

THE RIGHT TO MAINTAIN OCCUPANCY

You're the one who decides whether or not you renew your lease every year. Therefore, you can stay in your home for as long as you like. **This is your right to maintain occupancy.**

There are exceptions to this right though, such as the **repossession of a dwelling.**



REPOSSESSION OF A DWELLING

A landlord (alone or as a couple) can repossess a property to live there **themselves, OR for their parents, their children** or anyone of whom they're the main support (a parent in-law, ex-spouse, cousin, etc).

BE AWARE! Property companies and co-owners cannot repossess a dwelling.

COMPULSORY WRITTEN NOTICE DEADLINE AND INFORMATION

These deadlines must be respected

Lease duration	Deadline
≥ 6 months	6 months before the end of the lease
< 6 months	1 month before the end of the lease
Indeterminate	6 month before the repossession

Moreover, the notice must contain the **date** of repossession, the **name of the person** who will be moving in and their **relationship to the landlord.**



If a notice doesn't follow these guidelines the request might be denied.

YOU CAN REFUSE A REPOSSESSION!

You can refuse a repossession by not responding to the notice or by responding clearly in the following 30 days after receiving the notice.

The landlord also has **30 days after receiving your refusal** to apply to the Régie du logement for **permission to repossess the dwelling.** If they don't, you keep your home.

THE HEARING AT THE RÉGIE DU LOGEMENT



The landlord has the burden of proving :

- ◇ That they **truly intend to repossess the dwelling**
- ◇ That the repossession is **really intended for the designated person** to live in the dwelling (if they're not the landlord themselves, the designated person is generally required to testify at the hearing).

POSTPONEMENT

At your hearing, it's possible to request a postponement of repossession if you have a **good reason** (letting your children finish the school year, finding accessible housing, etc).

Compensation



Opposing a repossession can entitle you to certain forms of compensation if the repossession is permitted. For example, you can ask for moving fees, disconnection fees and fees for your wifi/telephone.

REPOSSESSION IN BAD FAITH

If you believe that your landlord is dishonest and acting in bad faith, you should collect evidence (for example: if they have a similar property that is empty, proof of conflicts with them, previous efforts to repossess, etc).

Moreover, if after your repossession, your landlord hasn't respected what they've claimed, you're entitled to compensation! Contact your local housing committee for help.

ELDERLY RENTERS, YOU HAVE RIGHTS !

A landlord cannot repossess your home if you qualify for all the following* :

- ◇ You or your spouse are **70 years of age or older**
and
- ◇ You've been living in your home for **10 years or more**
and
- ◇ You live on a **modest income**.

*There is an exception if the person repossessing the dwelling is also 70 years old or more.

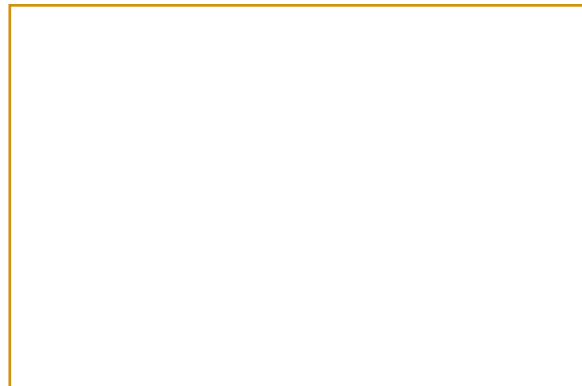


The coalition of housing committees and tenants' associations of Quebec fights for the right to housing and makes demands in the goal of improving the conditions of tenants.

It is composed of member organizations from all over Quebec.

rclaq.qc.ca
1 866-521-7114

Contact your local housing committee or tenants' association!



REPOSSESSION OF A DWELLING



REGROUPEMENT DES
COMITÉS LOGEMENT ET
ASSOCIATIONS DE LOCATAIRES
DU QUÉBEC