

***REGULATION NO. 6***

***REGULATION ON STUDENT RESIDENCE HALLS***

**Entity in charge: Student Affairs and International Services Management**

**ADOPTED BY THE BOARD OF DIRECTORS ON**

March 31, 2026

**AMENDMENTS ON**

(Date)

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## Chapter I – Preamble

This regulation, as well as the other regulations and policies of the Cégep de l'Abitibi-Témiscamingue, is an integral part of the dwelling lease signed between Student Residence Hall Services and the tenant of a unit in one of the student residences. To all these regulations are also added the provisions foreseen in the *Civil Code of Québec* (CCQ 1991, c. 64), as well as all other appendixes connected to the leasing of a unit. A copy of this regulation is handed over to the tenant with the lease so that this person may read it before he or she signs the agreement.

This regulation describes the rights and obligations of Student Residence Hall Services and the tenant. The CEGEP wants persons who reside here to have a positive and constructive experience based on respect, civic mindedness, use and maintenance of the premises, and the art of living together. Each tenant has the right to find in the residences a living environment that is conducive to studies and rest, in a wholesome, safe environment that is exempt from any form of violence, of which that of a sexual nature.

This regulation was established in this spirit, and its respect constitutes an essential condition to maintain the lease between the resident person and Student Residence Hall Services. The tenant must thus adapt his or her behaviour in conformity with the requirements made necessary by the common good, especially through respect of the regulation, as well as all the provisions put forward concerning use of the premises and equipment.

The residences located at the addresses below are targeted by this regulation:

- 425 and 555 College Boulevard, Rouyn-Noranda;
- 737, 747, 757, and 767 Tardif Street, Rouyn-Noranda, and
- 401 Main (known as *Principale*) Street North, Amos.

The policies and regulations below are an integral part of this regulation:

- *Policy for the Fight Against Tobacco Use Targeting the Creation of Smoke-Free Environments;*
- *Policy for a CEGEP Exempt from Incivility and Harassment;*
- *Policy Aiming to Prevent and Fight Against Violence of a Sexual Nature;*
- *Regulation Number 13: Regulation Relative to the Code of Conduct Intended for the Student Population;*
- *Regulation Number 11-A: Regulation Relative to the Use of Parking Spaces of the Cégep de l'Abitibi-Témiscamingue;*
- *Regulation Number 9: Regulation on the Use of IT and Telecommunications Assets of the Cégep de l'Abitibi-Témiscamingue.*

## Chapter II – Definitions

### Section 1 – Definitions

In this regulation, unless the context signifies otherwise, we mean the following by

- a) **CEGEP:** Acronym for *Collège d'enseignement général et professionnel de l'Abitibi-Témiscamingue* (Abitibi-Témiscamingue College of General and Vocational Education).
- b) **Student:** Any person registered in a technical or preuniversity education program as defined by *College Education Regulations* and the *General and Vocational Colleges Act*.
- c) **Unit:** Any dwelling, room, or apartment that is found in the different residences of which the Cégep de l'Abitibi-Témiscamingue is the owner.
- d) **Tenant (lessee):** Any student who signs an updated lease that concerns housing in a CEGEP residence hall or any person who has rented a room, an apartment, or another student residence unit.
- e) **Lessor:** The Cégep de l'Abitibi-Témiscamingue as the owner and its representative, who is responsible for the application of this regulation.
- f) **Act:** The *General and Vocational Colleges Act*.
- g) **Regulation:** the building regulation concerning the rules relative to the enjoyment, use, and maintenance of dwellings and common use areas as required by section 1894 of the *Civil Code of Québec* (CCQ 1991, c. 64).
- h) **Residence:** Any place in the student residences, including common areas (kitchen, bathroom, laundry room, main lounge, outdoor spaces, etc.) and private spaces (room, apartment, or another unit).
- i) **Common areas:** Places open to all resident persons and their guests.
- j) **Proper state of cleanliness:** Whether it is in a unit or a common area, spaces are considered to be in a proper state of cleanliness when they are tidy and exempt from visible dirt, so as to allow a situation of use in conformity with the rules of hygiene and safety foreseen in the regulation.

## Chapter III – Scope

This regulation applies to any tenant of a residence hall unit as well as any person who finds himself/herself invited there. Under section 1894 of the Civil Code of Québec, this regulation is an integral part of the lease.

Student Residence Hall Services oversees the application of this regulation.

### Section 2 – Conditions of eligibility

To be admissible as a residence hall tenant, the student person must present an application and meet the following criteria:

- Be registered as a full-time student and frequent the Cégep de l’Abitibi-Témiscamingue and
- Conform to the lease and regulations that govern it.

The rental of a room is allowed for persons not registered full-time at the CEGEP or registered in another teaching establishment or from somewhere else, subject to respect of certain admission requirements and availabilities.

### **Section 3 – Lease and rental conditions**

For proper management of leases, certain regulations and directions must be respected. Refer to your lease as well as the directions connected to the rental of a unit in a student residence, which will be sent to you and/or put at your disposal when you arrive.

## **Chapter IV – Residence Hall “Code of Conduct”**

### **Section 4 – Obligations of the tenant**

#### **4.1 Respect and tranquillity**

The tenant must

- a) respect other occupant persons and contribute actively to harmonious cohabitation by behaviours adapted to community life.
- b) avoid all noise or behaviour (examples: loitering, gathering, having a party, etc.) that is likely to disturb the peace, calm, or quiet at any time in one’s unit, the common areas, and residence hall grounds.
- c) interact with all the CEGEP staff, members of security, and other tenants with respect, courtesy, and non-violence in both word and deed.

#### **4.2 Maintenance and cleanliness**

- a) The tenant must
- b) maintain his or her unit to keep it in the proper state of cleanliness and use throughout his or her lease.

- c) keep common areas clean, in the proper state that comparable to the one noted at the time of one's arrival. More specifically, after each use common areas must be left in a suitable state, free from personal objects, trash, and recyclable materials so that everyone may fully benefit from them.
- d) ensure regular maintenance of common areas, between roommates or each tenant in turn, according to the agreement established among themselves or according to the one put forward by Student Residence Hall Services, most notably each week and during the arrival or departure of a roommate. The complete cleaning of a unit and the common areas must be carried out before pedagogical consolidation periods (mid-term) and the holidays.
- e) declare anything broken, faulty, or of poor workmanship within 10 days following one's arrival, and right away for any problem noticed during the lease.

Student Residence Hall Services may conduct verifications of the state of the premises, cleanliness, pest control, and security at any time during the rental. Notification of the visit will be sent to the tenant 24 hours in advance.

### **4.3 Furniture, equipment, and appliances**

The tenant must

- a) use household effects, furniture, accessories, and appliances in an adequate and prudent manner.
- b) see to it that the household effects of the common areas remain in their initial place to preserve order and the collective usage of common areas.
- c) present a written request to the lessor and get his or her authorization before making a change, an addition, or the removal of household effects or equipment (examples: mattress, sofa, or similar furniture).

### **4.4 Use of the premises**

The tenant must

- a) use extinguishers, detectors, and fire prevention systems in conformity with the norms and instructions in effect.
- b) quickly indicate the presence of harmful insects or rodents and apply the procedures planned to this effect.
- c) leave hallways and common areas cleared of any object (examples: furniture, devices, sports equipment, shoes, trash cans, carpets, etc.).
- d) reserve the use of rollerblades, skateboards, bicycles, unicycles, and similar objects for outdoor areas of the residence.
- e) leave window screens that cannot be removed for their maintenance in place.

## **Section 5 – Restrictions**

### **5.1 Safety and fire prevention**

It is forbidden to

- a) possess a firearm, an airgun, an imitation weapon, or a pellet gun.
- b) use or keep candles, and flammable, explosive, or corrosive substances.
- c) install a secondary heating device or a window-mounted air conditioner.
- d) use a gas or charcoal barbecue on residence hall grounds.
- e) overload electrical circuits.
- f) possess products that present a fire hazard.
- g) set off the alarm system, and use hoses or extinguishers without a valid reason (criminal offence; fees will be billed).
- h) deactivate or mask smoke detectors (disciplinary notice and possible expulsion).
- i) build outdoor fires on CEGEP grounds.

### **5.2 Building access and safety**

To maintain a safe environment and protect all tenants, the tenant must

- a) welcome only invited persons that one knows and authorizes. Meet them at the main entrance of one's residence and accompany them throughout their movement in the residence.
- b) welcome delivery staff at the entrance of the residence to preserve the safety of the premises.
- c) use emergency exits only in situations planned to this effect and see to it that they always remain shut and clear of any object.

## **Section 6 – Key, card, or microchip access to the residence**

One or some of the keys or an access microchip are handed over to the tenant at his or her arrival, and they turn out to be the only valid and authorized means of access to allow him or her to access to residence buildings as well as restricted areas.

The loss or non-return of keys and the microchip or card access card will lead to replacement fees for the tenant.

All tenants must commit to closing and locking the door and windows when departing the rented premises.

### **6.1 Forbidden practices**

All tenants are formally forbidden to

- a) lend one's keys or card or microchip access to anyone or make copies of them.
- b) change a lock or install a mechanism that restricts access to the unit.
- c) put an object in common access doors; they must always remain closed or locked, except otherwise informed by the manager of the residences.

## **6.2 Handing over of means of access**

The tenant commits to turning over immediately upon his or her departure to Student Residence Hall Services all of his or her keys, cards, or microchip accesses that were initially given to him or her upon arrival, the lack of which replacement fees for keys, card, or microchip accesses might be charged to him or her.

## **Section 7 – Posting and proper maintenance of the residence**

Ensure conservation of walls, surfaces, and all household goods—in particular furniture, accessories, and appliances—while avoiding any intervention likely to modify, alter, or transform them permanently or temporarily.

Graffiti, drawings, hooks, frames, wallpaper, or any other element that might cause deterioration are particularly prohibited. It is also forbidden to post, suspend, or put up any information, decoration, or any other visual material in the windows.

## **Section 8 – Cooking food and use of kitchens or kitchenettes**

The tenant must always ensure cleanliness of the kitchen, both before and after he or she has been there. It is his or her responsibility to clean, tidy up, and put away all his or her personal effects as he or she goes along so Student Residence Services can offer clean, pleasant communal kitchens to all the tenants, no matter what the time of day. This same instruction applies to all those who are alone in their unit.

### **8.1 Frying and cooking equipment**

Frying (example: with cooking oil) of food is strictly prohibited in the residence, and this is the case with all types of cooking equipment (deep-fat fryer or frying in a pot or pan or any other equipment that allows one to fry foods).

Only the use of a safe and CSA-approved air fryer is allowed to cook foods in heated oils.

Maintenance fees might be billed to the tenant if a CEGEP or security staff member notices negligence during the cooking of foods or maintenance of kitchens and kitchenettes after their use.

### **8.2 Individual storage space**

According to the unit rented by the tenant, this last person will have an individual cabinet in the communal kitchen. These spaces are put at the disposal of the tenant to store non-perishable food, personal cooking appliances, and utensils (not provided). The tenant is responsible for the cleanliness of his or her individual space and must

make sure to avoid leaving food or filth that can cause problematic odours or pest management.

### **8.3 Specifications on the residence at 555 College Boulevard, Rouyn-Noranda**

- a) Cooking food is not allowed in units, and this is so without exception. Communal kitchens have been set up and are put at the disposal of tenants for this purpose.
- b) A kitchen maintenance procedure has been implemented and must be respected. Tools are put at the disposal of students to this effect with the objective of accountability. Support is offered and follow-up is carried out.

### **8.4 Specifications on apartment residences at 737, 747, 757, and 767 Tardif Street, Rouyn-Noranda**

- a) Cooking food is not allowed in the units, and this is so without exception. Communal kitchens have been set up and are put at the disposal of tenants for this purpose.
- b) A kitchen maintenance procedure must be established among roommates. Its implementation is mandatory and must be respected by everyone. A maintenance frequency and task distribution model is available as needed.

### **8.5 Specifications on the residence at 425 College Boulevard, Rouyn-Noranda**

- a) The cooking of food is allowed in the units.
- b) The tenant must make sure that their preparation and cooking space is always clean in their unit (personal kitchenette).

### **8.6 Specifications on the residence at 401 Main (known as *Principale*) Street North, Amos**

- a) The tenant must make sure that their preparation and cooking space is always clean in their unit (personal kitchenette) or in the communal kitchen.

- c) A kitchen maintenance procedure must be established among roommates. Its implementation is mandatory and must be respected by everyone. A maintenance frequency and task distribution model is available as needed.

## **Section 9 – Trash and recycling**

Tenants must make sure to regularly dispose of their trash and recycling in the bins located on each floor or the outdoor bins planned to this effect, depending on the residence. Do not throw anything out the windows, air shafts, or skylights.

## **Section 10 – Premises tranquility**

The tenant commits to premises occupation strictly as a dwelling and a place of study and rest.

Tenants must always respect the right to tranquility of other tenants, but especially between 11:00 p.m. and 8:00 a.m. Any noise or use of an appliance or object that makes noise and compromises the rest, comfort, or well-being of the neighbourhood constitutes a nuisance.

The intensity of noise produced in a unit must not exceed the intensity of ambient (background) noise. The use of personal speakers, musical instruments, and listening to high-volume music are forbidden in common areas.

### **10.1 Regulations on tranquility**

Tranquility always implies respect of the following rules:

- a) The tenant and his or her guests must use electrical appliances and musical instruments discretely, preferably with headphones. In common areas, one is permitted to operate any electrical appliance that produces sound on the condition that headphones are used. Hands-free mode or speakers are prohibited.
- b) Neither the tenant nor the invited person can play a musical instrument in the rental units and common areas, except the main lounge of the residence located at 555 College Boulevard on the Rouyn-Noranda Campus.
- c) The tenant and his or her guests must be as discrete as possible both inside the unit as well as in the common areas of the residence.
- d) The tenant who arrives late must avoid making noise and bothering other tenants.
- e) The tenant must, from 10:00 p.m. onward, ensure that a calm atmosphere reigns in the unit and in common areas. At 11:00 p.m., all noise must cease and invited persons must have left.

**Section 11 – Guests and visiting hours**

Visiting hours are from 9:00 a.m. to 11:00 p.m. each day. Visits are forbidden outside of these hours by both other tenants in a residence unit and outside guests.

The tenant must remain vigilant concerning the presence of any intruder from the time doors are open as well from as one's guests and inform Security Services or residence staff about any problematic situation in this regard.

Any person found on premises in the residence halls must identify himself or herself at the request of security guards or a residence hall staff member.

Guests must conform to the regulation in effect and be accompanied by the tenant who is welcoming him or her when he or she moves about in the student residence hall; failure to respect these regulations may result in refusal of access to the residence.

It is forbidden to lodge guests in residence halls and no subletting or sale and leaseback is authorized.

**Section 12 – Alcoholic beverages**

We strictly prohibit the consumption of alcoholic beverages in public places such as common areas and grounds of the CEGEP associated to residence halls. We only allow the consumption of alcohol for persons of 18 years of age or older in their private units (rooms or apartments).

**Section 13 – Tobacco use**

We forbid you to smoke in the residence hall and on CEGEP premises. We submit e-cigarettes and any other devices of the same nature, including their accessories, to the same regulations as tobacco products.

**Section 14 – Use and sale of recreational or prescription drugs**

We forbid anyone in our residences and on CEGEP premises to possess, consume, give, offer, grow, sell, distribute, receive a delivery of, and encourage the use of drugs, including cannabis, no matter what their form.

This regulation applies in conformity with the *Cannabis Act* (SC 2018, c. 16), as well as provincial and municipal laws and regulations that govern possession, use, and distribution of cannabis.

**Section 15 – Entreaty**

We prohibit any kind of business or entreaty as well as gambling in the residence halls.

## Section 16 – Animals

We strictly forbid the presence of animals in the residence.

Certain exceptions can be made pursuant to the *Charter of Human Rights and Freedoms* concerning the presence of guide and service dogs.

## Section 17 – Parking

In accordance with the *Regulation Relative to the Use of Rooms and Parking Spaces of the Cégep de l’Abitibi—Témiscamingue*, any person who wishes to park a vehicle on CEGEP grounds must use the spaces planned according to the regulation in effect and the terms determined by the CEGEP.

During snow removal in residence hall parking lots, precise directions will be sent to resident persons before the first snowfalls.

## Section 18 – Access of the lessor to the units

Except in case of an emergency, the lessor must give all lessees a 24-hour advance notification of his intention to carry out work or have the room visited.

After he has given the planned advance notification, the lessor may proceed with an inspection of the room to

- a) check the cleanliness and state of the premises,
- b) proceed with maintenance work and repairs, or
- c) proceed with inspections and verifications of fire safety systems.

In case of an emergency that endangers the safety of persons or premises integrity – in particular the presence of a major breach or an important risk of damages or any other situation that requires immediate intervention – the CEGEP staff as well as the security team are authorized to enter a rented unit without notification, in accordance with the provisions of the *Civil Code of Québec*.

## Section 19 – Exceptional measures and relocation

The lessor may, after a 24-hour notification, partially or completely close the residences for exceptional and major reasons such as fire, flooding, etc.

If a situation requires interventions in some units without compromising all the residence, the lessor may relocate resident persons without charges within a specific time limit to ensure the everyone’s security and protection of the building.

## Chapter V – Responsibilities and damages

With lease expiry, each tenant must remit the whole unit in the same state as when he or she took possession of it.

**Section 20 – Fees connected to use of the premises**

The lessor may claim from the tenant the reimbursement of all fees connected to damages caused to the unit or common area, including those relative to cleaning, decontamination, or repair of property and accessories when these damages result from his or her fault, omission, negligence, carelessness, or that of the persons to whom he or she authorized access to the premises. Repairs are carried out by Student Residence Hall Services and fees billed to the tenant.

When the state of a common area of a rental unit prevents the rental of one or several rooms because of a lack of maintenance, inadequate use, or damages attributable to tenants, Student Residence Hall Services may bill fees related to loss of revenue or additional costs incurred. These fees may be distributed among concerned tenants according to the terms determined by Student Residence Hall Services.

**Section 21 – Responsibilities of the lessor**

The lessor cannot be held responsible for any tenant or third party for losses caused by theft, damages suffered or caused by the fault of any tenant or third party who would be located on premises or things that a tenant has in his or her custody.

The lessor cannot be responsible for accidents that might occur to any tenant or third parties in the rented premises, common areas, or grounds of the student residence halls, except those that result from the fault, carelessness, negligence, or inability of his or her employees who are acting within their functions.

**Section 22 – Property insurance and civil liability**

All tenants are responsible for taking out an insurance policy at their expense that covers the loss or theft of their possessions as well as their civil liability towards others. Accordingly, the tenant must necessarily have civil liability insurance during the whole rental period at the residence hall.

**Chapter VI – *Non-compliance with this regulation***

The proposed disciplinary measures lie within the framework of a continuum of intervention. The manager of the residence hall may impose stricter measures according to the seriousness of the behaviour.

Whosoever contravenes a provision of this regulation is liable to a sanction that is proportionate to the seriousness of his/her act. Here are the planned sanctions:

- oral warning,
- written reprimand,
- written notification of the imposition of repair fees after the damages caused, and
- lease cancellation and lease termination.

We put *Notifications of Breach* to this regulation in the student's file, where they remain in effect without interruption for the whole period in which the student lives in the residence hall. In cases where the student is a minor, a copy of the sanction will be sent to the parental authority.

### **Section 23 – Information and meeting notices**

Tenants have the responsibility to

- read all the information that is intended for them in connection with the student residence hall and
- assist and participate in meetings or assemblies to which they have been convened.

## **Chapter VII – *Application of the regulation***

### **Section 24 – Application of the regulation**

The management of Student Affairs and International Services oversees the application of this regulation, its revision, and its implementation.

## **Chapter VIII – *Final provisions***

### **Section 25 – Entry into force and revision**

#### **25.1 Entry into force**

This regulation enters into force on August 1, 2026. The Cégep de l'Abitibi-Témiscamingue recognizes that rights and responsibilities are governed by the *Act respecting the Régie du logement* for both the tenant and the lessor.

#### **25.2 Revision**

We will revise this regulation as needed or five years after its implementation at the latest.