



## Don't Risk Eviction - Use this Checklist

Knowing and following your responsibilities as a tenant will help you lower your chances of being evicted (getting a notice of termination). Here are some basic things all tenants should know:

### **Pay your rent on time. If you can't pay on time, make sure you:**

- Talk to your landlord and make a plan to pay your rent that the landlord agrees with.
- Agree on a plan you can stick with. It's important that you make the payments when you say you will. If you don't, your landlord may lose faith in you and start the eviction process.
- Put the repayment plan in writing and make sure it says that as long as these new payments are on time, the landlord won't evict you. You and the landlord must both sign and date the plan. Keep a copy for your records.
- When you talk to the landlord, focus on the issue of your late rent. Don't bring up other problems at the same time.
- Call the branch if you believe your landlord has failed to provide a safe and healthy rental unit.

### **Live up to the things you agreed to in your tenancy (rental) agreement:**

- If you or your guest(s) damage your unit, fix it or get someone to fix it for you.
- Don't disturb other renters (ex. no parties, fights).
- If there is a disturbance (ex. domestic disturbance) and the police are called, talk to your landlord and explain what happened.
- Don't let other people live in your unit or stay for a long time.
- Follow your landlord's "house rules" (ex. no pets, no smoking).
- Keep your unit clean – don't hoard junk, or keep piles of garbage or things you don't need to keep.

### **Remember:**

- Never hold back rent because you disagree with the landlord about something (ex. repairs not done). If you hold back rent, you could be evicted. Tell your landlord right away if there is a problem in your unit (ex. leaky faucet). If the landlord doesn't fix the problem, give him/her a letter asking for the repairs and keep a copy. If nothing is fixed, contact the branch.

**(see over)**

- Ask questions if you don't understand something on the tenancy agreement or the house rules. Understand what you are signing.
- Tell your landlord or caretaker if you are going away for a while, so they don't think you have abandoned (walked away from) the unit. Make sure your rent is paid while you are away.
- Let your landlord into your unit if they give you proper notice. They need to give you at least 24 hours notice in most cases unless there's an emergency (ex. a broken water pipe, smoke). If there is an emergency, the landlord can come in right away.
- If you tell your landlord you are moving out on a certain date, it counts as giving notice. You will have to move out. You can't change your mind unless your landlord agrees.

## For more information:

This fact sheet is only a brief explanation. For more information, please contact the Residential Tenancies Branch or go to [www.manitoba.ca/rtb](http://www.manitoba.ca/rtb).

**Winnipeg Office**  
 Residential Tenancies Branch  
 1700 – 155 Carlton Street  
 Winnipeg MB R3C 3Y4  
 Telephone: 204-945-2476  
 Toll Free: 1-800-782-8403  
 Email: [rtb@gov.mb.ca](mailto:rtb@gov.mb.ca)

**Brandon Office**  
 Residential Tenancies Branch  
 143-340 9th Street  
 Brandon MB R7A 6C2  
 Telephone: 204-726-6230  
 Toll Free: 1-800-656-8481  
 Email: [rtbbrandon@gov.mb.ca](mailto:rtbbrandon@gov.mb.ca)

**Thompson Office**  
 Residential Tenancies Branch  
 113-59 Elizabeth Dr  
 Thompson MB R8N 1X4  
 Telephone: 204-677-6496  
 Toll Free: 1-800-229-0639  
 Email: [rtbthompson@gov.mb.ca](mailto:rtbthompson@gov.mb.ca)

*This information is available in multiple formats upon request.*

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