

What happens when the tenant dies?

If the tenant dies, the person who lived with him may continue to occupy the dwelling as primary tenant by **advising the landlord in writing within two months of the death.**

If during the two months after the tenant's death the person who was living with him still has not notified the landlord of his intentions, the liquidator of the estate or the deceased's heir has one month to end the lease by advising the landlord in writing.

If no one is living with the lessee at the time of his or her death, the liquidator of the succession or, if there is no liquidator, an heir may resiliate the lease by giving the lessor two months' notice within six months after the death. The resiliation takes effect before the two-month period expires if the liquidator or the heir and the lessor so agree or when the dwelling is re-leased by the lessor during that same period.

In all cases, if part of the rent covers services of a personal nature provided to the lessee, the person living with the lessee at the time of the lessee's death, the liquidator of the succession or the heir is only required to pay that part of the rent that relates to the services which were provided during the lifetime of the lessee.

Notice regarding the death of the tenant

Notice to

Name of the landlord

Name of the tenant

Address of leased premises : _____

(Telephone number)

I hereby notify you that the tenant passed away on _____
(Date)

This notice must be given within two months after the death.

One month notice to be given following the expiry of the period of two months.

Two months notice to be given within six months after the death.

- I was living with the tenant; I continue to occupy the dwelling and I intend to become the primary tenant.**
- I am the liquidator of the estate or an heir of the tenant.**

Check one of the following boxes :

- Someone was living with the tenant at the time of his death; this person did not avail himself of his right to become the tenant within two months of the death and I resiliate the lease.
- Nobody was living with the tenant at the time of his death and I resiliate the lease.

Name of the person who gives the notice

Signature (Date)

Address : _____

(Telephone number)