



Notice of lease assignment

This notice is given in accordance with article 1871 and 1978.2 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:

_____|_____|_____
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 with the lessor's consent. They must give the lessor notice of their intention and indicate the name and address of the intended assignee, as well as the date of assignment.

When refusing the assignment of the lease, the lessor is required to inform the lessee, within 15 days of receipt of the notice, of the reasons for his refusal; if he fails to do so, he is deemed to have consented.

The lessor may refuse the assignment of the lease for a serious reason. In this case, the lease continues.

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

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 their lease may not exact consideration.

NOTE: A person who leases a dwelling situated in an educational institution may not assign their 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 their 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) and from your local Tribunal office.