

COCKROACHES



Rights and Responsibilities of Landlords and Tenants

Cockroaches are a problem in Manitoba and can pose a health hazard. Cockroaches live in areas that are damp, dark and warm. They feed off crumbs, food spills and food residue. To help control the spread of cockroaches in a rental unit or complex, tenants must make sure their units are kept clean.



Counters, cupboards and floors should be regularly washed with soap and water and be kept free of crumbs and food spills.



Sinks and stoves should be washed with soap and water and kept empty.



Dishes should be washed with soap and water and put away.



Any open food packages should be kept in containers or sealable bags.



Tenants should kill any live cockroaches they see.

Who is responsible when cockroaches are found in a rental unit?

If tenants have, or think they may have a problem with cockroaches, they should tell their landlord right away. Once landlords have been told, they must make sure their units are pest-free. Tenants must cooperate with the landlord's plans to treat the rental unit for cockroaches.

When can a landlord enter to inspect a rental unit?

Landlords have the right to enter rental units to do inspections, treatment, and maintenance. They must give tenants a minimum of 24 hours and a maximum of two weeks written notice of entry.

Who is responsible for getting a rental unit ready for treatment?

- Landlords should give tenants written directions on how to get ready for the treatment.
- Tenants must follow the directions from the landlord or the exterminator to get ready for the treatment.
- Landlords must give tenants enough time to get everything ready for treatment.

Tenants must keep their unit clean as described above and outlined in any treatment plans provided by the landlord or exterminator.

Will other units need treatment?

If the exterminator believes there may be a need to treat other apartments, landlords will need to inspect those units as well. Once landlords have given the tenants in other units a minimum of 24 hours written notice, the exterminator can inspect those units.

KNOWING YOUR RIGHTS AND RESPONSIBILITIES WILL HELP STOP THE SPREAD OF COCKROACHES.

Who pays for pest control costs?

Landlords are responsible for paying for pest control treatment. Landlords can file a claim with the **Residential Tenancies Branch (RTB)** if they believe tenants caused extra costs by:

- not allowing an exterminator in at a scheduled time, or
- not preparing their unit for the treatment.

Landlords may also file a claim for the entire cost of treatment if they can prove that a tenant is the cause of the cockroach problem. The RTB will hold a hearing and hear both sides to make a decision.

What if landlords will not take action?

If landlords refuse to help when tenants tell them about a cockroach problem, tenants may contact the RTB or the province's health protection unit at healthprotection@gov.mb.ca or **204-945-4204**.

Be sure to include details about the problem, your complete address and contact information.

If tenants believe they have to throw out personal items because the landlord didn't treat the cockroaches, they may file a claim with the RTB for their loss. The branch will hold a hearing and hear both sides to make a decision.

What if tenants do not prepare their units for pest control treatment?

If tenants do not get their unit ready for treatment, landlords may refuse to treat the unit. If this leads to further infestation and costs, landlords may give tenants notice to end the tenancy and file a claim against the tenant for costs. The branch will hold a hearing and hear both sides to make a decision.

See our fact sheet **Cockroach Removal – Information for Tenants** for tips on keeping your unit pest free.

CONTACT

For more information, visit www.manitoba.ca/cockroaches or contact the RTB.

This information is available in multiple formats upon request.

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Brandon Office

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Thompson Office

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