



Standards for Maintenance of Residential Properties

A guide for property owners, landlords, and tenants

Yards

- Yards and boulevards must be free of garbage and debris.
- Grass must be cut as often as needed to control weeds and to ensure it is not longer than 15 cm (6 inches).
- Garbage bins and carts should be stored in a secure location and returned promptly after pick up.

Exteriors and fences

- Houses and accessory structures (such as sheds, garages, and fences) must have a protective coating (paint, siding, stucco) that is in good condition to prevent deterioration of the structure.
- Broken windows must be repaired and doors must be tight-fitting to prevent insects and rodents from entering the property.
- Keep eavestroughs and downspouts in good repair. Direct them away from any building foundation. This helps 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 at least 21°C (70°F) during the day (7 a.m. – 11 p.m.) and at least 18°C (65°F) overnight (from 11 p.m. – 7 a.m.).
- Plumbing systems must be in good repair and provide hot water that is at least 43°C (110°F). Hot water temperature should not exceed 57°C (135°F), as it can cause severe burns.

Basement rooms

- Basement rooms used for sleeping must have two clear exits. One exit can be a window, provided it is at least 38 cm (15 inches) in width or height, with a minimum of 0.35 m² in area (3.77 ft²) and it can easily open 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 to prevent damage to the home, and the transmission of disease through bites and feces.
- Keep kitchens and food storage areas tidy. Store food 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 action or call an exterminator before the problem gets out of hand.

Fire pits

- Backyard fires must be in appropriate receptacles, and at least 3 m (10 ft) from overhead wires and combustible materials, including decks, fences, and trees.
- Only burn clean, untreated wood (no garbage, painted materials, or renovation waste).
- Never leave a fire unattended and always put the fire out with water before leaving the area.

Vehicles

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

Providing rental accommodations in your home

- Single family dwellings can have up to two boarders who pay room and board, and live with the family as part of the family unit. Bedroom doors must 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/Documents/Brochures/Student-Housing-Boarders-and-Rooming-Houses.pdf or call Zoning and Permits office at 204-986-5140.
- Short-term rentals are temporary accommodations rented for payment by a property owner or primary tenant for a continuous period of less than 30 nights. All short-term rentals require a business licence. For more information, visit winnipeg.ca/shorttermrentals

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/

Please note: this resource does not contain all property standards requirements for the City of Winnipeg. All City bylaws, including the Neighbourhood Liveability By-law, are available at winnipeg.ca

Questions or concerns? Visit winnipeg.ca or contact 311

