they vacated the dwelling.

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

<b>Unless the parties agree otherwise, the termination (resiliation) of the lease will take effect as follows:</b>	
<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>	