

Original : Français

Québec City, July 12, 2011

The Honourable Marguerite Blais
Minister responsible for Seniors
875 Grande Allée Est
5th Floor, Sector 700
Québec City, Québec G1R 5W5

RE: *Bill 22 – Act to amend the Civil Code as regards the resiliation of a dwelling lease in certain situations*

Dear Minister Blais:

The Québec Ombudsman examines all bills and proposed regulations tabled in the National Assembly or published in the *Gazette officielle du Québec*. When deemed relevant, it intervenes under Section 27.3 of its enacting legislation, which grants it the authority to draw attention to legislative, regulatory, or administrative reforms that it feels the government or its ministries should implement in the public interest.

I have thus examined Bill 22, an *Act to amend the Civil Code as regards the resiliation of a dwelling lease in certain situations*, which you introduced in the National Assembly on June 3, 2011.

The new provisions of Bill 22 benefit the public, as they clarify the rules applicable in the case of resiliation of a lease under articles 1939, 1974, and 1974.1 of the Civil Code of Québec. This bill brings important clarifications while still allowing the parties involved the contractual freedom to negotiate the indemnity to be paid for resiliation of a lease.

In my opinion, this bill would provide better protection to renters, especially for seniors who are often vulnerable to con artists or malevolent characters,

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since it would remove any ambiguities in the applicable rules and also substantially reduce the financial consequences of resiliation. The Québec Ombudsman is thus in support of this bill.

Sincerely,

[French version signed]

Raymonde Saint-Germain
Québec Ombudsperson

cc: Line Bérubé, Deputy Minister of Family and Seniors
Nancy Ford, Secretary of the Committee on Citizen Relations
Catherine Gréas, Secretary of the Committee on Institutions