

Right to maintain occupancy

A person who purchases your apartment cannot repossess it: he becomes instead your new landlord.

Beware of tricks to bypass the moratorium on converting rental units into divided co-ownership!

In order to circumvent the moratorium on divided co-ownership conversions, an owner can sell each of the rental units of his building as undivided parts. The co-owners could afterward divide between themselves the right to occupy each unit.

This type of ownership gives similar advantages to conversion into divided co-ownership, but to obtain it, it is not necessary to send a notice to the tenants, to receive the Régie's authorization, nor to assume the costs, etc.

The undivided co-owners do not have the right to repossess a rental unit to house themselves, but they can use other means to evict the tenants in order to live in the unit (harassment, bullying, evacuation for major renovations, eviction for subdivision, for enlargement or change of destination, etc.)

This seriously threatens the preservation of the rental housing stock.

If you suspect that your unit might be converted into an undivided co-ownership (re: sale sign, Internet ad, etc.), contact your housing association.

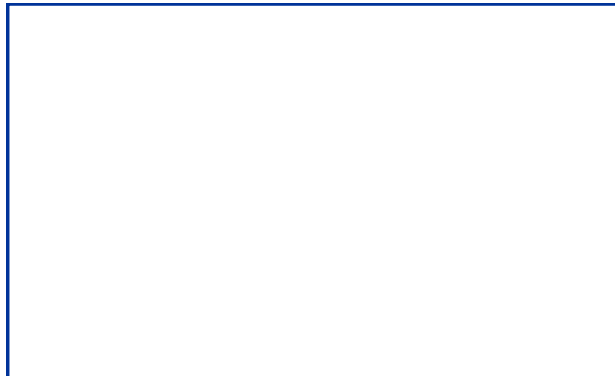
You can join forces with the other tenants to block the conversion!

The RCLALQ

- RCLALQ stands for the Regroupement des comités logement et associations de locataires du Québec. It was created in 1978.
- The RCLALQ promotes the right to affordable and adequate housing. It seeks to protect the right for all tenants to maintain occupancy and works toward the protection and preservation of the rental housing stock.
- The RCLALQ has member groups in several regions of Quebec and different Montreal neighbourhoods. Do not hesitate to contact the one in your area.

www.rclalq.qc.ca

Contact the housing committee or the tenants' association of your area.



IS YOUR APARTMENT LIKELY TO BE CONVERTED INTO A CONDOMINIUM?



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Condo proliferation threatens the right to housing !

Right to housing threatened!

The building of rental units is declining, whereas the number of condos is escalating in many neighbourhoods, because owners view them as more profitable.

The condominium market is extremely lucrative and speculation boosts the prices of properties. This contributes to the increase of municipal taxes for all properties in a same neighbourhood. This resulting tax increase puts pressure on the cost of rental housing.

In addition, the conversion of rental units into condos, which reduces the number of available rental dwellings, worsens the housing shortage in urban centres. When there is not enough housing to meet the needs, rents go up even more rapidly, and the tenants becomes increasingly poorer.

Thus, condos really reduce the possibility of having enough affordable rental units to meet the needs of the population.

What condominium conversion means?

It means the sale of a building's rental units to different owners. It is a co-ownership, as several persons have a right of ownership of the same building. This co-ownership is divided when it is accompanied by a physical division of the building: a private part is exclusively owned by individual owners, and other parts are their common property. Each owner receives his own tax bill.

My landlord wants to convert my unit into a condo...

1. Notice of intent to convert

You must receive a notice at least 24 hours before the landlord initiates any action.

2. Municipalities have the power to regulate

Condo conversion is prohibited in the Ville de Montréal (the so-called moratorium). But certain boroughs allow exceptions.

Some municipalities have adopted by-laws restricting the possibility to convert into condos. Their authorization must then be obtained.

3. Régie's authorization

To convert a rental unit into a condo, it is always necessary to obtain an authorization from the Régie in the six months following the notice of intent or the the borough's approval.

If these formalities are not respected, you can obtain the cancellation of the conversion!

→ **Consult your housing association.**

Right of tenants to remain in the premises

The Régie shall refuse the conversion if:

A tenant in the building has been evicted and work has been done to prepare the building to its conversion into condos.

A dwelling has been repossessed illegally or been repossessed in order to be converted into a condo.

In the five preceding years, the landlord has been found guilty of harassing a tenant in order to evict him.

Prohibited work

From the date of the notice, the landlord will not be able to do major non urgent work without the Régie's authorization, and this work will be refused if it is not useful for the tenants.

Prohibited repossession

From the date of the notice, it is no more possible for the landlord to repossess your unit to house himself, his children or his parents.

If the landlord violates these prohibitions, you can ask the Régie for compensatory and punitive damages.