



Rent Increase and Lease Modification

Have you received a notice of rent increase from your landlord and find the increase too high or unreasonable?

Under article 1942 of the [Civil Code of Québec](#), when renewing your residential lease, your lessor, also referred to as the landlord, may modify the conditions of the lease, including the amount of the monthly rent.

In the case of a lease with a fixed term of twelve (12) months or more, the notice must be given to you with proof of receipt at least three (3) but no more than six (6) months before the end of your lease.

The notice of lease modification must meet several criteria set out in article 1943 of the *Civil Code of Québec* and must include the following:

- -the new proposed rent in dollars or the increase expressed in dollars or as a percentage;
- -the proposed term;
- -the time limit to refuse the proposed modification.

Under article 1945 of the *Civil Code of Québec*, the lessee may object to the modification by sending the lessor a notice of objection within one month of receiving the notice of modification. If the lessee does not respond within one month of receiving the notice, he is deemed to have accepted the proposed lease modification or rent increase.

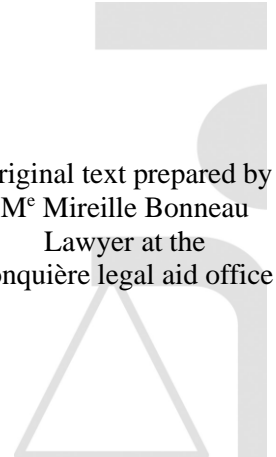
If the lessee sends a notice of objection to the proposed lease modification, in accordance with article 1947 of the *Civil Code of Québec*, the lessor has one month to file an application with the Administrative Housing Tribunal to have the rent fixed. If the lessor does not file an application within one month, the previous lease conditions continue to apply.

If you have any questions about your lease or a notice from your lessor, please do not hesitate to make an appointment with a lawyer at the legal aid office closest to you.

To find the contact information for your legal aid office, please click on the following link www.aidejuridique.quebec.

Don't hesitate to assess your eligibility for legal aid by making an appointment at a legal aid office near you. You can also check your eligibility online [here](#).

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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.