



Manufactured Homes:

Are they protected under The Residential Tenancies Act?

How is a manufactured home different from a mobile home?

A manufactured home, also referred to as a modular home, is a prefabricated house that is mostly assembled in a factory and put onto a piece of land, once completed.

A mobile home is transportable, designed to provide a permanent residence for one or more persons.

What does the Act say about manufactured homes?

The Residential Tenancies Act (the Act) defines a **mobile home** as a dwelling that is designed to be mobile and is constructed to provide a permanent residence. The Act defines a **mobile home park** as a residential complex where two or more mobile homes are located for a period of 60 days or more. The Act does not define either a manufactured home or a manufactured home park.

Does the Act protect manufactured homes placed in mobile home parks?

When the RTB considers whether a manufactured home placed on leased land in a mobile home park falls under the jurisdiction of the Act, key aspects considered are whether the manufactured home is moveable (mobile), and whether the home is meant to provide a permanent residence, intended, or used as a rented residential premise.

If a manufactured home is placed on land and both the land and the home are rented out to a tenant under a single tenancy agreement, this would fall under the jurisdiction of the Act and the tenant and landlord could come to the RTB with tenancy related issues.

However, when a manufactured homeowner rents land for their home in a mobile home park or a manufactured home park, they are outside the jurisdiction of the RTB and the associated statutes. This is because both manufactured homes and manufactured home parks are not included in the Act, and the homes are not meant to be moveable and are not used as a rented residential premise.

(see over)

What is the impact of being outside of the jurisdiction of the Act?

When a manufactured home is placed on leased land and does not fall under the jurisdiction of the Act, the rent being paid by the homeowner to the landowner is not regulated. This means that the landowner can increase rent to an amount of their choosing. It also means that neither party can bring any other lease disputes to the RTB for assistance. These renters do not have the protections offered by the Act and the RTB.

For more information:

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

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This information is available in multiple formats upon request.

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