



Giving Notice: For Reasons Other than Non-Payment of Rent

The Residential Tenancies Act has several rules tenants must follow. If they break them, their landlords may be able to terminate the tenancy (end the lease). Landlords may be able to give written notice if a tenant or someone the tenant allows in the complex:

- doesn't keep the rental unit reasonably clean
- damages the rental unit, complex or property
- disturbs others in the building, complex or nearby properties
- engages in unlawful activity in the residential complex that:
 - causes damage to a rental unit or the residential complex
 - interferes with the enjoyment of a rental unit or the complex by another tenant or the landlord or a person either lets into the complex
 - adversely affects (harms) the security, safety, health or well-being of another tenant or occupant, the landlord or a person allowed in the complex by the tenant or landlord
- changes the lock on the rental unit without the landlord's permission
- threatens the safety of others in the building or complex
- breaks the terms of the tenancy agreement (ex: a no pet rule, no barbequing on the balcony)
- lets too many people live in the unit (more than stated in the lease, or violation of health department rules)

Written Notice

Landlords must first give tenants a written warning telling them that they must correct the problem within a reasonable time. If tenants don't correct the problem, landlords can give them written notice of termination (to move out). The length of the notice must be one rental payment period. For example, if the tenant pays the rent on June 1, the landlord must give notice on or before April 30.

If the problem is very serious (ex: threatens the health or safety of others) landlords may give notice to move out without giving a warning letter. The length of the notice for a serious breach is shorter. Landlords may be able to give tenants five days' notice to leave the unit. If landlords want to find out if five days' notice is appropriate, they should contact the RTB to talk about what's happened. Tenants have the right to dispute the notice to move.

RTB has forms landlords can use to end a tenancy for causes other than non-payment of rent. They are available in the office or on the website (in fill and print format).

(see over)

For more information:

This fact sheet is only a brief explanation. For more information about **notice to end a tenancy**, contact the Residential Tenancies Branch or go to www.manitoba.ca/rtb.

Winnipeg Office
Residential Tenancies Branch
1700 – 155 Carlton Street
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Telephone: 204-945-2476
Toll Free: 1-800-782-8403
Email: rtb@gov.mb.ca

Brandon Office
Residential Tenancies Branch
143-340 9th Street
Brandon MB R7A 6C2
Telephone: 204-726-6230
Toll Free: 1-800-656-8481
Email: rtbbrandon@gov.mb.ca

Thompson Office
Residential Tenancies Branch
113-59 Elizabeth Dr
Thompson MB R8N 1X4
Telephone: 204-677-6496
Toll Free: 1-800-229-0639
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This information is available in multiple formats upon request.

Cette information existe également en français. Composez le 204-945-2476.