



Warning! You are bound by your lease.

- Make sure to know your rights and responsibilities before leaving your apartment due to uninhabitable conditions.
- Always start by asking your landlord to make the necessary repairs.

Inform yourself

The Housing Allowance program



The program is aimed at individuals and families with low income who spend too much of their budget on housing. You can benefit from the program if you are a tenant, roommate, or homeowner.

Tribunal administratif du logement (TAL)

- 🔗 tal.gouv.qc.ca/en
- ☎ (877) 907-8077



Support Resources

In need of social housing for low-income individuals?

Office régional d'habitation Vaudreuil-Soulanges

- ☎ (450) 218-6994
- ✉ orhvs@orhvs.ca

Need help with housing search?

Office régional d'habitation Vaudreuil-Soulanges Service d'aide à la recherche de logement (SARL)

- ☎ (450) 218-6994, option 8
- ✉ sarl@orhvs.ca

Need help defending your rights as a tenant?

Mon logement mes droits

- ☎ (438) 308-5973
- ✉ monlogementmesdroits@hotmail.com
- 🔗 monlogementmesdroits.com

- Visit the municipal office of your area of residence.
- The information provided is for general informational purposes only and does not constitute legal advice.
- Please consider your options carefully before proceeding.

This guide was created by Comité de travail sur le logement de Vaudreuil-Soulanges in collaboration with Comité urgence logement de Beauharnois-Salaberry. Translation provided by CDC Vaudreuil-Soulanges.



HOUSING

Prepare for your Lease Renewal

You are not alone!



Housing Repossession



Rent Increase



Housing Search



The Credit File



Leave Your Housing



Support Resources



Housing Search

- **Affordable housing** is hard to find.
- **Don't wait until the last minute** to start your search.
- **Talk to people around you and check out** Marketplace, kijiji.ca, lespac.com, and louer.ca.
- **Try to sign a new lease before ending your current one.** It's better to stay in the same place for another year than to end up without housing.
- **Prepare yourself** by creating a budget and making a list of your previous landlords. These references can help show your ability to pay.



The credit file

It is best to obtain your credit file yourself, by blacking out sensitive information (such as your SIN), and make a photocopy if needed.

To conduct a credit check, the landlord:

- Must have your **written consent**.
- Must ask for your **full name, address, and date of birth**.
- Does **not need** your **Social Insurance Number (SIN)** for the credit check (you can request your credit file from Equifax and cross out your SIN).



Increase in rent

The landlord must send you a written **notice of lease modification 3 to 6 months before the end of the lease for a 12-month lease or longer.**

You have **1 month to respond in writing** from the date you receive the notice, otherwise it will be considered that **you accept the rent increase and the renewal of your lease.**

You can :

- 1 **Accept** the lease renewal with its modifications.
 - 2 **Refuse** and **propose** a different amount if you believe the rent increase is unjustified, and renew your lease. You can contact **Mon logement, mes droits** for assistance in your process. Your landlord may contact **The Administrative Housing Tribunal (TAL)** to have the rent price set.
 - 3 **Refuse to renew** your lease and move out of the apartment at the end of the lease.
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- **Always** keep written and dated evidence of your exchanges!
 - **Be cautious** of any other changes that may accompany the rent increase.
 - **Note :** Buildings that are 5 years old or less are not subject to rent increase limits, except for leases signed after February 21, 2024, or buildings ready for occupancy after that date. These will be required to declare the maximum rent within 5 years.



Housing repossession and eviction

Housing repossession

- For a lease longer than 6 months, the landlord must send you a **notice of repossession 6 months before the end of your lease.**
- You have **1 month** to respond from the date you receive the notice, otherwise, you will be considered to have refused to vacate the property.
- You have the **right to refuse** and/or request compensation: moving expenses, utility connection fees, etc.
- In front of the Tribunal, the landlord will have the burden of **proving** that he genuinely intends to repossess the property for the reason stated in the notice.
- No repossession can take place if you are **65 or older**, have **lived in your apartment for more than 10 years**, and your **income meets the limit set** for affordable housing. Make sure to inquire about **exceptions to this rule!**

Eviction

Since June 6, 2024, and for a period of 3 years, any eviction for **subdivision, substantial expansion, or change of use** is prohibited.