



**I HAVE TO MOVE INTO A SENIORS'
RESIDENCE: CAN I RESILIAE (TERMINATE)
MY EXISTING LEASE?**

The answer is “yes,” but you must meet certain conditions and take the steps required by the *Civil Code of Québec*.

Thus, you must be a senior permanently admitted to:

- a residential and long-term care centre;
- a facility operated by an intermediate resource;
- a private seniors' residence where you will receive the nursing care and personal assistance services required by your state of health; or
- any other lodging facility where you will receive the nursing care and personal assistance services required by your state of health.

You will then have to send the following documents to your landlord, preferably by registered mail:

- a written notice stating the reason for the resiliation (termination) and the date on which you will be leaving;

Note that a sample notice you can complete is available on the website of the Régie du logement at:

<http://www.rdl.gouv.qc.ca/en/pdf/813a9312.pdf>

- an acknowledgement from the authority concerned proving your admission to the facility; and
- a certificate from an authorized person confirming that you satisfy the conditions for admission. This certificate must be prepared by a health professional (e.g.: doctor, social worker, etc.).

Unless you agree otherwise with your landlord, the law provides that the lease will be resiliated two (2) months after you have sent the notice to the landlord, if the lease has a term of twelve (12) months.

The lease will be resiliated one (1) month after you have sent the notice to the landlord, if the lease has a term of less than twelve (12) months or an indeterminate term.

It is important to note that if the dwelling is leased to a new tenant before the end of the above-mentioned period, you will no longer have to pay the rent to your landlord.

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* The information set out in this document is not a legal interpretation.

The masculine gender is used to designate persons solely in order to simplify the text.