



NATIONAL ASSEMBLY OF QUÉBEC

SECOND SESSION

FORTY-SECOND LEGISLATURE

Bill 993

**An Act to amend the Civil Code to
ensure greater protection of seniors
as lessees against repossession of
dwellings and evictions**

Introduction

**Introduced by
Mr. Andrés Fontecilla
Member for Laurier-Dorion**

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EXPLANATORY NOTES

The purpose of this bill is to ensure greater protection of seniors' rights as tenants ("lessees") by amending the conditions for repossessing dwellings or evicting tenants under the Civil Code.

To this end, the bill lowers the minimum age for this protection to 65 and reduces the number of years of the lessee's occupancy of the dwelling to five years.

Lastly, the bill increases the maximum threshold of the income qualifying for this protection.

LEGISLATION AMENDED BY THIS BILL:

- Civil Code of Québec.

Bill 993

AN ACT TO AMEND THE CIVIL CODE TO ENSURE GREATER PROTECTION OF SENIORS AS LESSEES AGAINST REPOSSESSION OF DWELLINGS AND EVICTIONS

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

1. Article 1959.1 of the Civil Code of Québec is replaced by the following article:

“1959.1. The lessor may not repossess a dwelling or evict a lessee if the lessee or the lessee’s spouse, at the time of repossession or eviction, is 65 years of age or over, has occupied the dwelling for at least five years and has income equal to or less than 150% of the maximum threshold qualifying the lessee or spouse for a dwelling in low-rental housing according to the By-law respecting the allocation of dwellings in low rental housing (chapter S-8, r. 1).

However, the lessor may repossess the dwelling if

- (1) the lessor is 65 years of age or over and wishes to repossess the dwelling as a residence for himself;
- (2) the beneficiary of the repossession is 65 years of age or over; or
- (3) the lessor is an owner-occupant 65 years of age or over and wishes to have a beneficiary less than 65 years of age reside in the same immovable as himself.

The Société d’habitation du Québec shall publish the maximum income thresholds qualifying a lessee for a dwelling in low-rental housing on its website.”

2. This Act comes into force on (*insert the date of assent to this Act*).

