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The Residential Tenancies Branch

FACT SHEET

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

Giving Notice: For Sale of Property

Landlords may give tenants written notice to end a tenancy (end the lease) if they sell their rental property. Sales must be final with all conditions met. For example, the sale cannot be subject to financing (waiting to see if the buyer can get a mortgage) or the sale of the buyer's property. The landlord can give a notice of termination (to move out) if any of these people are moving into the unit:

- the buyer
- the spouse of the buyer
- an adult child of the buyer
- the parents of the buyer

The buyer must ask the landlord who is selling the property (in writing) to give written notice to the tenant that the tenancy agreement (lease) will be ended.

If it's a month-to-month tenancy, the length of notice depends on the vacancy rate (number of units available for rent) in the area of the rental unit. The fall issue of the *Rental Market Report* – published by Canada Mortgage and Housing Corporation each October – shows the vacancy rate. The most up-to-date vacancy rates are always posted on the Residential Tenancies Branch website. If the vacancy rate is less than 3.0 per cent, landlords must give tenants three months' notice to move out.

If it's a fixed term tenancy (ex: a one year lease), landlords must give tenants notice three months before the lease ends. For example: if the tenancy ends on September 30, landlords must give tenants notice to move by June 30.

If tenants have children who go to a school near the rental unit, they can stay in the rental unit until the school year is over. For example, if the lease ends on April 30, the landlord would give the tenant notice to end the tenancy by January 31. The tenant would not have to leave until June 30.

If landlords are giving notice to move because they sell their rental property, they must pay the tenant's reasonable moving costs up to **\$500.00**.

The RTB has forms for giving this kind of notice. They are available in the office or on the website at www.manitoba.ca/rtb (in fill and print format).

This fact sheet is only a brief explanation. For more information about **notice to end a tenancy**, contact the Residential Tenancies Branch.

This information is available in multiple formats upon request.