

IOR LEASE SUMMARY FOR QUEBEC, CANADA

*PLEASE NOTE: THIS IS NOT A LEGAL REVIEW

For DPM to Complete

Assignee Name	
RMC/Assignee's Company	
Monthly Rental Max. Budget if Co. Sets	
IOR Destination Program Manager	
IOR Destination Services Consultant	

For Lease Reviewer to Complete

Lease Reviewer:		
Date:		Page/Section #
Tenant(s)/Person(s) Signing Lease		
Name(s) of Occupants as listed in the lease if different than tenant names on lease including children if applicable		
Rental Property Address		
Lease Term Dates		
Monthly Rent		
Other Fees, if applicable & occurrence		
Rent Concession/Discount if applicable		
Rental increase in lease Note: If Landlord wants to increase the rent, Landlord will send a letter advising of the increase. It is not stipulated in lease		
Broker Commission Amount, if applicable		
Payments: First Month's Rent		Due:
Payments: Pro-rated Rent (if applicable)		Due:
Pro-rated Rent Dates/Term		
Payments: Security Deposit Due at the lease signature along with the first month's rent. Note: A Landlord <u>cannot</u> legally ask for a deposit, however, if the tenant is from out of town and does not have a credit history in Canada, the landlord may ask for a security deposit. The deposit is a <u>refundable</u> payment made to the Landlord. It can either be applied to the		Due:

last months' rent or refunded to the tenant at the end of the lease.		
Ongoing Rent Payments: Due Date Note: The rent is paid by check or e-transfer on the first of each month.		
Date Considered Late	If not paid on the 1st of the month	
Ongoing Payment: Late Charge Note: Landlord needs to file a complaint to recover rent and interest. If more than 3 weeks pass, the Landlord could request to the Regie to have the lease terminated		
Rent to be paid to:		
Landlord's Name (required)		
Landlord's Address (required)		
Landlord's Email (required)		
Landlord's Phone Number (required)		
Minimum Duration of Lease Note: <u>Landlord:</u> Landlord cannot break the lease before the end of the contract. If the landlord does not want to renew, he must give 6-months written notice to the tenant. The only reason for non-renewal would be a valid reason (immediate family moving into dwelling) <u>Tenant:</u> If not renewing the lease, the tenant must notify the landlord in writing a minimum of 3 months before the end of the lease. A lease cannot be broken in Quebec. If tenant needs to leave earlier, he/she can try to find someone to take over the lease (do a lease transfer)		
Renewal Terms Note: In Quebec, the lease is renewed automatically unless you advise 3 months in advance that you are leaving		
Notice to Vacate		
Cleaning at move out required?	Rental property should be left in the same condition that it was found in – except normal wear and tear	
Is a guarantor required?		
Overnight guests may not stay longer than days	This cannot legally be stipulated for leases in Quebec	
Who maintains smoke/carbon monoxide detectors?		

Who maintains AC filters?		
Are there any fees if not maintained?		
When do I have to return move in inspection?		
How much notice will Landlord give before entering property? Note: The Landlord must give the Tenant 24 hours' notice before accessing the property.		
Are pets allowed? If Yes, please describe any additional fees		
Is there a pool? If Yes, please describe any additional fees		
Is there a pool addendum?		
Who is responsible for repairs?		
Is Rental Insurance required? If Yes, what is the amount required? Note: Tenant must take out liability insurance. The Landlord may ask for a copy		
Am I required to provide proof of rental insurance to the rental property/Landlord?		
Who is responsible for snow removal?		
Who is responsible for lawn care?		
When is the Security Deposit returned? Note: It's not legal to give security deposits but generally accepted for people that do not have established credit in Canada. The Landlord can either apply the deposit to last months' rent or given back to the Tenant at the end of the lease.		
Is smoking allowed?		
Is subletting allowed?		
What utilities are included and what utilities am I responsible to pay?		
Do I have to notify Landlord if leaving the property vacant for a longer period? If Yes, how much notification?		
Additional Comments: All laws regarding rentals are indicated on the front and back of the lease. You also find them on the Regis du logement Québec (Tribunal administrative du logement) website https://www.tal.gouv.qc.ca/		

Tips to Prevent Deductions from Security Deposit

The definition of normal wear and tear is subjective depending on the individual landlord. Below are some preventive measures to help protect you from getting a deduction from your security deposit at lease term end.

- **Always get written permission from landlord before doing any work**
- Use removable hooks when hanging pictures/items
- Do not put any holes in doors or doorframes
- Patch up and touch up holes before vacating (as applicable in lease agreement)
- Try to remove stains, marks on wall, doors etc. immediately to avoid stubborn stains
- Regularly vacuum and maintain the carpet; clean tile, marble, linoleum or wood flooring – please refer to the lease contract for the necessity of having the carpet professionally cleaned
- Take extra precautions when moving furniture (especially heavy furniture) to avoid scratches
- It is recommended that you get renter's insurance for personal contents
- If touching up paint (and only if permitted in lease agreement), keep the color code of the original paint
- Change the furnace's filter regularly (per landlord's instructions)
- Replace light bulbs if needed
- Replace batteries on smoke and carbon monoxide detectors
- Keep the washing machine clean and dry to prevent mold
- Keep dryer's filter clean
- Save Property Move In Inspection report and photos. You will need this at the time of your move out