



CEGEP CHAMPLAIN  
**ST. LAWRENCE**  
CHAMPLAIN REGIONAL COLLEGE

# HOUSING

  

# ACCOMMODATIONS

(Updated on Tuesday, April 11, 2017)

This document is available on the Champlain - St. Lawrence Website under:

<http://www.slc.qc.ca/future-students>

This document is provided for information purposes only

We offer students a housing document to help them in locating apartments and rooms in the vicinity of the college. **The accommodations listed here are not inspected by Champlain - St. Lawrence and this list is by no means a recommendation.**

## The lease:

In Québec, apartments are usually leased for a fixed period of 12 months. A typical lease will start on July 1<sup>st</sup> and end on June 30<sup>th</sup> of the following year. In the past, however, landlords have agreed to one-year leases that start in August or September, as well as eight or ten-month leases.

In order to learn as much as you can about Quebec's rental laws before signing a lease, visit the Régie du Logement du Québec <http://www.rdl.gouv.qc.ca/fr/accueil/accueil.asp>

Before committing yourself to a lease, here are a few items you should look out for:

- \* Do all the appliances work?
- \* Are the locks on the entrance door of the building and on the door to the apartment in reasonable condition?
- \* Check the tap for hot water and water pressure.
- \* Are the drains clogged?
- \* Are the sinks or bathtub cracked or leaking?
- \* Check for water damage.
- \* Is heat included in the rent, or does the tenant pay for it?
- \* Does the apartment have its own thermostat? Are there radiators or heating ducts in each room?
- \* Is the dwelling well insulated? Check to see if the windows fit properly.
- \* Is there proper ventilation? Do all the windows in the apartment open?
- \* Are there locks or bars on the windows that are at street level?
- \* Is there a smoke detector in the apartment and hallway?

## The rent:

The main obligation of a tenant is to pay the rent. This is one of the basic contractual elements of the lease. The tenant and landlord can agree on various arrangements relative to the payment of the rent. It is in the best interests of both parties to record these clearly in the lease.

Usually the rent is due on the first day of each term (month or week). Unless the parties have agreed otherwise, it is up to the landlord or his representative to fetch the rent. The landlord is forbidden by law from certain practices, such as demanding postdated checks.

Recourse against a tenant who fails to pay the rent on time may be sought at the Régie du logement. This recourse could lead to the lease being cancelled and the tenant being evicted.

## Unlawful Practices<sup>1</sup>

### The landlord

- cannot demand a payment of more than one month's rent;
- can insist on payment in advance for the first rental term only, provided this is not longer than one month. Nevertheless, he can require that the advance be cashable immediately even if the lease commences at a later date. For example, a landlord has the right to ask the tenant for an immediately-cashable check in the case of a lease signed April 15 but beginning July 1;

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<sup>1</sup> .Information taken from the régie du logement web site, [www.rdl.gouv.qc.ca](http://www.rdl.gouv.qc.ca)

- cannot insist on additional amounts as a deposit or for other reasons, such as to guarantee the return of keys;
- can not demand postdated checks.

A lease clause specifying such practices is invalid and the tenant is not required to respect it. If the tenant has already agreed, he can ask the Régie to validate his rights, such as by having his postdated checks or deposit returned.

Remember that a lease is a contract which is legally binding, so make sure that you understand what it is that you are signing. An oral lease is also fully binding, as is an approved application to lease. There is space on the lease for additional clauses to be added, and if the landlord offers to paint the dwelling, make repairs or do anything else before you move in, make sure that these promises are written in the additional space on the lease. Problems sometimes occur when tenants accept these promises verbally.

Important note: If you do not give at least three month's notice to the landlord that you plan to move, you will be responsible for the rent for another year.

It is strongly recommended that you buy insurance against fire and theft (ask your insurer for a Tenant's package).

**IMPORTANT:** Please note that students wishing to rent an apartment will have to come to Quebec City to make their own arrangements. Students under 18 years of age will have to ask their parents or guardians to sign the lease. A lease is a legal document. Should you wish to break it, you may still be under the obligation of assuming payments until the lease is terminated.

## APARTMENTS

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### **RÉSIDENCE D'ÉTUDIANTS LE SOMMET**

2333, av. Chapdelaine

Sainte-Foy (Québec), G1V 4X4

Téléphone: (418) 658-1017

Télécopieur: (418) 658-3507

[http://www.residences-etudiantes.com/residences\\_sommet.php](http://www.residences-etudiantes.com/residences_sommet.php)

Courrier électronique: [lesommet@residences-etudiantes.com](mailto:lesommet@residences-etudiantes.com)

Résidence de 84 unités de 3 chambres réparties sur 6 niveaux. Un grand hall vous est proposé au rez-de-chaussée avec tous les services nécessaires à votre réussite académique.

#### **Location de chambre dans des appartements de 3 chambres.**

Toutes les chambres sont entièrement meublées incluant salle de séjour dans les appartements avec:

Vaisselle, Four micro-onde

En plus, le montant du loyer comprend les frais de:

Chauffage, Éclairage, Eau Chaude, Câblodistribution, Télévision payante, Service téléphonique de base

Particularités et services offert:

Salle d'étude, Salle de billard, Salle de projection vidéo sur grand écran, Salle de conférence, Salle de réunion, Stationnement intérieur et extérieur, Responsable 24hrs, Interphone dans chaque chambre, Service de buanderie, Service d'autobus en direction de Place Laurier et/ou Basse-Ville, Situé à 2 minutes de l'université Laval et du cégep de Ste-Foy, à proximité des centres commerciaux, banques et dépanneurs.

#### **Les Jardins du Vallon - à 100 m du Collège St-Lawrence**

<http://www.bilodeauimmobilier.com/immeubles/?immeuble=148>

Rental Office (by appointment) - Bureau de location (sur rendez-vous)

2336 B, ave Chapdelaine,

Sainte-Foy (Québec) G1V 4K1

Tél: (418) 650-9250

[pgarneau@bilodeauimmobilier.com](mailto:pgarneau@bilodeauimmobilier.com)

#### **Les Immeubles André-Rolland- à 800 m du Collège St-Lawrence!**

<http://www.bilodeauimmobilier.com/immeubles/?immeuble=188>

Rental Office (by appointment) - Bureau de location (sur rendez-vous)

2336 B, ave Chapdelaine,

Sainte-Foy (Québec) G1V 4K1

Tél: (418) 650-9250

[pgarneau@bilodeauimmobilier.com](mailto:pgarneau@bilodeauimmobilier.com)

## **Fréquence M - à 900 m du Collège St-Lawrence**

<http://www.bilodeauimmobilier.com/immeubles/?immeuble=194>

Rental Office (by appointment) - Bureau de location (sur rendez-vous)

2336 B, ave Chapdelaine,

Sainte-Foy (Québec) G1V 4K1

Tél: (418) 650-9250

[pgarneau@bilodeauimmobilier.com](mailto:pgarneau@bilodeauimmobilier.com)

## **LES JARDINS INNOVATIONS**

Rental Office - Bureau de location

2386, Jean-Durand, app. 4

Sainte-Foy (Québec) G1V 4J7

Tél: (418) 653-1802

<http://www.immeubles-couillard.com/jardins-innovation/>

Les Jardins Innovation **sont un complexe immobilier de 400 logements, répartis dans**

25 immeubles de quatre étages comprenant chacun 16 logements.

Situés à proximité de quatre établissements d'enseignement supérieur, ils sont considérés comme le lieu de résidence de choix des étudiants des cégeps de Sainte-Foy et François-Xavier-Garneau, du collège anglophone Champlain (Campus St. Lawrence) et de l'Université Laval.

Dans un environnement privilégié, **Les Jardins Innovation** offrent un concept d'habitation particulièrement bien intégré, qui se distingue par son esthétisme contemporain et la qualité du style de vie qu'il propose... à un prix des plus raisonnables !

Adresses :

Les Jardins Innovation

2330-2473, rue Jean-Durand

738-746, av. Nérée-Tremblay

Bureau de location 2386, rue Jean-Durand, app. 4 Québec (Québec) G1V 4J7

Téléphone 418 653-1802 418 655-7890 Télécopieur 418 653-1331

[innovation@immeubles-couillard.com](mailto:innovation@immeubles-couillard.com)

## **PAVILLON MONTCALM (directement derrière le Collège)**

2360, Nicholas-Pinel

Sainte-Foy (Québec) G1V 4L6

Tél: (418) 656-0553

<http://www.pavillon-montcalm.com/historique.html>

Nous avons 350 logements à votre disposition

Plafond de 14 pieds , Fenestration de 8 pieds , Mezzanine , Plancher de béton , Caméra circuit fermé (hall d'entrée) , Meublés ou non , Corridors climatisés , Interphone , Espaces de rangement

## **Le Central**

735, Nérée-Tremblay

Sainte-Foy (Québec) G1V 4W5

Tél: (418) 651-1782

<http://www.laberge.qc.ca/complexe.asp?ComplexeID=073000012&Lg=fr>

Le Central is located in the center of Sainte-Foy and close to all services. Our goal is to provide a life style which will satisfy the most hard to please and where comfort, services and facilities all blend in a perfect harmony.

OFFERING A WIDE VARIETY OF SERVICES....

Our apartments: semi or fully furnished, heated, electricity, cable and pay television, telephone, access to ultra-fast internet line at minimum rate

Our facilities: laundry room, outdoor swimming pool, billiard room, conference and meeting room, study room, physical training centre, giant and regular size screen video lounges, indoor and outdoor parking.

### **Quartier QB**

2551-2561 Chemin des Quatre-Bourgeois (brand new apartment complex)

IGA in the building, les Halls de Ste-Foy across the street.

<http://www.quartierqb.com/>

Contactez-nous au 418-780-2020

### **Other buildings near St. Lawrence College by Immeubles Laberge:**

**Place Belmont:** 770 à 794, Belmont, 2176, Ch. Sainte-Foy, 2175 à 2195, Chapdelaine  
382 logements répartis dans 9 immeubles de 4 étages.

Type de chauffage : Eau chaude

**Le Petit Versailles** , 2240, Ch. Sainte-Foy, 2255, Chapdelaine  
90 logements répartis dans 2 immeubles de 4 étages.

Type de chauffage : Eau chaude

**Place Versailles** , 2272 et 2280, Ch. Sainte-Foy  
134 logements répartis dans 2 immeubles de 7 étages.

Type de chauffage : Eau chaude

### **Place Myrand**

Tél.: 418-527-8574

[gidas@total.net](mailto:gidas@total.net)

À deux pas de l'université et cégep

Grands et beaux, plancher en bois franc, chauffage, eau chaude, éclairage, stationnement, poêle et frigidaire, ensoleillés, balcon

Près de tous les services

5 ½ 920\$/mois, 4 ½ 820\$/mois, 3 ½ 580/mois (prices confirmed Feb 2017)

### **Chaleureux loft, nouvellement rénové**

Prix : 570,00 \$

Adresse : Avenue Holland, Ville de Québec, QC G1S, Canada

Au cœur du quartier Saint-Sacrement. Semi-meublé (frigidaire et poêle), éclairé et chauffé.

Idéal pour étudiant, étant à proximité de l'Université Laval, des cégeps (Garneau, Ste-Foy et Ste-Lawrence) ainsi que de tous les services essentiels.

Nous recherchons un locataire respectueux et paisible.

Pour plus de renseignements, veuillez nous contacter à l'adresse de messagerie suivante :

[pomerleau.roberge@sympatico.ca](mailto:pomerleau.roberge@sympatico.ca)

## **Immeubles Gidas Inc.**

897 rue Rochette  
Sainte-Foy (Québec), G1V 2S6  
Téléphone: (418) 527-8574  
Courriel : gidas@total.net

Place Myrand, 2 pas de l'Université et 10 min à pied du cégep St. Lawrence  
À louer grands et beaux appartements. Plancher en bois franc, chauffage, eau chaude, éclairage et Stationnement. Poêle, frigidaire (ensoleillés, balcon)  
Près de tous les services.

Other buildings near St. Lawrence College by the same owners:

Le Nobel : Le Nobel, 2240, Ave Chapdelaine, Québec, Québec, G1V 4Y1

Le Lauréat I : 2150, Mackay, Québec, Québec , G1V 2X1

Le Lauréat II : 2200 Chemin Sainte-Foy, Québec, Québec, G1V 1S4

[www.immeubles-couillard.com](http://www.immeubles-couillard.com) - follow instructions, also a good site

[www.abi.ca](http://www.abi.ca) - follow instructions.

[www.immeublesroussin.com](http://www.immeublesroussin.com)

[www.appartaloer.com](http://www.appartaloer.com) - here you can advertise what you are looking for, you can obtain lists of apartments for rent and also of people looking for roommates.

appartqc.ca

cherchetrouve.ca

Kangalou.com

kijiji.ca

lespac.com

locationduproprio.com

logisquebec.com

**RTC: Réseau de transport de la capitale:**

<http://www.rtcquebec.ca/>

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