



# HOUSE HUNTING IN WINNIPEG

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## Private Rentals

Listings for immediate housing has evolved greatly in recent years from newspaper classified ads and housing boards to online listings.

We find that most independent landlords smaller management companies use the “[Winnipeg - For Rent](#)” section on Kijiji. This is a free service for landlords, and they can control exactly when ads go up and come down. As a result, this is the most up-to-date listing service there is. Another online rental board that has many Winnipeg listings is [www.rentboard.ca](http://www.rentboard.ca)

Other rental listing services include the [Winnipeg Rental Network](#) and the Renter’s Guide which is still in print and available at most banks and many convenience stores.

Be wary of [possible scams](#) when using online listing sites.



## Social and Subsidized Housing

Several agencies provide subsidized housing. Most of them have waiting lists but you may want to register to for future needs. They include:

- [Government of Manitoba Social Housing](#)
- [Winnipeg Housing Rehabilitation Corporation](#)
- [Westminster Housing Society](#)
- [Kinew Housing](#)
- [Lion’s Housing](#) (55+)

Two newer rental projects that might be of interest are [West End Commons](#) on St. Matthews Avenue in the West End) and [Merchant’s Corner Housing](#) on Pritchard Avenue in the North End)

### Before You Rent:

There are several good guides dealing with what to be aware of when renting accommodations in Winnipeg. They include:

- New Journey Housing’s “[Renting a Home in Manitoba](#)” booklet
- Winnipeg Rental network’s “[Finding and Applying for Housing](#)” web page
- Manitoba Residential Tenancies Branch’s “[First Time Renter](#)” web page

## The Rights and Responsibilities of Tenants and Landlords:

The Manitoba Residential Tenancies Branch (RTB) outlines the basic rights and responsibilities of tenants in their pamphlet entitled "[What Manitoba Tenants Need to Know](#)". It also has [a series of fact sheets](#) on topics ranging from how security deposits work and the importance of a condition report to giving proper notice when you are ready to move out.

The RTB can also be contacted in person at 1700 - 155 Carlton Street, Winnipeg, by phone at 204-945-2476, or by email at: [rtb@gov.mb.ca](mailto:rtb@gov.mb.ca)

The Winnipeg Rental Network's website offers an online or printable "[Tenants and Landlords Guide](#)".

## In Case of Dispute With a Landlord:

If a dispute arises between you and your landlord consult this [Don't Risk Eviction Checklist](#) before acting. You don't want to be on the hook for expenses related to breaking your lease.

Contact the RTB with your concerns and find out what action you can take. Options for solving a dispute can include [mediation](#) or a [hearing](#). service

You can also speak to the [Tenant Landlord Cooperation \(TLC\)](#) program offered by the North End Community Renewal Corporation. They have a staff member who works on a city-wide basis. This non-profit organization can advise you about what actions you can take, do a site inspection, advocate to your landlord on your behalf and assist you in your dealings with the RTB.

The TLC is located at 509 Selkirk Avenue and can be contacted by phone at 204-927-2334 or by email at [info@necrc.org](mailto:info@necrc.org).



## Affordable Home Ownership Programs

Even on a limited income, home ownership may not be out of reach. Below are three programs that may be off assistance. These programs have waiting lists, so, like subsidized housing, may be a medium of longer-term housing solution.

- [Housing Opportunity Partnership \(HOP\)](#) offers brand new infill homes with four appliances in established inner-city neighbourhoods. For more details go to [www.hopwinnipeg.ca](http://www.hopwinnipeg.ca) or contact Frank at (204) 772 – 2100 or [frank@zappiagroup.com](mailto:frank@zappiagroup.com)
- [SEED Winnipeg's Inner-City Homebuyer Program](#) helps low-income earning families to save towards a down payment and closing costs for a home. For more details go to [www.seedwinnipeg.ca](http://www.seedwinnipeg.ca) or contact SEED at 80 Salter Street, (204) 927-9935 or [info@seedwinnipeg.ca](mailto:info@seedwinnipeg.ca)
- [Habitat for Humanity](#) partners with families who are ready for the responsibility and challenges of homeownership but would not qualify for a traditional mortgage. For more details go to [www.habitat.mb.ca](http://www.habitat.mb.ca) and click "home ownership" or contact Brenda at (204) 235-2405 or email [info@habitat.mb.ca](mailto:info@habitat.mb.ca).