

Notice of repossession

Notice to

(Name of the tenant or tenants)

Address of leased premises : _____

- You are hereby notified, that as the owner-lessor, I intend to repossess your dwelling

(Check the applicable case)

at the end of your **fixed** term lease expiring on _____

on _____, your lease being of **indeterminate** term.

- Your dwelling will be occupied by

(check the applicable case)

myself

(**Name** of the beneficiary and **degree of relationship** (or other bond) between the beneficiary and the lessor)

(Name of the owner)

(telephone number)

(date)

(signature)

(signature of the co-owner, if applicable)

Notice given pursuant to article 1960 of the *Civil Code of Québec*

(see reverse)

RDL-809A-E (99-01)

I, the undersigned, acknowledge receipt of the above notice

on _____
(date)

(signature of the tenant)

(signature of the co-tenant, if it is applicable)

Steps for repossession of a dwelling and time limits for notice

	Step 1 : NOTICE FROM LANDLORD	Step 2 : REPLY FROM TENANT	Step 3 : APPLICATION TO THE RÉGIE DU LOGEMENT BY THE LANDLORD
LEASE OF MORE THAN 6 MONTHS	6 months before the end of the lease	Within one month following receipt of notice from the landlord. If the tenant does not reply, he is deemed to have refused to vacate the dwelling	Within one month following receipt of the tenant's refusal or the expiry of the time limit the tenant has for replying
LEASE OF 6 MONTHS OR LESS THAN 6 MONTHS	1 month before the end of the lease		
LEASE OF INDETERMINATE TERM	6 months before intended date of repossession		

The owner of the dwelling may repossess it as a residence for himself or for his ascendants or descendants in the first degree (ex. : father, daughter) or for any other relative or person related by marriage of whom he is the main support. He may also repossess the dwelling as a residence for his spouse, from whom he is separated or divorced, if he remains his main support.

The **notice** from the landlord and the **reply** from the tenant must be given within the time periods indicated in the table above. **If the tenant refuses or does not reply to the notice**, the landlord may, with the Régie du logement's authorization repossess the dwelling. The application to the Régie du logement must be made within one month following receipt of the tenant's refusal or the expiry of the time limit the tenant has for replying.

If the landlord does not request or does not obtain this authorization, the tenant maintains his right to occupy the dwelling.

NOTE : The owner of an undivided share of an immovable may not repossess any dwelling in the immovable unless :

- 1) the only other owner is his spouse or his common spouse;
- 2) the immovable comprises four dwellings or less and the title of the owner was registered in the land register before 10 November 1987 or, where the owner signed a promise to purchase or to sell for which a deposit or advance was given before that date, before 15 July 1988;
- 3) the immovable comprises five dwellings or more and the title of the owner was registered in the land register before 11 June 1981 or, where the owner signed a promise to purchase or to sell for which a deposit or advance was given before that date, before 16 December 1981.

N.B. : If the tenant has the intention not to comply with the repossession, to prove his good faith, it is recommended to inform the landlord clearly and in writing.