

Notice of abandonment of a dwelling

This notice is given in accordance with article 1915 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)

I hereby notify you that the dwelling is unfit for habitation because:

I will be leaving the dwelling on:

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Year Month Day

I left the dwelling on:

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Year Month Day

I hereby notify you that my new address is or will be:

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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 abandon their dwelling if it becomes unfit for habitation, but they are required to inform the lessor of the condition of the dwelling before abandoning it or within the following 10 days.

A dwelling is unfit for habitation if it is in such a condition as to be a serious danger to the health or safety of its occupants or the public, or if it has been declared so by the Tribunal or by a competent authority.

A lessee who gives this notice to the lessor is exempt from rent for the period during which the dwelling is unfit for habitation, unless the condition of the dwelling is the result of their own fault.

As soon as the dwelling becomes fit for habitation again, the lessor is required to inform the lessee, if the lessee has given them their new address; the lessee is then required to notify the lessor within the following 10 days as to whether or not they intend to return to the dwelling.

If the lessee has not given the lessor their new address or fails to notify them that they intend to return to the dwelling, the lease is terminated by operation of law and the lessor may enter into a lease with a new lessee.

The Tribunal, when seized of any dispute in connection with a lease, may, even of its own motion, declare that the dwelling is unfit for habitation; it may then rule on the rent, fix the conditions necessary for the protection of the rights of the lessee and, where applicable, order that the dwelling be made fit for habitation again.

If the application was filed after February 20, 2024, the Tribunal may also, at the request of the lessee, award punitive damages if the dwelling has become unfit for habitation as a result of negligence on the part of the lessor.