



# Housing fact sheet 2020

## AVAILABLE RESOURCES

### HOUSING RESEARCH

Face to Face, Listening and Intervention Centre: 514-934-4546

Grouping of ethnical associations in Montreal for housing (ROMEL): 514 341-1057

Montreal Municipal Housing Office (OMHM): 514-868-4002 (referral services)  
<https://www.omhm.qc.ca/en/housing-application/available-housing-private-market>

Several other means are available for finding housing accommodation. Although the classified ads are not very effective, several websites facilitate the search for accommodation:

- [https://www.kijiji.ca/b-appartement-condo/grand-montreal/c37180002?siteLocale=en\\_CA](https://www.kijiji.ca/b-appartement-condo/grand-montreal/c37180002?siteLocale=en_CA)
- <https://www.toutmontreal.com/logement-a-louer/>
- [www.logisquebec.com](http://www.logisquebec.com)
- <https://www.shdm.org/en>
- <https://www.louer.com/>
- <https://kosy.ca/en/>



## LOW-COST HOUSING

Montreal municipal housing office contact: 514-868-5588

The municipal housing office manages the list of people waiting for low-cost housing. The eligibility criteria are as follows:

To be a Canadian citizen or permanent resident or Have been a resident of Montreal for at least 12 of the last 24 months to be at least 18 years old or be an emancipated minor.

The value of your property is worth less than \$ 25,000 or has income lower than the amount established by the OMHM (see: [www.omhm.qc.ca/node/31](http://www.omhm.qc.ca/node/31)).

Not to have been ousted from a HLM by the housing authority in the last 5 years and not be a full-time student, unless you have one or more dependent children.

To register on the OMHM waiting list for low-cost housing, you must:

Complete the form available on the OMHM website or at an Access Montreal office.

Print the request and send it to the OMHM with the required documents specified on the OMHM website (proof of residence, citizenship, income, etc.) ([www.omhm.qc.ca/node/69](http://www.omhm.qc.ca/node/69))

## SOCIAL HOUSING: COOP, OSBL

To obtain housing in a low-cost housing cooperative, it is also necessary to go through a selection process. The waiting list and the eligibility of individuals are managed by Central-Logement-Coop, a kind of central window for low-cost cooperative housing. The selection criteria are similar to those established by OMHM, but life in a cooperative is somewhat different. When you are part of a cooperative, for example, you have to be involved in the management and maintenance of the building on a regular basis, and this lifestyle is not suitable for everyone. All the documents necessary for registration can be found on the FECHIMM website ([www.fechimm.coop/central.html](http://www.fechimm.coop/central.html)).

The **Federation of Inter-Municipal Housing Cooperatives of Montreal** also deals with any other type of cooperative housing 514-843-6929

**Federation of non-profit housing organizations of Montreal, F.O.H.M;** 514-527-6668

It is possible to apply for a housing allowance for the following people:

For people who have filed a tax return.

For people aged 53 and over or a couple in which one of the two people is 53 or older.

For low-income families with at least one dependent child (including children over 18 years of age who are studying full-time).

People living in low-cost housing, hospitals or reception centers, benefiting from another form of housing subsidy or having property valued at more than \$ 50,000 per couple are not eligible.

The allowance can reach \$ 80 per month. You must contact Revenu Québec at this number:  
1-800-276-6299

## WHEN A PROBLEM OCCURS

### INSALUBRITY

Unhealthy living conditions are the hallmark of a dwelling which the condition represents a danger to the health or safety of its occupants. For example:

A pest infestation (cockroaches, rodents, bedbugs, etc.)

A presence of mold o dwelling or building whose structure is unstable or of which an element represents a danger (emergency exit not accessible, unsafe windows, etc.) It is more efficient to appeal to the borough for any question you may have concerning the unsanitary conditions.

Following a call, the inspectors come to visit the accommodation and send a notice to the owners. It is very important to follow up with the inspectors, for example to inform them if the repairs have not been made by the owner within the prescribed time.

**To reach the inspectors: Dial 311 and specify the borough of Saint-Laurent, then the citizen's office, then ask to speak to the Inspection Service**

Unhealthy living conditions can also be caused by tenants' lifestyle. The following documents can be distributed to tenants to help them prevent the appearance of mold and pests in their homes:

French :

[http://www.cmhc-schl.gc.ca/fr/co/enlo/vosavoma/humo/humo\\_005.cfm](http://www.cmhc-schl.gc.ca/fr/co/enlo/vosavoma/humo/humo_005.cfm)

[http://www.cmhc-schl.gc.ca/fr/co/enlo/enre/adco/adco\\_007.cfm](http://www.cmhc-schl.gc.ca/fr/co/enlo/enre/adco/adco_007.cfm)

[http://www.santepub-mtl.qc.ca/Environnement/punaisedelit/pdf/punaisedelit\\_depliant.pdf](http://www.santepub-mtl.qc.ca/Environnement/punaisedelit/pdf/punaisedelit_depliant.pdf)

English :

[http://www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/momo/momo\\_005.cfm](http://www.cmhc-schl.gc.ca/en/co/maho/yohoyohe/momo/momo_005.cfm)

[http://www.cmhc-schl.gc.ca/en/co/maho/gemare/faco/faco\\_007.cfm](http://www.cmhc-schl.gc.ca/en/co/maho/gemare/faco/faco_007.cfm)

[http://www.santepub-mtl.qc.ca/Environnement/punaisedelit/pdf/bedbugs\\_flyer.pdf](http://www.santepub-mtl.qc.ca/Environnement/punaisedelit/pdf/bedbugs_flyer.pdf)



## DISCRIMINATION

Everyone in Quebec has the right to be treated in full equality and, therefore, to protection against discrimination prohibited in the exercise of all the rights and freedoms recognized by the Charter. Discrimination occurs when an individual or an organization bases itself on a "personal characteristic" of someone to deny him, for example, a job, housing, access to a public place or the exercise of another right recognized by the Charter.

Thus, if a landlord refuses to rent an apartment to a household based on one of the characteristics mentioned above, it is possible to have recourse to the Quebec Human Rights and Youth Commission. The Commission will not be able to assist the household in obtaining accommodation, but may initiate remedies and, in the event of a favorable judgment, obtain compensation. Furthermore, when incidents are reported to the Commission, this can have a preventive effect by dissuading the failed owner from discriminating again.

Quebec Human and Youth Rights Commission: **514-873-5146**

## DIFFICULTIES OWNER-TENANT

Difficulties can arise between owners and tenants. Most conflicts have to do with the failure to respect rights and responsibilities on both sides. For information, here is a summary of each person's responsibilities:

Owner: Ensure the good habitability of the accommodation (sanitation), make the necessary and urgent repairs, ensure the peaceful enjoyment of all neighbors, etc.

Tenant: Maintain the integrity of the accommodation, respect the conditions of the lease, allow the owner access to the accommodation, pay his rent, show good neighborliness, etc.

If everyone's responsibilities are not respected, it is important for the injured party to try to settle the situation amicably before calling the Régie du logement. You can then call on the Saint-Laurent

Housing Committee to guide you through this process.

Saint-Laurent Housing Committee:

[comitelogement.saintlaurent@gmail.com](mailto:comitelogement.saintlaurent@gmail.com) ou 514-331-9898

Régie du logement of Québec (Rental Board)

514-873-2245

COMITE LOGEMENT SAINT-LAURENT

1775, boul. Édouard-Laurin, local 6

Saint-Laurent (Québec) H4L 2B9

514 331-9898

[comitelogement.saintlaurent@gmail.com](mailto:comitelogement.saintlaurent@gmail.com)