

## Tips for People Renting Apartments / Homes in Winnipeg

- Remember that you are presumed to know and understand the laws regarding tenancy. The Residential Tenancies Branch is the government department that works with tenants and landlords. They can answer your questions. Their phone number is 204-945-2476. It is always best to ask questions instead of making assumptions.
- It is best if the lease and all conditions are placed in writing. Read the Tenancy Agreement (Lease) provided by your landlord. You will be bound by the terms of the lease and will be assumed to understand it. You will also be bound by the Residential Tenancies Act. Once again the Residential Tenancies Branch can provide you with information on your duties and those of a landlord, under this Act.
- There is (almost) no condition under which you may end a lease early in Manitoba unless you have a clause written into your lease for that circumstance. Thus, ask your landlord for a specific clause allowing early move-out if you buy a house or if you get a job that makes you leave Winnipeg. They may give you such clauses before you sign your lease but likely will not after you sign the lease.
- Clarify who is responsible for payment of utilities. If you are responsible for any utility, such as gas or electricity, be sure to read the meter on move in and move out and provide these readings to Manitoba Hydro. Water meter readings are provided to the City of Winnipeg Water and Waste.
- Be cautious when conducting a move in condition report. You are responsible for changes in the suite from the day of move in until the termination of your tenancy. This report shows what the condition of the suite is on move in. If you discover errors or omissions be sure to provide your landlord with written advice of these problems IMMEDIATELY. Keep dated copies of all letters for yourself. That allows both you and the landlord to avoid misunderstandings when you move out.
- You are entitled to copies of the lease and the condition report. Be sure you obtain them.
- The landlord should provide you with a legal document called a NOTICE TO NEW TENANT which will show the legally allowed rent for the suite and what the rent was prior to your move in. If you believe they have made an error you may contact the Residential Tenancies Branch and ask them to review the rent for your suite.
- Your landlord is generally responsible for repairs to your unit. It is best to ask for repairs in writing. It is also in your best interests to report problems quickly. You may be held responsible if your failure to report a problem leads to more expensive or extensive repairs being required.