



AT THE TRIBUNAL ADMINISTRATIF DU LOGEMENT HEARING

In the case of eviction, your landlord will have to show that he really intends to evict you for the purpose stated in the notice, that it is not a cover for other purposes, and that the law allows subdivision, enlargement or change of use of the dwelling.

POSTPONEMENT OF EVICTION

At your hearing, you can ask for the eviction to be postponed for a serious reason (completing the children's school year, finding suitable accommodation, etc.)

COMPENSATION

In the event of eviction, your landlord will have to pay your moving expenses and an indemnity equivalent to 1 month's rent for each year of uninterrupted rental of your dwelling (minimum 3 months and maximum 24 months' rent).



The Coalition of Housing Committees and Tenants Associations of Quebec fights for the right to housing and makes a number of demands to improve living conditions for tenants.

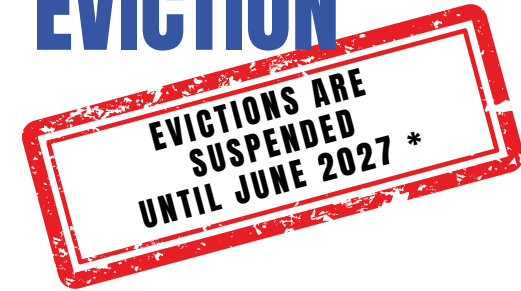
It is made up of members in several regions of Quebec.

www.locataire.info

Contact your local housing committee or tenants' association.



HOUSING EVICTION



REGROUPEMENT DES COMITÉS LOGEMENT ET ASSOCIATIONS DE LOCATAIRES DU QUÉBEC

* EVICTION RIGHTS SUSPENDED FOR 3 YEARS

Following the introduction of Bill 65 on May 22, 2024, and the law's entry into force on June 6, 2024, the right of landlords to evict their tenants for the purposes of change of use, subdivision or extension of units is suspended until June 2027.

The following applies:

Any eviction notice sent to tenants **on or after June 6, 2024 is invalid**;

An eviction notice sent to tenants **between May 22 and June 6, 2024** leads to three possible outcomes:

1- If the tenant **accepts** the eviction before **June 6, 2024**, he/she must leave.

2- Refuses eviction before **June 6, 2024**, the landlord has the option of asking the TAL to rule.

3- Accepts or refuses eviction on or after June 6, 2024, eviction is not possible.

WARNING: this 3-year suspension on evictions does not protect tenants living in Private seniors' residences (PSR)!

THE RIGHT TO MAINTAIN OCCUPANCY

You decide whether or not to renew your lease each year. So you can stay as long as you like. This is known as **the right to maintain occupancy**. There are exceptions to this right, such as **eviction**.

HOUSING EVICTION

It is permitted to evict tenants in order to :

- **Subdivide** a unit to create several units (ex: make two 2½ with a 5½);
- **Enlarge** to join two or more units into one (e.g.: make a 6½ with two 3½);
- **Change the use** of the dwelling (e.g., turn it into an office, business or retirement home).

ELDERLY TENANTS, YOU HAVE RIGHTS!

A landlord cannot evict you if you meet all of the following conditions* :

- You or your spouse are 65 or over **AND**
- You have lived in the property for 10 years or more **AND**
- You have a low income (125% of the maximum income for access to low-rent housing).

* There is an exception if the person taking over the dwelling is 65 or over.

THE EVICTION NOTICE MUST BE IN ORDER!

It must be sent on time:

Lease duration	Notice period
6 months & over	6 months before the end of the lease
Less than 6 months	1 month before end of lease
Unspecified	6 months before repossession

A notice of eviction must contain the date of eviction and the reason for eviction (subdivision, enlargement or change of use). If the notice is not in order, the eviction request may be rejected.



YOU CAN SAY NO!

You have **30 days** to respond clearly to the eviction notice. If you do not respond to the notice, you are deemed to have refused the eviction.

Your landlord also has **30 days** after your refusal or the expiry of your response period to ask the Tribunal administratif du logement for permission to evict you. If he doesn't, you keep your dwelling.