



Standards for Maintenance of Residential Properties:

A Guide for Property Owners, Landlords, and Tenants*

Yards

- Yards and boulevards must be maintained free of garbage and debris.
- Grass must be cut as often as needed to control weeds and to ensure it is not longer than 15cm (6 inches).
- It is recommended that garbage bins and carts be stored in a secure location, and placed at the collection area the morning of collection. Carts should be removed from the collection area promptly after pick-up.

Exteriors and Fences

- Houses and accessory structures (such as sheds, garages, and fences) must have a protective coating that is in good condition (paint, siding, stucco) to prevent deterioration of the structure.
- Windows that are broken must be repaired, and doors must be tight-fitting to prevent insects and rodents from entering the property.
- Eavestroughs and downspouts must be kept in good repair, and directed away from any building foundation. This can help to prevent flooding of basements and neighbouring properties, and excessive moisture which can lead to significant and costly damage, and mould problems.

Interior Conditions

- Floors, walls, and ceilings must be in good repair, and free of holes and cracks.
- Paint as needed to keep surfaces washable, and to protect against damage and deterioration.
- Stairs must be in good repair and equipped with handrails, to prevent falls.

Heating and Water

- Rental properties must maintain a temperature of not less than 21°C (70°F) during the day (7am - 11pm), and not less than 18°C (65°F) overnight (from 11pm – 7am).
- Plumbing systems must be in good repair and provide hot water that is at least 43°C (110°F). The hot water temperature should not exceed 57°C (135°F), as it can cause severe burns, especially to small children.

Basement Rooms

- Basement rooms used for sleeping must have 2 clear exits, one of which can be a window, provided it is at least 38cm (15 inches) in width or height, with a minimum of 0.35m² in area (3.77ft²) and easily opened without the use of keys or tools.
- Basement rooms must be protected from moisture, seepage, and sewer back-up.

Insects and Rodents

- All properties must be kept free of insects and rodents, in order to prevent damage to the home, and the transmission of disease through bites and feces.
- Kitchens and food storage areas should be kept tidy, and food should be stored off the floor to keep pests out. Even pet food left out in a feeding dish will attract unwanted pests.
- At the first sign of insects or rodents, take aggressive action or call an exterminator before the problem gets out of hand.

Fire Pits

- Backyard fires must only be burned in appropriate receptacles, that are at least 3m (10ft) from any combustible materials (decks, fences and trees), and overhead wires or electrical and phone lines.
- Only burn clean, untreated wood (no garbage, painted materials, or renovation waste).
- Fires must never be left unattended, and must be extinguished with water before leaving the area.

Vehicles

- Vehicles that are not operational, are rusted, wrecked or partly wrecked, or are dismantled or partly dismantled, or are not insured and registered under the Highway Traffic Act and do not have a current, valid license plate attached to it are not permitted to be stored on the property for more than one month.
- A maximum of 6 vehicles are permitted on a residential property (up to 4 passenger vehicles, plus one truck, plus one recreational trailer or vehicle).

Providing Rental Accommodations in Your Home

- Single family dwellings can have up to 2 boarders, who pay room and board, and live with the family as part of the family unit (bedroom doors do not have keyed locks).
- Rooming houses (single-room occupancy with locked/keyed bedroom doors) are not permitted without obtaining proper licences, zoning approvals, and development permits. For more information visit Winnipeg.ca/ppd/pdf_files/Brochures/Student-Housing-Boarders-and-Rooming-Houses.pdf or call Zoning and Permits office at (204) 986-5140.

Landlord/tenant concerns or disputes are handled by the Province of Manitoba

- The Provincial Residential Tenancies Branch has information and resources on both landlord and tenant rights and responsibilities (including lease agreements, damage deposits, etc.).
- See website at www.gov.mb.ca/cca/rtb/

*** This resource does not contain all property standards requirements for the City of Winnipeg. A link to City By-laws, including the Neighbourhood Liveability By-law, is available on the City of Winnipeg home page.**

Questions or concerns? Visit Winnipeg.ca/cms/BLES/default.stm, or contact 311 by dialing 311 or emailing 311@winnipeg.ca.

