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The Residential Tenancies Branch

FACT SHEET

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

Giving Notice - Information for Tenants

Tenants may give landlords notice to end a tenancy (end the lease). The length of notice required depends on the reason for giving notice:

- **Tenants in a periodic tenancy (for example, month-to-month)**
Tenants in a periodic tenancy must give landlords one full rental payment period's notice. This means that if rent is due on the first of the month and tenants want to move out July 31, they must give notice on or before June 30.
- **Tenants in a fixed-term tenancy agreement (for example, one year)**
Tenants in fixed-term tenancies are responsible for the rent until the end of the term. Three months before the end of a tenancy agreement, landlords are required to give tenants a tenancy agreement renewal. For example, if the tenancy agreement is from January 1 until December 31, landlords must give tenants a renewal form by September 30. Tenants who choose to move out at the end of a tenancy agreement are encouraged to tell their landlords or show that on the renewal form.

Exceptions to these rules:

In certain cases, tenants can end their fixed-term tenancies before the end of the tenancy agreement. The table below outlines these cases.

Reason for Early Termination	What's Required	Length of Notice Required
Assignment of tenancy	Written permission from landlord	• None
Acceptance into a personal care home	Not applicable	• one full rental payment period
No longer able to live independently because of health reasons	A certificate from a doctor that says the tenant can no longer live alone	• one full rental payment period
Unit has become inaccessible due to a change or deterioration of health (See #1 under exceptions)	A certificate from a doctor that says the tenant can no longer live alone	• one full rental payment period
Unit is affected by a Rehabilitation Scheme (See #2 under exceptions)	Notice of application for a Rehabilitation Scheme	• two full rental payment periods
Notice of an increase in rent above the maximum permitted by the guideline (See #2 under exceptions)	Notice of an application for increase in rent above the maximum permitted by the guideline from your landlord	• two full rental payment periods

(see over)

Reason for Early Termination	What's Required	Length of Notice Required
Tenant/occupant is in the Canadian Forces and is posted at least 50 kilometers from the rental unit (See #3 under exceptions)	A certificate from an official with the Canadian Forces or Reserves confirming the posting	<ul style="list-style-type: none"> • one or three full rental payment periods
Tenant is a victim of domestic violence or stalking	A certificate from Victim Services of Manitoba Justice confirming there are grounds for ending the tenancy	<ul style="list-style-type: none"> • one full rental payment period

Exceptions (additional explanations)

1. This change must be long term (ex: not a broken leg that will heal).
2. When landlords apply for a rehabilitation scheme or an increase in rent above the guideline, tenants may give notice they are moving. Tenants can give notice any time from the date the landlord advises that an application has been made, up until 14 days after they receive either the first or final order from the Residential Tenancies Branch (or the Residential Tenancies Commission) about their landlord's application.
3. This exception applies to tenants (or their spouses or common-law partners) who are:
 - regular or special forces members of the Canadian Forces
 - reserve members of the Canadian Forces who are on, or proceeding to, full-time training or service or who are on active service
 - members of the armed forces of another country who are assigned to military duties with the Canadian Forces or who are here to complete a training course provided by the Canadian Forces

If the member gets at least three months' notice of the change in posting, they must give the landlord three rental payment periods' notice. If they receive less than three months' notice of the change in posting, they can give the landlord one rental payment period's notice.

The RTB has forms for tenants to use if they are giving notice to end a tenancy agreement. They are available in any branch office or on the website at: www.gov.mb.ca/cca/rtb/download.html (in fill and print format).

This fact sheet only provides a brief explanation. For more information about **notice to end a tenancy**, contact the Residential Tenancies Branch.

This information is available in multiple formats upon request.