



RULES AND
REGULATIONS

2025-2026

***These rules and regulations are integral to the lease you have signed.
Any person (tenant, visitor or guest) in the residence buildings must comply with them, whether in studios or common areas.***

Person whose behaviour contravenes these regulations are subject to the sanctions stipulated in section 9.

The use of the masculine generic is only intended to lighten the text and is in no way discriminatory.

1. PRÉSENTATION

RESIDENCES

Every tenant in the residence has the right to enjoy an environment conducive to study and rest. Therefore, all tenants must adapt their conduct to ensure the well-being of fellow tenants and abide by the rules and regulations in effect.

The administrative offices of Residence Services are located at 2350 Édouard-Montpetit Boulevard (7th floor) and are open from 8:30 a.m. to 4:30 p.m., Monday to Friday. Our offices are closed on public holidays.

2. LEASE

- 2.1** Only students enrolled in full-time studies at Université de Montréal or its affiliated schools have the right to occupy studios in the residences and to use the common areas under the conditions described in the lease and these rules and regulations. Residence Services may verify the academic status of tenants with the institution attended at any time.
- 2.2** Students renting a studio at the residences shall complete and sign, in person or digitally, a rental application and attach a recent photograph of themselves. The picture will be used for administrative purposes and to identify the tenant.
- 2.3** No bank transfers are accepted.

3. RENTED PREMISES AND COMMON AREAS

- 3.1** The tenant shall inform the Residence Services of any damage or malfunction in the leased studio or the common areas, furniture or other furnishings provided by the Residences (Civil Code of Québec, Section 1866). Upon taking possession of the premises, the tenant shall report any visible damage or want for repair by filling out and electronically returning the repair request form ("Demande de réparation"), which will be sent to them by email upon their arrival, to report any anomaly in the studio.
- 3.2** The tenant is responsible for any damage he may cause through his fault to the rented premises, common areas, furniture, and other furnishings therein, as well as to any other property of the university or other tenants. Any repairs to such damage must be reimbursed by the tenant responsible for the act, to the Residence Services or to the tenant who suffered the damage. Furthermore, any voluntary act causing such damage, besides the above-mentioned consequences, will immediately result in a request to the Tribunal administratif du logement (Quebec Rental Board) to terminate the perpetrator's lease and evict him from the rented studio. Throwing objects, including paper, from residences onto university property is considered such an act.

- 3.3** Residence Services and Université de Montréal are not responsible for the loss, theft or destruction of belongings brought into, placed or left in a studio, a common or public area of the Residences by a tenant or any other person.
- 3.4** The tenant must subscribe to and maintain private insurance against property damage and civil liability for the entire duration of his occupation. The tenant is responsible for insurance deductibles.
- 3.5** It is forbidden to try unblocking sinks using drain products (e.g. Drano). Using extermination products (e.g. Raid) to eliminate undesirable insects is also prohibited. Using such products will cause the insects to flee to another studio, increasing their risk of returning. Tenants experiencing such problems must notify Residence Services immediately; the latter will act promptly to resolve the issue. The Residence Services reserves the right to charge cleaning or extermination fees in the event of negligence.
- 3.6** The tenant shall take proper care of the studio, furniture and other furnishings made available by Residence Services in both his studio and the common areas. The tenant may not remove or alter (including perforations) the furniture or accessories in his studio or the common areas without prior authorization from Residence Services. Upon leaving, the tenant is responsible for returning the studio furniture to the same configuration as on arrival.
- 3.7** The tenant shall return the studio in the condition it was received, except for fair wear and tear (CCQ, Section 1890). Therefore, covering, painting, or perforating studio walls and surfaces is forbidden.
- 3.8** Residence Services will charge the tenant cleaning fees if the studio is left unsanitary when he leaves the premises.
- 3.9** The tenant must keep hallways, stairwells and exterior window ledges clear at all times (air conditioning installation is not permitted). No objects, including shoes, may be left in these locations, as stipulated by Fire Department regulations. Also, according to these regulations, fire doors must remain closed at all times, and the self-latching device installed on each studio door must always be operational. Residence Services will remove any objects the tenant leaves in an unauthorized area. For safety reasons, it is forbidden to disable door closers or hinder the closing of interior fire doors or doors leading to the exterior of the residences with any object, such as a piece of wood, a stone, a chair, etc.
- 3.10** Only the refrigerator in the studio is authorized to prevent electric overload.
- 3.11** A tenant may request the assistance of the security guard or staff member to open their studio door. However, the second and subsequent time(s) this occurs, the tenant will be charged twenty dollars (\$20).
- 3.12** Residence Services will charge a \$150 fee to any tenant who loses or does not return both keys and the studio's magnetic card, to replace the lock cylinder. The reproduction of keys and also studio's magnetic cards is prohibited.

4. TERMINATION OF LEASE

- 4.1** A tenant may terminate his lease without penalty, provided he completes the appropriate form at least 45 days before his intended departure date. In the absence of such advance notice, the tenant must pay for each day not covered by such advance notice, calculated on a prorated basis of the monthly rent, except for December and April, which must be paid in full. A lease may be terminated by sending email to info@zumresidences.ca.
- 4.2** Suppose one has submitted a rental application but has not yet occupied the rented premises, and the university or an affiliated school refuses to admit him. In such a case, he will not have to pay any rent, on

condition that he provides official written confirmation of his refusal of admission within 10 working days of receiving it.

- 4.3 The lease of a tenant who is no longer registered or who ends studying full-time at Université de Montréal or its affiliated schools ceases by operation of law (CCQ, Section 1983). The tenant must inform Residence Services at least one (1) month before his departure.
- 4.4 The lease of a tenant who ceases to be a full-time student but continues to study part-time will have his lease terminated by the educational institution (CCQ, Section 1982). The tenant must inform Residence Services at least one (1) month before his departure.
- 4.5 Residence Services reserves the right to claim damages/interest if, in the cases provided for in sections 4.3 and 4.4, the tenant continues to occupy the premises without authorization.
- 4.6 In all cases, when a lease ends, the tenant is required to:
 - a) Pay the rent due, up to the end of the lease, as well as, if applicable, any fees due for services and the return of the premises to their original condition.
 - b) Remove all his personal belongings. If he fails to do so, Residence Services, per CCQ, Section 1978, will dispose of the items after 60 days, following the provisions of CCQ, Section 945.

5. **SERVICES OFFERED**

- 5.1 The cost of internet service is included in the rental price. Upon signing the lease, the tenant agrees to respect the Internet usage protocol of Université de Montréal's Residence Services. Visit www.residences.umontreal.ca, under the heading « À deux pas de mon quotidien / bail et règlements » for terms of use. These terms and conditions form part of the terms of use, the rules and regulations, and the lease.
- 5.2 Telephone service (without voicemail access) is provided to all tenants. The telephone may not be unplugged at any time.
- 5.3 Mail is received at the reception desk and placed in the postal boxes daily. Mail or packages received by express courier will be delivered to the intended recipient's studio. Residence Services will not be held responsible for any errors, losses, theft or other damages related to mail or packages.
- 5.4 If available, tenants may have access to a storage area by making an appointment at 514-940-3010, extension 8990. However, the Residence Services will not be held responsible for losses or theft. Residents are allowed a maximum of three (3) boxes. The storage period may not exceed the end of the lease. Once the storage period has expired, the lessor reserves the right to dispose of the items after 60 days (see section 4.6 b).

6. **POSTING**

- 6.1 Tenants must read the notices posted by Residence Services on the bulletin boards provided for this purpose on each floor or sent to them by email.
- 6.2 All posters must be displayed with adhesive putty (preferably white).

7. PREVENTION AND SAFETY

- 7.1** Any tenant who triggers a fire alarm or uses the fire extinguishers for purposes other than an emergency will be held responsible for damages and other costs incurred. In addition, the Tribunal administratif du logement will be requested to terminate the tenant's lease and evict him from the rented studio.
- 7.2** Any attempt to alter, obstruct, tamper with or prevent the proper operation of the surveillance cameras, smoke detectors (including in the studio), fire alarm systems, or any other safety and security equipment or devices in the residences is subject to sanctions, according to applicable laws and the Residence rules & regulations. The tenant must test the proper operation of his studio's smoke detector upon arrival and regularly by pressing the TEST button for a few seconds to hear the beeping sound. He must regularly clean the outside of the smoke alarm during his stay and notify us of any defects or breakage.
- 7.3** The Residence Services will immediately send the Tribunal administratif du logement a request for termination of the lease and eviction of any tenant found in possession of explosives, pyrotechnics or a weapon of any kind.
- 7.4** To prevent fire hazards, only UL, ULC, or CSA-approved extension cords and power strips are permitted. These must have a built-in circuit breaker and be plugged directly into a wall outlet, not a power strip.
- 7.5** As the studio has no ventilation and no system for capturing cooking fumes and grease, it is forbidden to cook in the studio using a hotplate, toaster oven, deep fryer or air fryer. Coffee makers, kettles and toasters are permitted. The tenant must keep such equipment in good working order.

8. SOCIAL LIFE

- 8.1** The tenant may not keep any animal, even temporarily, in the studio or the common areas, except guide dogs for the visually impaired.
- 8.2** Tenants are responsible for their visitors. The tenant agrees to ensure their visitors respect the Residence rules and regulations. Visitors must adhere to all rules and regulations in effect in the residences and on the campus. Failure to do so may result in the Residence Administration or a safety and security department officer asking the visitor to leave the premises immediately. Upon request by a residence staff member, security guard, or safety and security officer, any person in the residences must identify themselves.
- 8.3** Responsible alcohol consumption is permitted exclusively in the studios, kitchens, floor lounges, and room 5262 of 2350 Édouard-Montpetit (in compliance with Section 8.6). It is forbidden to be intoxicated, show disorderly conduct, or disturb the peace in the residences.
- 8.4** Tenants shall respect the peace and tranquility of the residences at all times by avoiding noise or behaviors that could disturb the well-being of the other tenants, visitors or employees.
- 8.5** More specifically, making noise that affects other residents is prohibited after 11 p.m.
- 8.6** A room (5262) is available for the exclusive use of tenants who wish to hold events. To use this room, tenants must request it five (5) business days before their event date by filling out an online form. Here, they can read the rules and regulations governing the use of the room.
- 8.7** Quebec law prohibits smoking inside the residences and studios. Faulty tenants could be fined 200\$.
- 8.8** It is forbidden to consume, grow, produce, sell, cook or distribute marijuana or any other drug on all premises.

- 8.9** Neither the studio nor the common areas can be used for commercial purposes (retail service). Moreover, no forms of solicitation, commercial or other (e.g. going door-to-door, setting up a booth, etc.), are authorized, whether for profit or not.
- 8.10** Decorations for Valentine's Day, Easter, and Halloween in the floor lounges can be installed two (2) weeks before the celebration date and removed the week after. Christmas decorations may be installed starting mid-November and removed the second week of January. Decorations affixed to any surface must be made to protect the finish (e.g., using white adhesive putty).
- 8.11** At all times, tenants and their guests must ensure that their behavior complies with the Policy to foster a work, study and living environment free of all forms of incivility, harassment, discrimination and racism, as well as the Policy to prevent and combat sexual misconduct and violence.
- https://secretariatgeneral.umontreal.ca/public/secretariatgeneral/documents/doc_officiels/reglements/administration/adm10_16-Politique_incivillite_harcelement_discrimination_racisme.pdf
- https://secretariatgeneral.umontreal.ca/public/secretariatgeneral/documents/doc_officiels/reglements/administration/adm10_57_politique_VACS.pdf

9. INFRINGEMENT AND SANCTIONS

The Residence rules and regulations are an integral part of the lease. Any tenant failing to comply with the obligations of the Lease, the Civil Code of Québec and the applicable legislation, as well as non-compliance with the Residence rules and regulations, may result in the following consequences:

- a) A written warning outlining the offence's facts and the legal or contractual provisions contravened.
- b) A request to the Tribunal administratif du logement to sanction this infraction and to order, if applicable, the termination of the lease and eviction from the residences (CCQ, Section 1863).
- c) Imposition of fees or fines, as stipulated in the present rules and regulations document.
- d) Moreover, any disciplinary infraction committed at the residences by a student of the Université de Montréal or its affiliated schools may result in a complaint with the Student Discipline Committee under the applicable disciplinary regulations and sanctions, including expulsion from the university or school.

Residence Services reserves the right to modify these rules and regulations at the time of lease renewal.