



# Community By-law Enforcement Services

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CBES is responsible for:

-  Licensing “rooming houses”, as per the Doing Business in Winnipeg (DBIW) By-law No. 91/2008.
-  Enforcing maintenance and property standards under the Neighbourhood Liveability By-law, Vacant Buildings By-law, and other related by-laws.

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# Doing Business in Winnipeg By-law 91/2008

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- The DBIW By-law refers to “rooming house” type rental properties as “Converted Residential Dwellings with Shared Facilities”.
  
- **“Converted residential dwelling”** means a building which was originally designed for use by one or two families, but has been converted so as to provide more than two suites or more than one suite with a commercial occupancy (*Residential Fire Safety By-law No. 4304/86*)
  - Renovations/alterations done under Development or Building Permit
  - Building and Fire Inspections completed
  - Additional suites/rooms/kitchens/bathrooms have been legally established
  - Some or all of the rental units share kitchen and/or bathroom (“shared facilities”)
  - Zoning approval obtained and property description shows multi-tenant use

## Converted Residential Dwellings with Shared Facilities

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### This does not include:

- Personal care homes or group homes, licenced by the Province of Manitoba
- Homes shared by a group of people under a single lease agreement
- Owner occupied homes that house up to two (2) boarders, who reside as part of the family unit
- Bed and Breakfast businesses (these are licenced separately)



## Approvals needed prior to issuance of a licence

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1. Zoning approval (Planning, Property and Development Dept.)
2. Occupancy Permit (Planning, Property and Development Dept.)
3. Fire Prevention Officer inspection for compliance with Residential Fire Safety By-law (Winnipeg Fire Paramedic Service)
4. By-law Enforcement Officer inspection for compliance with Neighbourhood Livability By-law (Community Services)

## ■ When a concern about a property is reported to 311

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- CBES conducts an investigation (24 hrs – 10 business days, average, depending on risk)
  - Orders are issued for by-law violations
  - Vacate Orders are issued for unsafe living conditions
  - Orders are followed up on (24 hours to 90 days)
  - Referrals are made as needed (Fire, Zoning, Health)



## Education, Cooperation, Enforcement

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### Failing to comply with Orders can result in:

- Remediation for non-compliant properties (i.e. yard clean-ups - costs charged to property tax bill)
- Enforcement for repeat offenders, or cases of gross neglect (i.e. no water or no heat in a rental property), Common Offence Notices are issued.

## To make a service request to CBES:

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- Call or email 311 (please include as much information as needed for BEO to investigate, request a call back)
- Investigations normally conducted within 10 business days, and within 24 hours for high priority calls (lack of heat, lack of water, sewer back up, infestation, gross insanitary conditions).