

# Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under The Residential Tenancies Act (the Act) and applies to all residential tenancies in Manitoba Housing properties. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

Manitoba Housing, the Landlord  
Name of landlord

and

<<signor>>, the Tenant  
<<signor>>, the Tenant  
<<signor>>, the Tenant  
<<signor>>, the Tenant  
 Name of tenant(s)

## 1. Rental Unit

The landlord shall rent to the tenant the rental unit at the following location:

<<unit address>>  
Address

## 2. Term of Tenancy

Complete either (a) or (b), but not both:

### (a) Fixed Term Tenancy

A fixed term beginning on [[Fixed term beginning on]] and ending on [[Fixed term ending on]]  
 (date) (date)

Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

### (b) Periodic Tenancy

The tenancy is periodic, beginning on <<Move-in date>>  
 and continuing from month to month on [[First of the following month following move-in date]]

Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal by providing the Schedule A - Subsidy Notice or Schedule A - Rent Notice at least three months before the anniversary date of this agreement.



**10. Additional Rules and Conditions**

The landlord and tenant agree to comply with the House Rules Agreement and any additional rules and conditions that are noted in or attached to this tenancy agreement. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

**11. Insurance**

The tenant is responsible to purchase insurance for personal possessions and liability protection. The landlord is not responsible for any damage or loss to the tenant’s personal property.

Tenant liability insurance is a condition of this tenancy due to an uninhabitable or destroyed unit at the following address: [[address of uninhabitable/destroyed unit]]

**12. Assignment or Subletting**

In accordance with subsection 42(2), the tenant may not assign this agreement. The tenant may terminate this agreement by giving the landlord a notice of termination on the last day of a rental payment period to be effective not earlier than the last day of the following rental payment period.

**13. Responsibility Individually and Together**

Where more than one individual signs this tenancy agreement as a tenant, each individual tenant is responsible for payment of the entire rent, that is, jointly and severally.

**14. Tenants in Subsidized Housing**

As per section 103 of The Residential Tenancies Act, when a tenant ceases to be eligible for the particular rental unit he or she occupies in subsidized housing, the landlord may terminate the tenancy. Manitoba Housing will make every reasonable effort to make available a rental unit for which the tenant is eligible in the vicinity of the rental unit that the tenant occupies.

To receive or continue to be eligible for program subsidy a tenant must have a total adjusted household income at or below the Program Income Limits established by Manitoba Housing. See the Program Income Limits Policy or visit our website for information on our programs.

<http://www.gov.mb.ca/housing/progs/pil.html>

**15. Signatures**

While on Manitoba Housing property, all tenants must abide by all Program Policies, House Rules Agreement and Schedule A - Subsidy Agreement.

I understand, agree and will adhere to the terms of this agreement.

_____	<<signor>>	_____
Date	Print name of Tenant	Signature of Tenant
_____	<<signor>>	_____
Date	Print name of Tenant	Signature of Tenant
_____	<<signor>>	_____
Date	Print name of Tenant	Signature of Tenant
_____	<<signor>>	_____
Date	Print name of Tenant	Signature of Tenant
_____	Manitoba Housing	_____
Date	Print name of Landlord	Signature of Manitoba Housing Staff

