



**BY-LAW 790-2026**  
**regarding the ban on converting rental**  
**properties into condominiums**

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*Explanatory note*

*The primary objective of this by-law is to prohibit the conversion of rental apartment buildings into condominiums within the municipality of Morin-Heights.*

*Its purpose is to preserve the rental housing stock, particularly in the context of a shortage, by prohibiting conversions throughout the territory.*

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WHEREAS sections 51 to 55 of the Act respecting the Administrative Housing Tribunal (L.R.Q., c. T-15.01) pertain to the conversion of rental buildings into condominiums;

CONSIDERING the 2025–2035 Regional Housing Strategy of the MRC des Pays-d'en-Haut, which, in light of housing pressures, calls on municipalities to maintain and develop a sufficient supply of housing that meets the needs of the population;

WHEREAS the Municipality of Morin-Heights wishes to promote the maintenance and development of a sufficient supply of rental housing within its territory, particularly in its village center;

WHEREAS the Municipality must comply with the planning guidelines and objectives established by the MRC des Pays-d'en-Haut;

WHEREAS the conversion of rental buildings into condominiums may significantly reduce the supply of available rental housing;

WHEREAS the scarcity of rental housing constitutes a matter of public interest that may affect residents' access to housing;

WHEREAS the municipal council may prohibit the conversion of rental housing by way of a by-law;

WHEREAS a notice of motion was given by Councillor Leigh MacLeod at the regular meeting held on May 13<sup>th</sup>, 2026;

WHEREAS the draft by-law was tabled at the regular meeting held on May 13<sup>th</sup>, 2026;

WHEREAS the Director general provided a summary presentation of the draft by-law;

CONSEQUENTLY, the municipal council hereby enacts the following:

**CHAPTER 1: INTRODUCTORY PROVISIONS**

1. **Preamble** - The preamble forms an integral part hereof.
2. **Purpose** - The purpose of this by-law is to prohibit the conversion of rental apartment buildings into condominiums within the municipality, in order to ensure a balance among the various types of residential occupancy.

**CHAPTER 2: DEFINITIONS**

3. **Terms used** – For the purposes of this by-law, the following words are defined as follows unless a provision specifies otherwise:

« **Rental apartment building** »                      A building containing at least one (1) occupied dwelling under a lease ;

« **Divisible co-ownership** »                      a form of ownership established by the publication of a declaration of co-ownership, under which ownership of the building is divided into shares belonging to one or more persons;

**CHAPTER 3: GENERAL PROHIBITION**

4. **Prohibition** – The conversion of a rental apartment building into a condominium is prohibited within the Municipality’s territory.

**CHAPTER 4: FINAL PROVISIONS**

5. **Entering into effect** - The present by-law enters into effect on the day of its publication.



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Louise Cossette  
Mayor



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Hugo Lépine  
Director general / Registrar-treasurer