

Bed Bug - Rights and Responsibilities of

LANDLORDS and TENANTS



BED BUGS ARE BECOMING A COMMON PROBLEM IN MANITOBA. Knowing your rights and responsibilities and acting quickly on them will help stop the spread of the bug.

WHO IS RESPONSIBLE WHEN A BED BUG INFESTATION IS DISCOVERED IN A RENTAL UNIT?

If tenants have, or think they may have a problem with bed bugs, they should immediately tell their landlord. Once landlords have been told, it is their responsibility to make sure their units are pest-free. However, tenants are responsible for cooperating with the landlord's plans to control the bed bugs.

WHEN CAN A LANDLORD ENTER TO INSPECT A RENTAL UNIT?

Landlords have the right to enter rental units to do inspections, treatment, and maintenance. They must give tenants a minimum of twenty-four hours and a maximum of two weeks written notice of entry.

WHO'S RESPONSIBLE FOR GETTING A RENTAL UNIT READY FOR TREATMENT?

Getting ready for bed bug treatment takes time and work. Landlords should give tenants written directions on how to prepare for the pest control treatment. Tenants are responsible to follow the directions from the landlord or the exterminator to prepare for the treatment. Landlords must give tenants enough notice so that they have time to get everything done. Some tenants (especially the elderly and those with special needs) may need help getting their unit ready. Landlords should work with their tenants to make sure they have the support they need to prepare properly. This will help to reduce costs and the need for repeated treatments.

WILL OTHER UNITS NEED TREATMENT?

If the exterminator believes there may be a need to treat other apartments, landlords will need to inspect those units as well. Once landlords have given the tenants in other units twenty-four hours written notice, the exterminator can inspect those units.

WHO PAYS FOR PEST CONTROL COSTS?

Landlords are responsible for the costs of pest control treatment. Landlords can file a claim with the Residential Tenancies Branch if they feel tenants caused them extra costs (for example, not allowing an exterminator in at a scheduled time, or not preparing their unit for the treatment). Landlords may also file a claim for the entire cost of treatment if they can prove that a tenant caused an infestation (for example, if they can prove that a tenant brought in an infested mattress etc.). The branch will hold a hearing and hear both sides to decide on the issue.

WHAT IF LANDLORDS WON'T TAKE ACTION?

If landlords refuse to help when tenants tell them of a bed bug problem, tenants may get in touch with the branch for information on whom to contact. Tenants in Winnipeg may want to call 311 and speak to a bylaw officer about the problem. Outside of Winnipeg, tenants should contact the provincial health inspector or the municipal bylaw officer for their region. If tenants feel that they have had to discard property or belongings because their landlord didn't treat the bed bugs, they may file a claim at the branch for damages. Tenants must be able to prove that the landlord was negligent and caused them a loss.

WHAT IF TENANTS DON'T PREPARE THEIR UNITS FOR PEST CONTROL TREATMENT?

If tenants refuse to cooperate and do what is required, landlords may refuse to treat the unit. If this leads to further infestation and costs, landlords may give tenants notice to end the tenancy and file a claim against the tenant for costs. A hearing would be held at the branch to decide if the tenancy would end and if the tenant would be responsible for the landlord's costs.

See our fact sheet **Bed Bug Removal – Information for Tenants** for information about detection and prevention. Copies can be picked up at any branch office or go online to Manitoba.ca/bedbugs.

For more information call **1.855.3MB.BUGS** (1.855.362.2847),
email: bedbugs@gov.mb.ca or visit: Manitoba.ca/bedbugs

Manitoba 