

Notice of Rent Increase and Modification of Another Condition of the Lease

(articles 1942 and 1943, Civil Code of Québec)

Notice to (*name of tenant*) : _____ () ()

Address : _____

Upon renewal of your lease, some conditions will be modified as follows:

Amount of rent (check ONE of the boxes below)

- Your current rent of \$_____ will be increased to \$_____ (indicate new rent)
OR
- Your current rent of \$_____ will be increased by \$_____ (indicate amount of increase)
OR
- Your current rent of \$_____ will be increased by _____ % (indicate percentage of increase)
OR
- Your rent under the lease that ends on _____ (month)_____ (day)_____ (year) ,
that has given rise to an application for the fixing or review of the rent, will be increased by _____ %
of the rent to be determined by the court.

Term of lease

Your lease will be renewed from _____ to _____
(month / day / year) (month / day / year)

Other condition(s) (indicate the proposed modifications, for instance: garage, heating)

To the tenant: IF YOU REFUSE the proposed modification(s) or IF YOU ARE MOVING at the end of the lease, YOU MUST REPLY to this notice WITHIN ONE MONTH of its reception, otherwise, the lease will be renewed under the new conditions.

Date

Name of landlord or mandatary

Signature of landlord or mandatary

Address

_____ () ()

Acknowledgement of receipt, if the notice is delivered to tenant by hand

I acknowledge receipt of this notice, on

Date

Name and signature of tenant

To reply to this notice, the tenant may use the **model of reply** proposed by the Régie; it is available on Internet (www.rdl.gouv.qc.ca), in all of the Régie's offices, or by mail upon request.

Note: The landlord and the tenant should always keep a copy and proof of delivery of any notice given to the other party (acknowledgement of receipt signed by addressee if delivered by hand or by registered mail, or bailiff's return of service).

Tenant's Reply to a Notice of Rent Increase and Modification of Another Condition of the Lease

Notice to : _____
Name of landlord or mandatary

Address of landlord or mandatary

<small>Address of dwelling</small>

In reply to your above-mentioned notice, I notify you that:
 (choose ONE of the three responses below)

- I **accept** the renewal of the lease and its new conditions .
- I **will not be renewing my lease** and will vacate the dwelling upon termination of the lease.
- I **refuse** the proposed modifications **and I renew my lease.**
Attention: If the lease mentions that the dwelling is located in a cooperative of which the tenant is a member, or in a building that underwent a change of destination five years ago or less, and if the tenant refuses one or more modifications, the tenant must move upon termination of the lease (see section F of your lease).

_____ Date _____ Name and signature of tenant

Acknowledgement of receipt, if the reply is delivered to the landlord by hand
 I acknowledge receipt of this reply to my notice of rent increase and modification of the lease, on

_____ Date _____ Name and signature of landlord or mandatary

Note: The landlord and the tenant should always keep a **copy and proof of delivery** of any notice given to the other party (acknowledgement of receipt signed by addressee if delivered by hand or by registered mail, or bailiff's return of service).

To help the parties in the negotiation of an agreement on a rent increase, the Régie recommends the use of its form **How to Agree on the Rent**, with invoices and accounts justifying the increase. The print version of the form can be obtained at all offices of the Régie; an interactive version is available on the Régie's Website www.rdl.gouv.qc.ca.

Application for the fixing of the rent at the Régie du logement

If the tenant refuses the proposed increase or modifications, the landlord can, within one month of the refusal, apply to the Régie du logement to have it fix the rent and rule on the modification or modifications of the lease. The tenant and the landlord must abide by the decision of the Régie (new rent and/or new conditions). **If the landlord does not apply to the Régie, the lease will be renewed at the same rent and under the same conditions.**

Steps for modifying the lease and time limits for notices (article 1942 C.c.Q.)				
	Step 1: NOTICE FROM LANDLORD	Step 2: REPLY FROM TENANT	Step 3: APPLICATION TO THE RÉGIE DU LOGEMENT	
LEASE OF 12 MONTHS OR MORE	3 to 6 months before the termination of the lease	Within one month following receipt of the notice of modification. If the tenant does not reply, he or she is considered to have agreed to the modifications.	Within one month following receipt of the tenant's refusal; otherwise, the lease is renewed under the same conditions.	
LEASE OF LESS THAN 12 MONTHS	1 to 2 months before the termination of the lease			
LEASE OF AN INDETERMINATE TERM	1 to 2 months before the proposed modification			
LEASE OF A ROOM	10 to 20 days before the termination of the lease or the proposed modification	<table border="1" style="margin: auto;"> <tr> <td style="padding: 5px;">Some exceptions apply. Check section F of your lease (article 1955 of the Civil Code of Québec).</td> </tr> </table>		Some exceptions apply. Check section F of your lease (article 1955 of the Civil Code of Québec).
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