

Shared Cohabitation Agreement

House Rules — Intentional Shared Housing (ISH)

Effective January 1, 2027

Anniversary date: July 1 of each year

Address: _____	Landlord: _____
Roommate: _____	Room No.: _____
Move-in date: _____	Signature date: _____

PREAMBLE — Nature of the living environment and scope of these rules

This agreement applies to an intentional shared housing (ISH) setting: a residential space where several people live together, share common areas (kitchen, bathroom, or other), and collectively commit to maintaining a safe, clean, and comfortable environment.

This agreement is an addendum to the individual monthly lease. It governs the rights and obligations related to shared living, without altering the rights recognized under the Act respecting the regulation of housing and the protection of tenants (CQLR, c. L-1.2) or those falling under the jurisdiction of the Administrative Housing Tribunal (TAL). Any clause contrary to a public-order provision is deemed not written.

Intentional cohabitation rests on one fundamental principle: everyone's comfort and safety depend on everyone's behaviour. By signing, each roommate acknowledges that their actions in the common areas have a direct impact on the collective quality of life.

ARTICLE 1 — Collective Commitments

Cohabitation is based on mutual commitments that each roommate accepts by signing this agreement:

1. Respect everyone's safety throughout all areas of the residence.
2. Maintain the cleanliness and sanitary condition of common areas.
3. Preserve collective comfort, including rest, privacy, and the peaceful use of the premises.
4. Report any observed breach to the landlord, so that a prompt response is possible.
5. Accept that a roommate's breaches may be documented and used in legal proceedings if necessary.

ARTICLE 2 — Shared Obligations: the CLEAN AS YOU GO Rule

The CLEAN AS YOU GO rule is the cornerstone of cohabitation: each roommate returns common areas to the condition in which they found them, immediately after use. Garbage bins (kitchen, bathroom) are emptied as soon as they are full; this responsibility falls on everyone.

2.1 Kitchen

1. Dishes washed, dried, and put away as soon as possible after use.

2. Stovetop, oven, toaster oven, counter, and sink cleaned after every use.
3. Each roommate is responsible for the sanitary condition of their own food. No perishable food may be left out of the refrigerator beyond preparation time. The refrigerator is kept free of any spoiled food or food that could pose a health risk to others. A space in the refrigerator is assigned to each roommate, who is responsible for keeping it clean.

2.2 Bathroom

1. Shower and sink cleaned and rinsed after use. Toilet bowl left clean after each use.
2. Personal belongings stored in the space designated for the roommate.
3. No waste left outside the garbage bin.

2.3 Common Areas (living room, hallway, laundry room)

1. No personal belongings left in common areas without the consent of other roommates.
2. Respectful noise levels from 10 p.m. to 8 a.m. (low-volume conversations, no loud music or TV without headphones).
3. Visitors must be received and physically supervised by the hosting roommate at all times. No visitor may enter the shared unit in the absence of the roommate who invited them. The hosting roommate is fully responsible for the conduct of their guests and for any damage they cause.
4. Any lighting that poses a safety or health risk — cigarettes, cannabis, vaping devices, candles, incense, or any other substance — is strictly prohibited throughout the residence, including in private bedrooms. Use is tolerated in outdoor spaces, provided the peace and quiet of neighbours is respected.
5. No animals are allowed on the premises without the landlord's prior written authorization. Any unauthorized presence constitutes a serious breach.
6. Occasional visitors are welcome without formality. Any regular or extended presence of a person not named on the lease — including a partner — requires the landlord's written authorization, granted based on the capacity of the common areas. A refusal may be justified by the reasonable occupancy limit of the bathroom. The applicable criteria are set out in the Appendix — Additional Occupant, available upon request.

2.4 Periodic Deep Cleaning

Beyond the CLEAN AS YOU GO rule, common areas accumulate grime over time that daily cleaning cannot remove: walls, ceilings, grout, range hood, tiles, backs of cabinets. Deep cleaning is required at least twice a year — a fall cleaning and a spring cleaning — or at any other time if the situation warrants it.

The landlord organizes these sessions and provides the appropriate products and equipment (steam cleaner, specialized products) to make the task as easy as possible. Every roommate is expected to participate.

2.5 Private Bedroom

The roommate keeps their private bedroom sanitary and clean at all times. Household appliances (microwave, kettle, coffee maker, mini oven, etc.) are prohibited there; a mini-fridge may be authorized by written agreement with the landlord.

2.6 Weekly Participation

Each roommate devotes at least one (1) hour per week to shared tasks, in addition to the CLEAN AS YOU GO rule. Alfred is the official record.

2.7 Rules Specific to Each Shared Unit

Each shared unit may change its living rules, including the hour set out in Article 2.6, by a majority vote of its roommates, without reducing safety, sanitary conditions, or the rights provided by law.

ARTICLE 3 — Serious Misconduct

The following behaviours undermine the safety or dignity of other roommates and warrant immediate action by the landlord, including filing an urgent application with the TAL:

1. Physical violence or threats of violence against a roommate, visitor, or the landlord.
2. Racist, sexist, homophobic, or otherwise discriminatory remarks, whether repeated or severe.
3. Harassment or intimidation directed at a roommate, visitor, or the landlord.
4. Unauthorized access to a roommate's private bedroom.
5. Intentional damage to common property or to another person's belongings.
6. Any illegal activity on the premises.

In the event of immediate danger, the roommate must call 911. The landlord must be informed as soon as possible.

ARTICLE 4 — Minor Breaches

The following behaviours constitute minor breaches when repeated or not corrected after notice:

1. Failure to follow the CLEAN AS YOU GO rule (dishes, cleaning, tidying).
2. Excessive noise during rest hours.
3. Negligence resulting in dirt or odours in common areas, including odours coming from bedrooms.
4. Failure to participate in collective cleaning sessions without prior notice.
5. Recurring failure to turn off appliances or lights, or to lock doors.
6. Participation below the minimum set out in Article 2.6 for several weeks.

ARTICLE 5 — Penal Clause — Penalty Agreed to at Signing

The parties acknowledge that the harm caused by non-compliance with the shared rules is real but difficult to quantify on a case-by-case basis. Accordingly, upon signing this agreement, and in accordance with article 1622 of the Civil Code of Québec, they agree that any documented breach of Articles 2, 3, or 4 gives rise to an agreed lump-sum penalty of:

\$30 per day from the date of written notice until the breach is fully corrected.

The amount is deducted from the initial deposit or charged to the roommate's account. The roommate may contest the validity of the penalty before the TAL.

A \$300 room preparation fee is collected at signing. This amount is refundable upon returning the room, less any documented cleaning or restoration costs (supported by photos), within 10 days of departure. The criteria for the refund are described in the welcome sheet provided upon move-in.

ARTICLE 6 — Procedures in the Event of a Breach

6.1 Minor Breach

1. Step 1: Verbal notice or written notification from a roommate or the landlord.
2. Step 2: If not corrected within 48 hours: written notice from the landlord (email or text message).
3. Step 3: If not corrected within 7 days: penalty applied (Art. 5) and a file is opened.
4. Step 4: An application is filed with the TAL if the situation persists.

6.2 Serious Misconduct

1. Immediate written notice from the landlord describing the incident.
2. An application is filed with the TAL without delay (an interim order may be sought).
3. In the event of immediate danger: call 911 and, if applicable, the TAL for emergency measures.

6.3 Non-Renewal of the Lease

The landlord reserves the right not to renew a roommate's lease upon its expiry due to documented breaches of this agreement, in accordance with the applicable provisions of the housing act. A single documented instance of serious misconduct within the meaning of Article 3 constitutes sufficient grounds for non-renewal, without a prior formal notice being required. The roommate retains all of their rights until the end of the lease and may contest the decision before the TAL.

6.4 Early Voluntary Departure

When a roommate is unable or unwilling to maintain the commitments of this agreement until their lease expires, the landlord may offer an early termination by mutual agreement. This agreement specifies an agreed departure timeline and the conditions for refunding the room preparation fee.

6.5 Emergency Departure and Safekeeping of Personal Belongings

In the event that police or medical intervention results in the immediate departure of a roommate, the landlord undertakes to keep any personal belongings left in the shared unit in secure storage. The roommate will be informed in writing of the storage location as soon as possible and will have a reasonable period of time to retrieve their belongings, accompanied if necessary.

ARTICLE 7 — Role of the Landlord

1. Ensure the shared unit is kept in a sanitary, safe, and functional condition.
2. Ensure the availability of shared equipment (kitchen, laundry room, etc.).
3. Document and address complaints within a reasonable time.
4. Notify roommates of any rule changes with a minimum of 30 days' notice.
5. Support roommates in complying with the shared rules, including through follow-ups, reminders, and coaching as needed.

ARTICLE 8 — Alfred

The operation of Alfred, its optional features, and the handling of data are described in “Alfred — User Guide” and in the privacy policy, provided upon move-in and subject to change without amending this agreement.

SIGNATURES

By signing, the parties declare that they have read, understood, and accepted each provision of this agreement.

Landlord's signature	Roommate's signature
Name: _____	Name: _____
Date: _____	Date: _____

Witness (optional): _____ Date: _____

Legal note: This agreement is an addendum to the individual lease and is to be interpreted in accordance with the Act respecting the regulation of housing and the protection of tenants (CQLR, c. L-1.2) and the Civil Code of Québec. No provision of this agreement deprives a roommate of their mandatory legal rights. In the event of a conflict, the law prevails. For any questions, consult the TAL at tal.gouv.qc.ca or call 1-800-683-2245.

Intentional Shared Housing