

You receive a rent increase notice

A. The notice of rent increase:

- Must be in writing (in the case of verbal notices it is better to answer in writing);
- Must be written in the same language as you lease;
- Must include the precise amount of the proposed rent increase, and the delay of one month during which you can refuse the increase and any proposed changes to the conditions of the lease.

B. The mandatory delays when sending such notices:

- Within 3 and 6 months before the end of the lease (lease of 12 months or More);
- Within 1 and 2 months before the end of the lease (lease of less than 12 months);
- Between 1 and 2 months before desired modification (verbal or indeterminate term leases);
- Between 10 and 20 days before the end of the fixed term lease OR before the desired modification if the lease is with an indeterminate term (lease for a room).

C. There can only be one rent increase within any 12 month period.

Make sure that the notice meets these requirements, and that it was expedited within the legal delays.

3 choices of answer: accepting, moving ...and REFUSING

Accepting

If you fail to answer, your lease will be renewed automatically with the rent increase and the proposed changes of conditions. Le RCLALQ urges you to refuse all abusive rent increases.

Moving

You must answer the notice within one month of reception, by registered mail:

«I do not wish to renew my lease».

Refusing

You must answer the notice, within one month of reception, by registered mail:

«I wish to renew my lease but I refuse the proposed rent increase».

In case of refusal:

1. Within 1 month of receiving a refusal, the landlord may apply to the Régie; The Régie will then fix the rent base on variations in the building's annual revenues and expenses.
2. The landlord may want to negotiate. Never sign anything on-the-spot.
3. Your right to refuse is recognized by law. You cannot be evicted from your dwelling for that reason.

Consult your housing committee or tenants association.

If you not receive a rent increase notice

You may move

You have to send a notice to the landlord, by registered mail, within the same delays as the ones described in point B (see the left column):

«I do not wish to renew my lease».

You may stay

You don't have to send anything to the landlord. The lease is automatically renewed at the same terms and conditions.

New conditions of the lease are proposed
(for example: heating not included, loss of access to the yard, etc.)

The same rules apply for any new conditions proposed by the landlord. You must answer, within one month of reception, by registered mail:

«I wish to renew my lease but I refuse the proposed changes to the conditions of the lease.»

or

«I wish to renew my lease but I refuse the rent increase and the proposed changes to the conditions of the lease.»

Keep a copy of all documents and notices. Keep the post office receipts when sending notices by registered mail.

For mandatory rent control

- Because the housing crisis is first and foremost a **reflection of the housing market's** incapacity to provide decent dwellings.
- Because **rents are increasing** in spite of the existence of the Régie du logement.
- Because more than one tenant out of five pays out **more than 50%** of his income for the rent.
- Because housing is a **right**, not just another consumer good.
- Because controlling rents is a way **to fight** poverty.

For now, just refuse any rent increase that seems abusive

For deposit of leases at the Régie du logement

- To prevent **abusive rent increases** when moving.
- To enable one **to know the previous tenant's rent**.
- To enable tenants to have **their rent revised**.

For now, think about assigning your lease or giving a copy of your lease to the new tenant when you move.

The RCLALQ

- Founded in **1978**, the RCLALQ is the Québec **Coalition** of housing committees and tenants' associations.
- The RCLALQ has **many members groups** throughout the regions of Québec and neighborhoods of Montréal. Do not hesitate to contact your local group.
- The RCLALQ promotes a **tenant's right** to have a dwelling in good repair, free of all repair at an affordable rent. It also promotes the right of tenants to maintain occupancy as well as the preservation of the total number of dwellings.
- The RCLALQ organizes and carries out **actions** to approach the different levels of government to implement its principles. Tenants always take part in these actions.

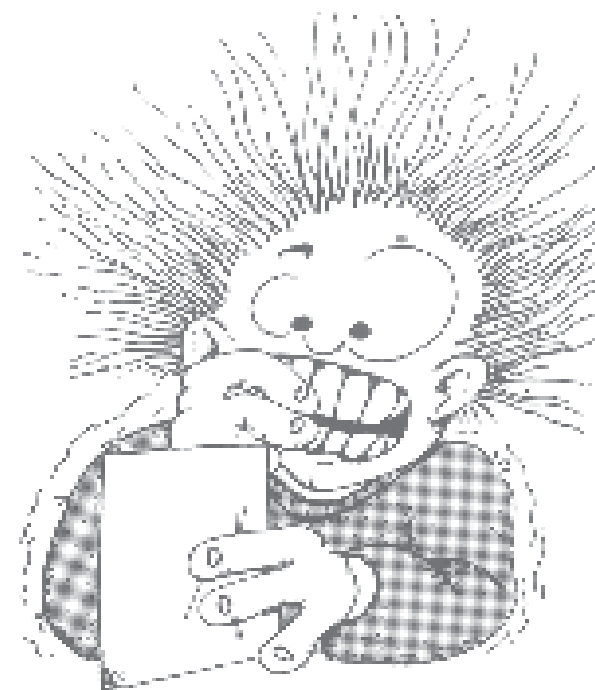
Join your local housing committee or tenants' associations.

There is one near you !

Contact your local housing group



You have the right to refuse a rent increase !



www.rclalq.qc.ca

2000, Boul. St-Joseph Est, Montréal H2H 1E4