

Draft Regulations

Draft By-law

An Act respecting the Société d'habitation du Québec (chapter S-8)

Conditions for the leasing of dwellings in low-rental housing in Nunavik — Amendment

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (chapter R-18.1), that the By-law to amend the By-law respecting the conditions for the leasing of dwellings in low-rental housing in Nunavik, made by the Société d'habitation du Québec and appearing below, may be submitted to the Government for approval on the expiry of 45 days following this publication.

The draft By-law amends the maximum rent as of 1 July 2016 and provides for its adjustment for subsequent years, and fixes a new minimum rent payable by lessees. It also includes changes relating to deductions in the establishment of the lessees' income for calculating their rent, if applicable.

The draft By-law has no impact on small and medium-sized businesses.

Further information may be obtained by contacting André Ménard, Secretary, Société d'habitation du Québec, 1054, rue Louis-Alexandre-Taschereau, aile Saint-Amable, 3^e étage, Québec (Québec) G1R 5E7; telephone: 418 643-4035, extension 2024; fax: 418 646-5560.

Any person wishing to comment on the draft By-law is requested to submit written comments within the 45-day period to the Secretary of the Société d'habitation du Québec at the above-mentioned address.

MARTIN COITEUX,
*Minister of Municipal Affairs
and Land Occupancy*

By-law to amend the By-law respecting the conditions for the leasing of dwellings in low-rental housing in Nunavik

An Act respecting the Société d'habitation du Québec (chapter S-8, s. 86, 1st par., subpar. g, and 2nd par.)

1. The By-law respecting the conditions for the leasing of dwellings in low-rental housing in Nunavik (chapter S-8, r. 4) is amended by replacing the heading of Division II by the following:

“MONTHLY RENT, MAXIMUM RENT AND MINIMUM RENT”.

2. Section 2 is replaced by the following:

“**2.** The monthly rent is the maximum rent established in accordance with Schedule I. A lessee may request the lessor to establish the monthly rent on the basis of his or her income, in accordance with Division III.

The monthly rent must not be less than a minimum rent of \$100.

The lessee must give the lessor the documents required in support of his or her request.”.

3. Section 3 is amended by replacing the first paragraph by the following:

“**3.** The monthly rent is adjusted on 1 July of each year.”.

4. Section 4 is amended

(1) by replacing the first paragraph by the following:

“**4.** The minimum rent is adjusted on 1 July of each year as of 1 July 2017 according to the rate of change in the general Consumer Price Index for Québec, as determined by Statistics Canada under the Statistics Act (R.S.C. 1985, c. S-19), calculated on the basis of the average of the indices for the 12 months of the preceding year.”;

(2) by adding “or its mandatary” after “Société d'habitation du Québec” in the third paragraph.

5. Section 5 is amended

(1) by replacing “\$5,000” in subparagraph 3 of the first paragraph by “\$6,221”;

(2) by replacing subparagraph 4 of the first paragraph by the following:

“(4) “D” is the total of the following amounts:

(a) 50% of [A - (B + C)] for the portion of [A - (B + C)] that is less than \$24,194;

(b) 40% of [A - (B + C)] for the portion of [A - (B + C)] that is equal to or greater than \$24,194 but less than \$48,388;

(c) 20% of [A - (B + C)] for the portion of [A - (B + C)] that is equal to or greater than \$48,388.”;

(3) by adding, at the end, the following paragraph:

“The amounts mentioned in this section are adjusted in accordance with the first paragraph of section 4.”.

6. Section 6 is amended by replacing subparagraph 3 by the following:

“(3) a rent of \$100, plus 2.4% of the income in excess of the first \$30,000 of income resulting from the application of the formula [A - (B + C)] whose parameters are defined in section 5. The amount of \$30,000 is adjusted in accordance with the first paragraph of section 4.”.

7. Section 7 is replaced by the following:

“7. As of 1 July 2016 and up to 1 July 2019, the maximum rent corresponds to the maximum rent of the preceding year increased by 6%. It is increased by 8% per year for subsequent years.

The amount of the rent thus increased is reduced to the nearest dollar if it contains a fraction of a dollar less than \$0.50; it is increased to the nearest dollar if it contains a fraction of a dollar equal to or greater than \$0.50.”.

8. Section 8 is replaced by the following:

“8. The monthly rent of lessees is adjusted not later than (insert the date occurring 120 days after the coming into force of this Regulation), in accordance with section 2.

If the rent thus adjusted is lower than the monthly rent paid by a lessee since 1 July 2016, the sums of the overpayment since that time are reimbursed to the lessee after the lessor has recovered by compensation the balance of any unpaid rent.

If the rent thus adjusted is greater than the monthly rent paid by a lessee since 1 July 2016, the increase has effect only from the date of the next renewal of the lease.”.

9. Schedule I is replaced by the following:**“SCHEDULE I**

(ss. 2 and 6)

Maximum Rent

DWELLINGS AND TYPES	MAXIMUM RENT (as of 1 July 2016)			
	Recipient of last resort financial assistance		Other	
	With freeze in 2014 *	Without freeze	With freeze in 2014 *	Without freeze
Studio 1 bedroom	\$266	\$287	\$383	\$413
Large studio	\$284	\$306	\$383	\$413
2 bedrooms				
Type R	\$413	\$446	\$513	\$554
Type M	\$374	\$404	\$513	\$554
Type J	\$413	\$446	\$560	\$604
3 bedrooms				
Type R	\$430	\$464	\$584	\$631
Type M	\$430	\$464	\$647	\$699
4 bedrooms				
Type R	\$446	\$482	\$664	\$717
Type M	\$446	\$482	\$732	\$791
5 bedrooms	\$467	\$505	\$818	\$884
6 bedrooms	\$529	\$571	\$901	\$973

* In this Schedule, “freeze in 2014” means the absence of increase in the maximum rent of certain lessees as of 1 July 2014, under the By-law to amend the By-law respecting the conditions for the leasing of dwellings in low-rental housing in Nunavik, approved by Order in Council 1027-2014 dated 26 november 2014.”.

10. Schedule II is revoked.

11. This Regulation comes into force on the fifteenth day following the date of its publication in the *Gazette officielle du Québec*.

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