

MANDATORY LEASE FORM OF THE RÉGIE DU LOGEMENT
LEASE
OF LAND INTENDED FOR THE INSTALLATION OF A MOBILE HOME

A

BETWEEN

<p>the lessee</p> <p>Name _____</p> <p>No. _____ Street _____ Apt. _____</p> <p>Municipality _____ Postal code _____</p> <p>Telephone (domicile) _____ Telephone (other) _____</p>	<p>and the landlord (lessor)</p> <p>Name _____</p> <p>No. _____ Street _____ Apt. _____</p> <p>Municipality _____ Postal code _____</p> <p>Telephone (domicile) _____ Telephone (other) _____</p>
<p>the lessee</p> <p>Name _____</p> <p>No. _____ Street _____ Apt. _____</p> <p>Municipality _____ Postal code _____</p> <p>Telephone (domicile) _____ Telephone (other) _____</p>	<p>Where applicable, represented by</p> <p>Name _____</p> <p>Position _____</p> <p>mandated for that purpose.</p>

- The term **landlord** used in the lease has the same meaning as the term lessor in the law.
- The names indicated in the lease shall be that of the lessee and that of the landlord or the name that the law authorizes them to use.
- The singular includes the plural.

B

**DESCRIPTION AND DESTINATION OF LEASED LAND,
ACCESSORIES AND DEPENDENCIES**

No. _____ Street _____

Municipality _____ Postal code _____

Site No. _____ Size of the land _____

The land is leased for residential purposes only. Yes No

If not, for combined purposes of housing and _____
Specify

but no more than one-third of the total area will be used for that second purpose (art. 1892 C.C.Q.).

Utility shed/storage space _____
Specify

Other accessories and dependencies

The parties should make a description of the **condition of the premises** at the time of the delivery of the land (art. 1890 C.C.Q.).

C

TERM OF LEASE (art. 1851 C.C.Q.)

Fixed term lease

- The term of the lease is _____ beginning on _____ / _____ / _____
Specify weeks, months or years day month year
- and ending on _____ / _____ / _____
day month year
(usually the last day of a month)

or

Indeterminate term lease

- The term of the lease is indeterminate, beginning on _____ / _____ / _____
day month year

Whether the term of a lease is fixed or indeterminate, the landlord **may not** terminate the lease (except in the cases provided for by law) (particulars Nos. 5 and 9).

D**RENT (arts. 1903 and 1904 C.C.Q.)**

The **rent** is payable in equal instalments not exceeding 1 month's rent, except the last instalment which may be less. The landlord may not exact any other amount of money from the lessee (e.g., deposit for keys).

- The rent is \$ _____ per month per week other _____, for a total of \$ _____ for the full term of the lease (if it is a fixed term lease).

Date of payment

The landlord may require advance payment of the rent only for the **first payment period** (the first month, the first week or other). The advance payment may not exceed 1 month's rent. As to the **other instalments**, rent is payable only on the **first day** of each payment period (month, week or other), unless otherwise agreed.

- The rent for the **first payment period** will be paid in whole, on _____ day / month / year or in part, that is \$ _____, on _____ day / month / year and \$ _____, on _____ day / month / year. Specify the amount
- Payment of the rent for the **other payment periods** will be made on the 1st day of the month of the week other _____.

Method of payment

The landlord may not require payment by means of a **postdated** cheque or other postdated instrument.

- Rent is payable in accordance with the following method of payment:
by cheque in cash other method of payment _____

Place of payment

The rent is payable at the lessee's domicile, unless otherwise agreed (art. 1566 C.C.Q.).

- Rent will be payable at _____ Place of payment - specify if by mail

Proof of payment

The lessee is entitled to a receipt for the payment of his rent (art. 1568 C.C.Q.).

E**SERVICES AND CONDITIONS****By-laws of the mobile home park** (art. 1894 C.C.Q.)

The rules to be observed in the mobile home park may be established by by-laws. The by-laws pertain to the enjoyment, use and maintenance of the land and of the common premises.

If such by-laws exist, the landlord **must** give a copy of them to the lessee **before** entering into the lease so that the by-laws form a part of the lease.

- There are by-laws for the mobile home park: Yes No
- If yes, a copy of the by-laws was given to the lessee before entering into the lease: Yes No
- If yes, on _____ Date when by-laws were given to lessee

Works and repairs

On the date fixed for the delivery of the land, the landlord must deliver it in a good state of repair in all respects. However, the lessee and the landlord may agree otherwise and agree on the work to be done and a timetable for performing the work (art. 1854 1st par. and art. 1893 C.C.Q.).

However, the landlord may not release himself from his obligation to deliver the land, its accessories and dependencies in clean condition and to deliver and maintain the land in accordance with the development standards prescribed by law (arts. 1892, 1893, 1910, 1911 and 1996 C.C.Q.).

- Where applicable, the work to be carried out by the landlord is as follows:
 - before the delivery of the land

 - during the lease

E**SERVICES AND CONDITIONS (cont.)****Services and conditions**

- The lessee has the right to keep one or more animals. Yes No

Specifications or limitations _____

- Other (e.g., water and sewer services, snow removal, plantations)
- _____
- _____

- The telephone number of the park supervisor or the person to contact in case of need is _____

F**RESTRICTIONS ON THE RIGHT TO HAVE THE RENT FIXED AND THE LEASE MODIFIED BY THE RÉGIE DU LOGEMENT (art. 1955 C.C.O.)****Section to be completed where one or more of the situations described herein applies**

The lessee and the landlord **may not apply to the Régie du logement** for the fixing of the rent or for the modification of another condition of the lease because

- the land is leased by a housing cooperative to one of its members.
- the land was developed for residential purposes 5 years ago or less,

namely on _____ day _____ month _____ year.

or

- the use of the land for residential purposes results from a change of destination that was made 5 years ago or less (e.g., commercial land converted into residential land).

Date of conversion _____ day _____ month _____ year.

However, the Court may rule on any other application concerning the lease (e.g., decrease in rent).

If one of the 3 boxes above is ticked off, and the situation described therein persists, the lessee who objects to a modification in his lease requested by the landlord, such as an increase in the rent, shall vacate the land upon termination of the lease (particulars Nos. 39 and 41).

If none of the 3 boxes is ticked off, and if the lessee objects to a modification in his lease requested by the landlord and wishes to continue to lease the land, the lease is then renewed. The landlord may apply to the Régie du logement for the fixing of the conditions of the lease for its renewal (particulars Nos. 41 and 42).

G**NOTICE TO A NEW LESSEE OR SUBLESSEE (arts. 1896 and 1950 C.C.O.)****Mandatory notice to be given by the landlord or sublessor at the time the lease is entered into, except when section F is completed.**

I hereby notify you that the lowest rent paid for your land during the 12 months preceding the beginning of your lease, or the rent fixed by the Régie du logement during that period, was

\$ _____ per month per week other _____.

The property leased and the conditions of your lease are the same. Yes No

If no, the following changes have been made (e.g., addition of a pool):

Date

Signature of the landlord or sublessor

If the new lessee or sublessee pays a rent higher than that declared in the notice, he may, within 10 days of the date the lease is entered into, apply to the Régie du logement to have his rent fixed.

If the landlord or sublessor did not give that notice at the time the lease was entered into, the new lessee or sublessee may, within 2 months of the beginning of the lease, apply to the Régie du logement to have his rent fixed.

The new lessee or sublessee may also make such application within 2 months of the day he becomes aware of a false statement in the notice.

H**SIGNATURES**

Place of signature _____	Date _____	Signature of landlord (or of his mandatory) _____
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Place of signature _____	Date _____	Signature of lessee _____
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Place of signature _____	Date _____	Signature of lessee _____
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Any other person who signs the lease should clearly indicate in what capacity he is doing so (e.g., another lessee, another landlord, surety, witness, etc.).

Name _____	Address _____	Capacity _____
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Place of signature _____	Date _____	Signature _____
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Name _____	Address _____	Capacity _____
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Place of signature _____	Date _____	Signature _____
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Within 10 days after entering into the lease, the landlord must give the lessee a copy of the lease (art. 1895 C.C.Q.).

I**NOTICE OF FAMILY RESIDENCE (art. 403 C.C.Q.)**

A married lessee may not, without the written consent of his spouse, sublease his land, transfer his lease or terminate his lease where the landlord has been notified, by either of the spouses, that the land leased is used to establish the family residence.

Notice to landlord

I hereby declare that I am married to _____ . I hereby notify you that the
Name of spouse
 land covered by the lease will be used to establish the family residence.

_____	_____
<small>Date</small>	<small>Signature of lessee or spouse</small>

RÉGIE DU LOGEMENT

Lessees and landlords may obtain information on their rights and obligations from the Régie du logement. Should a dispute arise, they may pursue legal remedies before the Régie.

PARTICULARS

General information

These particulars describe most of the rights and obligations of lessees and landlords. They summarize the essential points of the law concerning leases, articles 1851 to 2000 of the *Civil Code of Québec* (C.C.Q.), and more particularly articles 1996 to 2000.

The numbers in brackets refer to those articles of the Civil Code. The examples provided in the particulars are there for information purposes and are used to illustrate a rule.

Those rights and obligations shall be exercised in compliance with the rights recognized by the *Charter of human rights and freedoms*, which prescribes, among other things, that every person has a right to respect for his private life, that every person has a right to the peaceful enjoyment and free disposition of his property, except to the extent provided by law, and that a person's home is inviolable.

The Charter also prohibits any discrimination and harassment based on race, colour, sex, pregnancy, sexual orientation, civil status, age except as provided by law, religion, political convictions, language, ethnic or national origin, social condition, a handicap or the use of any means to palliate a handicap.

Any person who is a victim of discrimination or harassment for one of those reasons may file a complaint with the Commission des droits de la personne et des droits de la jeunesse.

In addition, except if the size of the land warrants it, a landlord may not refuse to enter into a lease with a person or to maintain the person in his or her rights, or impose more onerous conditions on the person for the sole reason that the person is pregnant or has one or several children. Nor can he so act for the sole reason that the person has exercised his or her rights under the chapter entitled Lease of the *Civil Code of Québec* or under the *Act respecting the Régie du logement* (art. 1899 C.C.Q.).

No person may harass a lessee in such a manner as to limit his right to peaceable enjoyment of the premises or to induce him to leave his land. In case of a violation, punitive damages may be claimed (art. 1902 C.C.Q.).

The parties shall always act according to the rules of good faith. No right may be exercised with the intent of injuring another or in an excessive and unreasonable manner which is contrary to the requirements of good faith (arts. 6, 7 and 1375 C.C.Q.).

Any nonperformance of an obligation by a party entitles the other party to pursue remedies such as the following before a court of law, generally the Régie du logement:

- performance of the obligation;
- deposit of the rent;
- a reduction in the rent;
- resiliation of the lease;
- damages and, in certain cases, punitive damages.

Furthermore, the landlord shall comply with the prescriptions of the *Act respecting the protection of personal information in the private sector*.

Entering into the lease

Language of the lease and of the by-laws of the mobile home park (art. 1897 C.C.Q.)

1. The lease and the by-laws of the mobile home park shall be drawn up in French. However, the landlord and the lessee may agree to use another language.

Clauses of the lease

2. The landlord and the lessee may agree on various clauses, but they may not disregard the provisions of public order by means of a clause in the lease (particular No. 3).

The legal rules contained in particulars Nos. 13, 14 and 52 to 54 are suppletive, i.e., they apply if the parties do not decide otherwise.

3. Pursuant to article 1893 (C.C.Q.), clauses which are inconsistent with articles 1854 (2nd par.), 1856 to 1858, 1860 to 1863, 1865, 1866, 1868 to 1872, 1875, 1876, 1883, 1892 to 1978 and 1996 to 2000 of the Civil Code have no effect (are void).

For instance, no one may, in the lease,

- waive his right to maintain occupancy (art. 1936 C.C.Q.);
- waive his right to sublease his land or to assign his lease (art. 1870 C.C.Q.).

A person may not release himself from the obligation to give notice (art. 1898 C.C.Q.).

The following clauses are also without effect:

- a clause limiting the liability of the landlord or releasing him from an obligation (art. 1900 C.C.Q.);
 - a clause that renders the lessee liable for damage caused without his fault (art. 1900 C.C.Q.);
 - a clause that modifies the rights of the lessee by reason of an increase in the number of occupants of the land, unless the size of the land warrants it (art. 1900 C.C.Q.);
 - a clause providing for an adjustment of the rent in a lease of 12 months or less (art. 1906 C.C.Q.);
 - a clause in a lease of more than 12 months providing for an adjustment of the rent during the first 12 months of the lease or more than once during each 12-month period (art. 1906 C.C.Q.);
 - a clause whereby the lessee acknowledges that the land conforms to the development standards prescribed by law (art. 1996 C.C.Q.);
 - a clause providing for the total payment of the rent if the lessee fails to pay an instalment (art. 1905 C.C.Q.);
 - a clause limiting the right of the lessee to purchase property or obtain services from such persons as he chooses, and on such terms and conditions as he sees fit (art. 1900 C.C.Q.).
4. The lessee may also apply to the Court to have a clause in the lease recognized as abusive, in which case the clause may be cancelled or the obligation arising from it may be reduced (art. 1901 C.C.Q.).

Right to maintain occupancy

5. The lessee, excluding a sublessee (art. 1940 C.C.Q.), has a **personal right to maintain occupancy on his land** (art. 1936 C.C.Q.). He may be evicted from his land only in the cases provided for by law, including:
- the repossession of the land (particular No. 45);
 - the resiliation of the lease (art. 1863 C.C.Q.);
 - subleasing for more than 12 months (art. 1944 C.C.Q.);
 - division, substantial enlargement or change of destination of the land (art. 1959 C.C.Q.).
6. The right to maintain occupancy may be extended to certain persons where cohabitation with the lessee ceases or where the lessee dies, provided that those persons comply with the formalities provided for by law (art. 1938 C.C.Q.).

However, those persons are not considered as new lessees (art. 1951 C.C.Q.) (Section G, Notice to a new lessee or sublessee).

Change of landlord

7. The new landlord of a mobile home park is bound to respect the lease of the lessee. The lease is continued and may be renewed in the same manner as any other lease (art. 1937 C.C.Q.).

8. Where the lessee has not been personally informed of the name and address of the new landlord or of the person to whom he owes payment of the rent, he may, with the authorization of the Régie du logement, deposit his rent with it (art. 1908 C.C.Q.).

Death

9. A lease is not terminated by the death of the landlord or the lessee (art. 1884 C.C.Q.). The lease may, however, be resiliated in certain cases by the succession (arts. 1938 and 1939 C.C.Q.). The landlord may avoid the renewal of the lease under certain circumstances (art. 1944 C.C.Q.).

Non-payment of rent

10. Non-payment of rent entitles the landlord to obtain from the Court a condemnation forcing the lessee to pay it. Also, if the lessee is over 3 weeks late in paying his rent, the landlord may obtain the resiliation of the lease.

Frequent late payment of the rent may also warrant the resiliation of the lease if the landlord suffers serious prejudice as a result (arts. 1863 and 1971 C.C.Q.).

Spouse's and co-lessee's liability

Married persons' liability (art. 397 C.C.Q.)

11. A spouse who rents land for the usual needs of the family also binds the other spouse for the whole, if they are not separated from bed and board, unless the other spouse has previously informed the landlord of his or her unwillingness to be bound for the debt.

Co-lessee's liability

12. If the lease is signed by more than one lessee, the lessees are jointly liable for the obligations arising out of the lease, each of them being liable for his own share only (art. 1518 C.C.Q.).

However, the co-lessees and the landlord may agree that the liability will be solidary. In such case, each lessee may be held liable for all the obligations of the lease (art. 1323 C.C.Q.).

Solidarity between co-lessees is not presumed. It exists only where it is expressly stipulated in the lease (art. 1525 C.C.Q.).

Enjoyment of premises

13. The landlord shall provide the lessee with peaceable enjoyment of the leased property throughout the term of the lease (art. 1854 1st par. C.C.Q.) (particular No. 2).

14. The lessee shall, throughout the term of the lease, use the leased property "with prudence and diligence", i.e., he must use it in a reasonable fashion (art. 1855 C.C.Q.) (particular No. 2).

15. The lessee may not, without the consent of the landlord, use or keep on the land a substance which constitutes a risk of fire or explosion and which would lead to an increase in the insurance premiums of the landlord (art. 1919 C.C.Q.).

16. The occupants of the land shall be of such a number as to allow each of them to live in normal conditions of comfort and sanitation (art. 1920 C.C.Q.).

17. The lessee and the persons he allows to use or to have access to his land shall act in such a way as not to disturb the normal enjoyment of the other lessees (art. 1860 C.C.Q.).

18. During the term of the lease, the landlord and the lessee may not change the form or use of the land (art. 1856 C.C.Q.).

Maintenance of the land and repairs

Obligation of maintenance

19. The landlord is obligated to warrant the lessee that the land may be used for the purpose for which it was leased and to maintain the land for that purpose throughout the term of the lease (art. 1854 2nd par. C.C.Q.).

20. The lessee shall keep the land in clean condition. The landlord shall restore the land to clean condition after carrying out work on it (art. 1911 C.C.Q.).

21. A lessee who becomes aware of a serious defect or deterioration of the land shall inform the landlord within a reasonable time (art. 1866 C.C.Q.).

22. The statutes and regulations respecting the safety, maintenance or standards of habitability and sanitation of a mobile home park shall be considered as obligations under the lease (art. 1912 C.C.Q.).

Land unfit for habitation

23. A lessee may refuse to take possession of land that is unfit for habitation, that is, if it is in such a condition as to be a serious danger to the health or safety of its occupants or the public. In such a case, the lease is resiliated automatically (arts. 1913 and 1914 C.C.Q.).

24. The lessee may abandon his land if it becomes unfit for habitation. In such case, he shall inform the landlord of the condition of the land before abandoning it or within the following 10 days (art. 1915 C.C.Q.).

Urgent and necessary repairs

25. The lessee shall allow urgent and necessary repairs to be made to ensure the preservation or enjoyment of the leased property, but he retains, according to the circumstances, recourses, including the right to compensation in the case of temporary vacancy.

In the case of urgent repairs, the landlord may require temporary vacancy, without notice and without authorization from the Régie du logement (art. 1865 C.C.Q.).

26. The lessee may, without the authorization of the Régie du logement, undertake repairs or incur expenses if they are urgent and necessary to ensure the preservation or enjoyment of the leased property. However, he may do so only if he has informed or attempted to inform the landlord of the situation and if the latter has not acted in due course.

The landlord may intervene to pursue the work.

The lessee shall render an account to the landlord of repairs undertaken and expenses incurred and shall deliver to him the invoices. He may withhold from his rent an amount for reasonable expenses incurred (arts. 1868 and 1869 C.C.Q.).

Major non-urgent work (arts. 1922 to 1929 C.C.Q.)

27. The landlord shall give notice to the lessee before undertaking on the land major repairs or improvements that are not urgent. If temporary vacancy is necessary, he

shall offer compensation equal to the reasonable expenses the lessee will have to incur during the work. Such compensation is payable to the lessee on the date the vacancy begins.

The notice shall indicate

- the nature of the work;
- the date on which it is to begin;
- an estimate of its duration and, where applicable;
- the necessary period of vacancy;
- the compensation offered;
- any other conditions under which the work will be carried out if it is of such a nature as to cause a substantial reduction of the enjoyment of the premises by the lessee.

The notice shall be given at least 10 days before the date on which the work is to begin, except where the lessee must vacate the land for more than 1 week. In such case, at least 3 months' notice is required.

If the lessee fails to reply within 10 days after receiving the notice requiring him to vacate the land temporarily, he is deemed to have refused to vacate the premises. If the lessee refuses to vacate or fails to reply, the landlord may, within 10 days of such refusal, apply to the Régie du logement for a ruling on the matter.

However, if the notice does not require the lessee to vacate the land temporarily or if the lessee agrees to vacate, the lessee may, within 10 days after receiving the notice, apply to the Régie du logement to change or strike down any condition relating to the performance of the work which he considers abusive.

The Régie du logement may be required to rule on the reasonableness of the work, the conditions relating to its performance, the necessity of the vacancy and the compensation, if any.

Access to and visit of land

28. To exercise rights of access to the land, the landlord and the lessee are bound to act in good faith:

- the lessee shall facilitate access to the land and shall not refuse access without justification;
- the landlord shall not abuse his rights and shall exercise them in a reasonable manner with due respect for privacy (arts. 3, 6, 7, 1375 and 1857 C.C.Q.).

29. The landlord may, during the lease, have access to the land

- to ascertain the condition of the land between 9:00 a.m. and 9:00 p.m.;
- to show the land to a prospective acquirer between 9:00 a.m. and 9:00 p.m.;
- to carry out work between 7:00 a.m. and 7:00 p.m.

In all 3 cases, the landlord shall give the lessee 24-hour notice in writing or orally. In the case of major work, the period for giving notice differs (arts. 1898, 1931 and 1932 C.C.Q.) (particular No. 27).

30. A lessee who gives notice to the landlord of his intention to vacate the land (particulars Nos. 38, 41 and 51) shall, from that time, allow the landlord to show the land to prospective lessees between 9:00 a.m. and 9:00 p.m., and allow him to post "For rent" signs (arts. 1930 and 1932 C.C.Q.).

The landlord is not required to notify the lessee 24 hours in advance of a visit by a prospective lessee.

31. The lessee may require the presence of the landlord or his representative during a visit to or a verification of his land (arts. 1932 and 2130 C.C.Q.).

32. Except in case of emergency, the lessee may deny access to the land if the conditions fixed by law are not satisfied.

Where the lessee denies access to the land for a reason other than those provided for by law, the landlord may obtain an order for access from the Régie du logement.

Abuse of the right of access by the landlord or unjustified denial of access by the lessee may also, in certain cases, entail condemnation to pay damages or exemplary damages (arts. 1863 and 1931 to 1933 C.C.Q.).

33. No lock or other device restricting access to the land may be installed or changed without the consent of the lessee and of the landlord (art. 1934 C.C.Q.).

34. The landlord may not prohibit a candidate in a provincial, federal, municipal or school election, an official delegate appointed by a national committee or the authorized representative of either from having access to the mobile home park or the land for the purposes of an election campaign or a legally constituted referendum (art. 1935 C.C.Q.).

Notices (art. 1898 C.C.Q.)

35. Every notice relating to the lease, given by the landlord (e.g., notice of modification in the lease to increase the rent) or by the lessee (e.g., notice of non-renewal of a lease), shall be written and drawn up in the same language as the lease. It shall be given at the address indicated in the lease or at any new address communicated since then.

Exception: Only the notice by the landlord for the purpose of having access to the land may be given orally (particular No. 29).

36. Where a notice does not meet the requirements concerning the written form, the address or the language, it is valid only on the condition that the person who gave it proves that the addressee has not suffered any damage as a consequence.

Renewal and modification of lease

Renewal of lease (art. 1941 C.C.Q.)

37. A lease with a fixed term is renewed of right when the lease expires, which means that it is automatically renewed at term on the same conditions and for the same term.

However, a lease with a term longer than 12 months is renewed for 1 year only.

The landlord may not prevent the lease from being renewed, except in certain cases (particulars Nos. 5 and 9). However, he may, with a view to the renewal, modify the lease, provided that he gives notice to the lessee (particulars Nos. 39 and 40).

The lessee may avoid such renewal, provided that he gives notice to the landlord (particulars Nos. 38 and 41).

Non-renewal of lease by the lessee (arts. 1942, 1945 and 1946 C.C.Q.)

38. A lessee who wishes to vacate the land upon termination of his lease with a fixed term, or to terminate his lease with an indeterminate term, shall give notice to the landlord or reply to the landlord's notice within the time periods indicated in **Table A**.

Modification of lease

39. At the renewal of the lease, the landlord may modify its conditions. For instance, he may modify its term or increase the rent. To that end, he shall give notice of modification to the lessee within the time periods indicated in **Table B** (art. 1942 C.C.Q.).

40. The landlord shall, in that notice of modification, indicate to the lessee

- the modification or modifications requested;
- the new term of the lease, if he wishes to change it;
- the new rent in dollars or the increase requested, in dollars or as a percentage, if he wishes to increase the rent. However, where an application for the fixing or review of the rent has already been filed, the increase may be expressed as a percentage of the rent that will be determined by the Régie du logement;
- the time granted to the lessee to refuse the proposed modification, i.e., 1 month after receiving the notice (arts. 1943 and 1945 C.C.Q.).

Reply to the notice of modification (art. 1945 C.C.Q.)

41. A lessee who receives a notice of modification of the lease has 1 month after receiving it to reply and notify the landlord that he

- accepts the requested modification or modifications; or
- refuses the requested modification or modifications; or
- will vacate the land upon termination of the lease.

If the lessee fails to reply, this means that he accepts the modifications requested by the landlord. If the lessee refuses the modification, he is entitled to remain on the land because his lease is renewed. However, the Régie du logement may be requested to set the conditions of renewal (particular No. 42).

Exception: Where Section F has been completed, a lessee who refuses the requested modification shall vacate the land upon termination of the lease.

Fixing of conditions of the lease by the Régie du logement (arts. 1941 and 1947 C.C.Q.)

42. The landlord has 1 month, after receiving the reply of a lessee who refuses the modifications, to apply to the Régie du logement for the fixing of the rent or for a ruling on any other modification of the lease (**Table B**). If the landlord does not file such application, the lease is renewed on the same conditions, except for the term of the lease, which may not be longer than 12 months.

Agreement on modifications (art. 1895 C.C.Q.)

43. Where the landlord and the lessee agree on the modifications to be made to the lease (e.g., rent, term), the landlord shall give the lessee a writing evidencing the modifications to the initial lease before the beginning of the renewed lease.

Contestation of adjustment of rent (art. 1949 C.C.Q.)

44. Where a lease of more than 12 months provides for the adjustment of the rent, the lessee or the landlord may contest the excessive or inadequate nature of the agreed adjustment and have the rent fixed.

An application for that purpose shall be filed with the Régie du logement within 1 month following the date on which the adjustment is to take effect.

Repossession of land (arts. 1957, 1958, 1960 to 1964 and 1967 to 1970 C.C.Q.)

45. Where the lessor of the land is the landlord, he may repossess the land in order to live on it or to allow one of the beneficiaries provided for by law to live on it.

If the mobile home park belongs to more than 1 person, the land may generally be repossessed only if there is only 1 other co-owner who is the spouse or concubinary of the other (e.g., co-owners who are brother and sister may not repossess the land).

A legal person (company) may not avail itself of the right to repossess the land.

Beneficiaries may be

- the landlord, his father, mother, children or any other relative or person connected by marriage of whom he is the main support;
- the spouse from whom he is separated or divorced if he remains the main support of his spouse.

To repossess the land, the lessor shall give notice within the prescribed time periods. The steps for the repossession of the land and the time periods for the notices are presented in **Table C**.

The notice shall contain the following:

- he name of the beneficiary;
- the degree of relationship or the connection between the beneficiary and the landlord, if any;
- the date fixed for the repossession.

Assignment and subleasing

46. Where a lessee assigns his lease, he abandons all his rights and transfers all his obligations in respect of the land to a person called the assignee; as a result, he is released from his obligations towards the landlord (art. 1873 C.C.Q.).

A lessee who rents out his land or a part thereof binds himself as a sublessor towards the sublessee, but he is not released from his obligations towards the landlord (art. 1870 C.C.Q.).

47. The lessee is entitled to assign his lease or to sublease his land. The lessee shall, however, other than in the circumstances described in particular No. 57, obtain the landlord's consent. The landlord may not, however, refuse to give his consent without a serious reason (arts. 1870 and 1871 C.C.Q.).

48. Subject to particular No. 57, the lessee shall give the landlord notice of his intention to assign his lease or to sublease the land. Such notice shall indicate the name and address of the person to whom the lessee intends to assign the lease or sublease the land (art. 1870 C.C.Q.).

If he refuses, the landlord shall inform the lessee of his reasons for refusing within 15 days after receiving the notice. Otherwise, the landlord is deemed to have consented to the assignment or sublease (art. 1871 C.C.Q.).

49. A landlord who consents to the assignment or sublease may not exact any payment other than the reimbursement of any reasonable expenses resulting from the assignment or sublease (art. 1872 C.C.Q.).

50. The sublease terminates not later than the date on which the lease of the lessee terminates. However, the sublessee is not required to vacate the land before receiving notice of 10 days to that effect from the sublessor or, failing him, from the landlord (art. 1940 C.C.Q.) (particular No. 51).

Resiliation of lease by the lessee

(art. 1974 C.C.Q.)

- 51.** A lessee may resiliate his lease if
- he is allocated a dwelling in low-rental housing; or

- he can no longer occupy the land because of a handicap, or
- in the case of an elderly person, he is admitted permanently to a residential and long-term care centre or to a foster home, whether or not he resides in such a place at the time of his admission.

Unless otherwise agreed by the parties, resiliation takes effect 3 months after the sending of a notice to the landlord, with an attestation from the authority concerned, or 1 month after the notice if the lease is a lease with an indeterminate term or for less than 12 months.

Surrender of land upon termination of the lease

(particular No. 2)

52. The lessee shall vacate the land upon termination of the lease; no grace period is provided for by law.

When vacating the land, the lessee shall remove any object other than those belonging to the landlord (art. 1890 C.C.Q.).

53. Upon termination of the lease, the lessee shall surrender the land in the condition in which he received it, except for changes resulting from aging, fair wear and tear or superior force.

The condition of the land may be established by the description made or the photographs taken by the lessee and the landlord, otherwise the lessee is presumed to have received the land in good condition (art. 1890 C.C.Q.).

54. Upon termination of the lease, the lessee shall remove all the constructions, works or plantations he has made. If

they cannot be removed without deteriorating the land, the landlord may

- retain them by paying the value thereof; or
- compel the lessee to remove them and to restore the land to the condition in which it was when he received it.

Where the land cannot be restored to the original condition in which it was when the lessee received it, the landlord may retain them without compensation to the lessee (art. 1891 C.C.Q.).

Mobile home situated on land

55. The lessor of the land may not

- require that he, the lessor, remove the mobile home of the lessee;
- limit the right of the lessee to replace his mobile home by another mobile home of his choice;
- limit the right of the lessee to alienate or lease his mobile home;
- require that he, the lessor, act as the mandatary or that he select the person to act as the mandatary of the lessee for the alienation or lease of the mobile home;
- require any amount of money from the lessee by reason of the alienation or lease of the mobile home, unless he acts as the mandatary of the lessee (arts. 1997 to 1999 C.C.Q.).

56. A lessee of the land who alienates his mobile home shall notify the landlord immediately (art. 1998 C.C.Q.).

57. The acquirer of the mobile home becomes the lessee of the land unless he notifies the landlord of his intention to leave the land within one month after the acquisition (art. 2000 C.C.Q.).

Table A

Non-renewal of lease by the lessee:

periods for giving notice (arts. 1942, 1945 and 1946 C.C.Q.)

	Lessee who has not received a notice of modification of the lease	Lessee who has received a notice of modification of the lease
Lease of 12 months or more	Between 3 and 6 months before term	Within 1 month after receiving the landlord's notice
Lease of less than 12 months	Between 1 and 2 months before term	
Lease with an indeterminate term	Between 1 and 2 months before desired term	

Table B

Steps to modify the lease and periods for giving notice

(arts. 1942, 1945 and 1947 C.C.Q.)

	1st step: Notice by landlord	2nd step: Lessee's reply	3rd step: Application to the Régie du logement by landlord
Lease of 12 months or more	Between 3 and 6 months before term	Within 1 month after receiving the notice of modification. If the lessee fails to reply, he is deemed to have accepted the requested modification.	Within 1 month after receiving the lessee's refusal, otherwise the lease is renewed.
Lease of less than 12 months	Between 1 and 2 months before term		
Lease with an indeterminate term	Between 1 and 2 months before desired modification		

Table C

Steps for repossessing the land and periods for giving notice

(arts. 1960, 1962 and 1963 C.C.Q.)

	1st step: Notice by landlord	2nd step: Lessee's reply	3rd step: Application to the Régie du logement by landlord
Lease of more than 6 months	6 months before term	Within 1 month after receiving the landlord's notice. If the lessee fails to reply, he is deemed to have refused to vacate the land.	Within 1 month after the refusal or the expiry of the period granted to the lessee to reply.
Lease of 6 months or less	1 month before term		
Lease with an indeterminate term	6 months before intended date of repossession of the land		