

The Residential Tenancies Amendment Act received Royal Assent on June 14, 2012.

Many sections of the Act are now in effect:

- Landlords must use prescribed forms when terminating tenancies ([click here to see the forms that must be used](#))
- Landlords may ask for an increase in a tenant services security deposit if a tenant services charge is increased because of an additional occupant. If a tenant does not pay the increase, the landlord may give the tenant notice to move out.
- For tenancies that include tenant services (ex. meals, light housekeeping, transportation), the tenant services charge (the amount tenants pay for the package of services) may be increased or decreased when there is a change in the number of people occupying a rental unit. (Note: The amount the tenants pay for rent on the unit does not change if an extra person moves into or out of a unit.)
- Deposits may not be garnisheed (claimed by someone other than a landlord or tenant)
- A landlord can give a tenant notice to move if the tenant gets a pet with the landlord's permission, but refuses to pay a pet damage deposit after the landlord asks for one.
- Landlords may give a tenant notice to move if the landlord plans to convert a rental unit to a non-residential use (ex. a commercial business) within six months.
- The process of applying to have the value of a reduced or withdrawn service determined can be used only for services that are being permanently reduced or withdrawn.
- The Residential Tenancies Branch and the Residential Tenancies Commission cannot give people copies of certain material that is received for rent increase applications.
- The Residential Tenancies Branch will no longer produce its own annual report. The Branch will continue to report on its activities in the department's annual report.

The other provisions in *The Residential Tenancies Amendment Act* will take effect at a later date once the necessary regulations have been completed. These sections include provisions:

- Requiring landlords to tell tenants what rent will be charged after renovations or rehabilitations are done
- Clarifying how much notice a landlord is required to give when terminating a tenancy for the landlord's own use and setting out what happens when the tenant has children attending a school close to the rental unit
- Asking tenants to identify a reason when objecting to a rent increase that is equal to or less than the annual rent increase guideline
- Authorizing the creation of regulations regarding the waiver of filing fees in certain situations and the circumstances when late payment fees cannot be charged.

When the regulations are finished and these sections come into force, we'll update our What's New page. We'll also have information in our quarterly newsletter, Open Doors. If you are not on our newsletter mailing list yet, but would like to subscribe, please [click here](#).

To see all of the changes to *The Residential Tenancies Act*, click here.
<http://web2.gov.mb.ca/laws/statutes/2012/pdf/c03012.pdf>