

RTA amends pet policies, eviction process, reno schemes

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Bill 40 makes amendments to the Residential Tenancies Act. The following are key changes:

Landlords are allowed to collect one month's rent as a pet damage deposit but cannot require an existing tenant who has paid a pet damage deposit to increase the amount of the deposit.

If a landlord carries out renovations in a way that maximizes inconvenience to a tenant and causes the tenant to move, the landlord is deemed to have terminated the tenancy. In these cases, the landlord may be required to pay:

- the tenant's moving costs, up to a prescribed amount,
- the greater of one month's rent and any increase in rent the tenant is required to pay, for up to 12 months, and
- the greater of one month's tenant services charge, if any, and any increase in the tenant services charge the tenant is required to pay, for up to 12 months.

The period for appealing an order of possession to the Residential Tenancies Commission is reduced from seven days to five days.

If a person does not participate in a hearing before the director that results in an order of possession for non-payment of rent, the person requires leave to appeal the order. Leave may be granted only if the person can show that the person was not reasonably able to participate in the hearing, or that the order was based on false or misleading information. Other orders requiring leave to appeal may be set out in the regulations. Procedures regarding leave to appeal applications are set out.

Landlords are given authority to terminate a tenancy if a tenant engages in an unlawful activity that causes damage to a rental unit or residential complex, or interferes with the enjoyment of a rental unit or residential complex, or infringes or adversely affects the security, safety, health or well-being of others in the residential complex.

The regulation-making authority with respect to the annual rent increase guideline is changed so that the manner of calculating the annual rent increase guideline is set out in the regulations.

To see the bill, [click here](#).

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