

NOTICE TO MOVE

Sometimes a landlord needs to ask a tenant to move because the landlord is going to:

- Move into the rental unit
- Renovate the rental unit and the tenant cannot live in the unit while the work is being done
- Demolish the rental unit
- Change the use of the unit to something other than a residential rental unit

When a landlord wants to end a tenancy this way, the landlord must give the tenant a written notice to move. The Residential Tenancies Regulation says that the length of notice the landlord must give depends on the vacancy rate (the amount of rental units available for rent) for the area where the rental unit is located.

If the vacancy rate is:	Tenants must receive:
3% or higher	3 months notice
Between 2.0 - 2.9%	4 months notice
Below 2.0%	5 months notice

The branch uses the most current fall issue of Canada Mortgage and Housing Corporations' (CMHC) Rental Market Report to find the vacancy rates.

Based on the current vacancy rates, the notice periods are as follows:

Area:	Vacancy rate	Notice required:
Winnipeg	2.9%	4 months (Manitoba average)
Hanover	1.6%	5 months (changed)
Brandon	1.0%	5 months
Thompson	7.6%	3 months (changed)
Portage la Prairie	5.1%	3 months
Steinbach	1.3%	5 months
Winkler	0.8%	5 months (changed)
Manitoba average	2.9%	4 months (for those outside of the city centres)

The full 2018 report is available on CMHC's website in:

English: <https://www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports/rental-market-reports-canada-and-provincial-highlights>

French: <https://www.cmhc-schl.gc.ca/fr/data-and-research/publications-and-reports/rental-market-reports-canada-and-provincial-highlights>

Important Information – Sale of Rental Unit: If a landlord sells a rental unit and the purchaser of the unit wants to move into it, the landlord can give the tenant a notice to move. If the tenant is on a month-to-month tenancy and the vacancy rate where the unit is located is below 3%, the landlord must give the tenant three months' notice. If the rate is 3% or higher, then only one month's notice is necessary. Tenants in a fixed-term tenancy agreement must get three months' notice that coincides with the end of their tenancy agreement.

When tenants have children going to a school that is reasonably close to the rental unit, there are special notice requirements. To find out more about these rules, contact your nearest branch office or go to our website under Resource List and see [Notice to Move – Information for Tenants](#).

For more information on giving tenants notice to move, please contact the branch office nearest you.