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The Residential Tenancies Branch

FACT SHEET

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

Notice to Move – Information for Tenants

Your landlord can give you notice to move if:

You don't pay your rent:

Your landlord can give you a notice to move out if you don't pay your rent. If you don't pay your rent within three days after it is due, your landlord may give you a notice of termination (a notice to move out). For example, if rent is due on May 1 and you don't pay it, on May 5 your landlord can give you notice to move out. Your landlord can decide how long you have to get out.

If you pay your rent after the landlord gives you a notice to move out, the landlord may accept the rent from you, but may still tell you to move out. The landlord must tell you this in writing.

You don't follow house rules or meet responsibilities:

You are supposed to do what is required of you under the Residential Tenancies Act or as part of your tenancy agreements (ex: no pets in a no-pet building; repairing damage you have caused). Most of the time, landlords must give you a warning letter to correct your behaviour. If you don't fix the problem, your landlord can give you a notice to move. Depending on the problem, and how serious the behaviour is, you may get as little as five days' notice to move.

Note: Even if you have school-aged children, landlords can give you notice to move out during the school year for not paying your rent and not living up to the terms of your tenancy agreement.

Landlords can also give you notice if they:

1. Want the unit for their own use:

Landlords can give you notice to move if any of these people are moving into the unit:

- the owner
- the owner's spouse (wife/husband, common-law)
- the owner's or spouse's adult children
- the owner's parents or spouse's parents

The length of notice a landlord must give you is based on the vacancy rate (number of units available for rent) in the area where you live. 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 website.

(see over)

2. Want to complete extensive renovations on the unit:

The landlord may give you notice to move if the landlord is going:

- to demolish (tear down) the property within six months of the notice to move out
- to renovate (improve) the unit or the complex and you need to move out for the work to be done (ex: if the landlord is changing the flooring, plumbing fixtures, cupboards, counters)
- to convert (change) it to use for something else (ex: store), within six months of the notice to move out

The length of notice a landlord must give you is based on the vacancy rate (number of units available for rent) in the area where you live.

3. Sell the property:

Your landlord can give you notice if they sell the rental property and the new owner wants to move into the unit. Sales must be final with all conditions met. Landlords can give you notice to move 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 you written notice to end the tenancy agreement.

If you're in a month-to-month tenancy, the length of notice depends on the vacancy rate (number of units available for rent) in the area.

If you're in a fixed term tenancy (ex: a one-year lease), your landlord must give you notice three months before the tenancy agreement ends. For example, if the tenancy agreement ends on September 30, you must get notice to move by June 30.

School-aged children:

If you have received notice for any of the three reasons above, and have children who go to a school near the rental unit, you can stay in the rental unit until the school year is over (the school year is considered September 1 to June 30). For example, if the tenancy agreement ends on April 30, the landlord would give you notice to end the tenancy by January 31. You would not have to leave until June 30.

If you receive a notice to move for reasons other than cause (cause means not paying rent, damaging the unit etc.) you may be able to claim moving costs up to \$500 from the landlord.

If you disagree with a notice you have received, contact your landlord to discuss it. If you can't come to an agreement about the length of notice, call the branch for help. If you need information about **the length of notice your landlord is required to give you**, or about **moving costs**, go to our website at www.manitoba.ca/rtb; or call the branch office nearest you.

Important: All Notices of Termination must be in writing, on Residential Tenancies Branch forms.

This information is available in multiple formats upon request.