

ASSIGNMENT OF LEASE AGREEMENT

BETWEEN _____ **ASSIGNOR**
(present lessee)

AND _____ **ASSIGNEE**
(prospective lessee)

OBJECT OF AGREEMENT

The assignor assigns to the assignee, who accepts, the lease of the dwelling a copy of which is attached hereto.

The assignment will take effect on: *(tick off the applicable square)*

- the date of acceptance of the assignment by the lessor
- if the date is later, as of _____.

DETAILS OF LEASE

A lease of _____ months from _____ until _____ and to which there remains _____ months. The monthly rent is \$ _____ for a dwelling of _____ rooms.

Address of dwelling: _____

AFFIRMATIONS AND CONDITIONS

1. The assignor affirms that there are no legal proceedings pending before the Régie du logement or any other tribunal with respect to the lease.
2. The assignor affirms that he has neither given a notice of non-renewal of lease nor received a notice of modification of conditions of the lease.
3. The assignor undertakes to advise the assignee of any notices or judicial demands he may receive from the present time until the assignment takes effect.
4. The assignee affirms having visited the dwelling and declares that he is satisfied with it. The assignor undertakes to maintain the dwelling in its current state of habitability and cleanliness until the assignment takes effect unless he is prevented from doing so by an event beyond his control.
5. The assignor affirms that he did not make any improvement, construction or other change, without the express authorization of the landlord to leave the premises as changed.

6. Please tick off the applicable square:

- The present assignment is **conditional** on the acceptance by the lessor within fifteen days of receipt of the notice of assignment of lease.
- The fifteen-day notice of assignment of lease provided for by the law has been given to the lessor who has not refused to consent the assignment.

OTHER CONDITIONS (please complete on other side if necessary)

And the parties have signed at _____ on _____.

N.B.

- 1) The assignor is required to advise the lessor of his intention to assign the lease and to obtain his consent to the assignment. If the lessor refuses, he must do so within fifteen days of receipt of the notice of assignment. The lessor may not refuse without a serious reason.
- 2) Please strike (*cross out*) any of the above affirmations and conditions which are inapplicable. Appropriate affirmations and conditions should be written on the other side. The parties must sign on the other side where indicated if any clauses are added.

SEE OTHER SIDE

