

Amendments to The Residential Tenancies Act

On May 30, 2023, changes to The Residential Tenancies Act (the Act) came into force that affect landlords and tenants in Manitoba. These changes are described below and the Residential Tenancies Branch (RTB) encourages landlords and tenants who have questions relating to these changes or other tenancy related issues to contact the RTB for more information.

Under [section 92.3\(1\)](#) of the Act, a tenant of a rental unit could terminate their tenancy by giving notice due to domestic or sexual violence or stalking where the tenant believes their safety or that of a dependant child is at risk if the tenancy continues. This section was amended to include the right to terminate a tenancy due to household violence. Household violence is defined in the Act under [section 92.2](#). Tenants who need to access their right to end the tenancy for these reasons must get a certificate from Victim Services after making their complaint as outlined in [sections 92.4\(3\) to \(3.1\)](#) of the Act. Tenants or landlords with questions on this process should contact the RTB for more information.

In cases where the director of the RTB is satisfied that the landlord is responsible for a tenant experiencing household violence, the director may issue an order requiring the landlord to pay the tenant's reasonable moving expenses, up to the maximum prescribed amount (currently set at \$500 as per the Residential Tenancies Regulation). Should a tenant believe that the landlord is responsible for the household violence, they can file a Tenant Claim at the RTB. There is a \$50 fee for this that can be waived in certain circumstances. If tenants have questions regarding this process, they are encouraged to contact the RTB for more information. More information on the Claim process can also be found on the RTB website here: <https://www.gov.mb.ca/cca/rtb/ot/claimop.html>

Wording was added to the Act clarifying that landlords may not require or receive any payment or consideration from a prospective tenant for taking an application to enter into a tenancy agreement. While taking payment for this was never allowed by the Act, the wording was strengthened to prevent any misunderstanding. As well, the Act was amended to make it clear that no deposit (pet damage, security and/or tenant services) may be collected from a tenant until the landlord and tenant enter into a tenancy agreement or until a landlord consents to the assignment of a tenancy. Please contact the RTB for questions on these changes and other tenancy-related concerns:

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