

Notice of intent to convert a rental residential immovable to divided co-ownership

(According to section 52 of the Act respecting Régie du logement)

(Date)

(Name of lessee)

(Address of lessee)

(Postal code)

As the owner of the immovable situated at

(Address of immovable)

and in which you are the lessee of a dwelling, I hereby notify you of my intent to convert the immovable to divided co-ownership and to apply to the Régie du logement for the authorization required for the conversion.

(Signature of owner)

(Name of lessor, if different)

(Address of lessor)

This form is available to the population free of charge from the Régie du logement. Selling this lease is prohibited.

Mandatory particulars

From the moment the notice of intent is given,

- the lessee is entitled to remain on the premises and shall not be evicted from his dwelling by way of retaking of possession unless the lease was transferred to him after the sending of the notice or unless he became a lessee after the Régie du logement authorized the owner of the immovable to proceed to the conversion;

- the lessor shall obtain the authorization of the Régie to carry out any work other than maintenance work or urgent repairs necessary for the preservation of the immovable. If the Régie authorizes the carrying out of work requiring temporary vacation by the lessee, it shall fix the amount of the indemnity that the owner will be required to pay to the lessee to compensate him for reasonable expenses incurred by him by reason of the vacation;

- the prohibition against the lessor's retaking possession of a dwelling and carrying out work shall cease if the owner notifies the lessee in writing that he no longer intends to convert the immovable, if no application is filed with the Régie within the prescribed time or if the declaration of co-ownership is not registered within the time prescribed by law or by the Régie;

- twenty-four hour's notice must be given to the lessee where the lessor intends to make or carry out readings, appraisals or other activities prior to the conversion or to have the dwelling visited by a prospective purchaser.

No declaration of divided co-ownership may be registered in respect of rental residential immovable unless the Régie du logement has given its prior authorization must contain the names of the lessees against whom the right to retake possession can no longer be exercised by the lessor or any subsequent purchaser of the dwelling.

Before selling a dwelling for the first time to any person other than the lessee, the owner is required to offer it to the lessee at the same price and on the same conditions as those agreed with the other person. The form to be used by the owner for the offer is that prescribed by law.

If necessary, the lessee may obtain further information from the Régie du logement.