



FOR THE BOARD MEETING

Kohabit, enough to decide in twenty minutes

One item on the agenda, a few people around a table, and no one who had time to try a piece of software beforehand. This document gives the published prices, what the law requires, what Kohabit does, and what it does not do.

\$29.90

per unit per year, everything included, which is two months free. Or \$2.99 per unit per month.

\$790

the yearly cap (\$79 by the month), whatever the size of the building. It applies from 27 units.

60 days

of trial, no credit card, cancel at any time.

What the board does in Kohabit

Call meetings and run votes

You send the notice with the agenda. Co-owners vote by clicking their answer in the email, one button per answer. No account to create.

Send assessments and track payments

You send the assessments and you see who has not paid, without keeping a spreadsheet on the side.

Keep the Bill 16 maintenance log

You record the work, the invoice and the date as things get done. The log exports to PDF when someone asks for it.

Hold the syndicate's memory

Minutes, documents and the history of decisions stay in one place. The next board finds them there.

Run the general meeting live

Co-owners in the room or at home vote from their phone. Votes are counted by voting share, each unit's weight in the vote.

Give your accountant access to the finances

Your accountant gets their own access: the bills, the budget and the documents you share. If the board decides so, a bill above a threshold waits for two board members to approve it.

What it costs

Units	Yearly, two months free	Monthly
Your condo, 20 units	\$598.00	\$59.80
6	\$179.40	\$17.94
12	\$358.80	\$35.88
24	\$717.60	\$71.76
27 and up	\$790	\$79

The price is published on kohabit.ca: no quote, no tier, no setup fee, and it does not change while the subscription stays active. A unit is an address, a dwelling or a commercial space; a parking spot or a storage locker held as a separate lot does not count.

What Bill 16 requires, and what Kohabit does

THE LAW	KOHABIT
The maintenance log and the contingency fund study become mandatory for every divided co-ownership in Quebec, whatever its size. Existing condos have until August 15, 2028. The log is drawn up and revised by a qualified person, independent from the syndicate.	Kohabit helps the board keep the log as work is done and export it to PDF when someone asks. Drawing it up, revising it and producing the study remain the professional's job.

The questions the board will ask

« Our co-owners will never create an account. »

They do not need one. They get the notice by email and vote by clicking their answer; for a multiple-choice vote, the email opens a page in their name. An account stays possible, never required.

« We manage fine with emails and a spreadsheet. »

That holds as long as the same person handles it. The day they leave the board, the history leaves with them. In Kohabit, the next board finds the votes, the invoices and the minutes in one place.

« It is one more expense for the condo. »

\$29.90 per unit per year, never more than \$790 for the whole building, and that price does not change while the subscription stays active. The board votes its budget with the exact figure in front of it.

« We do not have time to re-enter everything. »

A condo is ready in about ten minutes: the name, the units, the co-owners. Documents import from OneDrive; balances and history are typed in by hand, at the board's own pace.

« Where will our data be? »

In Beauharnois, Quebec, with OVH Hosting Inc., the Canadian entity of OVHcloud, encrypted in transit and at rest. It exports to CSV, PDF and JSON from the settings, at any time. One exception, off by default and switched on by the board itself: the OneDrive integration copies documents to Microsoft.

« What if the tool is not right for us? »

A 60-day trial, no credit card, cancel at any time, and you leave with your data.

What Kohabit does not do

It does not draw up the maintenance log and does not produce the contingency fund study: that work belongs to a qualified person, independent from the syndicate.

It makes no one compliant, with Bill 16 or with Law 25: the obligations fall on the syndicate, not on its supplier.

It does not carry your history over for you. Apart from documents, the initial entry is manual.

It does not replace a property manager. Kohabit is built for volunteer boards that self-manage, from 2 to 50 units.

Trying it without committing the condo

ONE

Create the condo: the name, the units, the co-owners. Count about ten minutes.

TWO

Run a real vote, on a decision that commits nothing, and see who replies.

THREE

Decide as a board, sixty days later if need be. Nothing is charged until then.

The trial starts here: <https://www.kohabit.ca/register>

Kohabit is built in Montreal by one person, Ben, a volunteer board member in his own condo. Write to him and he answers; he also gives the demo by video call to anyone who asks.

Sources: prices published on [kohabit.ca/pricing](https://www.kohabit.ca/pricing); maintenance log and contingency fund study, Bill 16 and its regulation (order in council 991-2025); hosting with OVH Hosting Inc., in Beauharnois.