



EVICTIION – FIRE SAFETY

- You could be evicted if you are living in a house that does not meet the Province of Manitoba Building and Fire Safety Codes.
- Many houses in Ft. Richmond and University Heights have been subdivided into multiple separate bedrooms and do not meet the Province of Manitoba Building and Fire Safety Codes.
- Most TENANT EVICTIONS occur in Ft Richmond and University Heights because the landlord is not meeting Province of Manitoba Building and Fire Safety Codes.

FIRE SAFETY:

If you are living in a house has been subdivided into many bedrooms, and has bedrooms in the basement, you may be living in a home that does not meet the Province of Manitoba Building and Fire Safety Codes and risk being evicted.

This home could be putting your life in danger, and you may be evicted at any time by either a Fire Commissionaire or a By-Law Officer.

If you are renting a room, the landlord must have a smoke detector in the room. Tell your landlord immediately if you don't have a smoke alarm or the alarm isn't working.

- **Call the Winnipeg Fire Prevention Branch at 204-986-8200 if your landlord doesn't repair or replace your smoke alarm within 24-hours!**
- **Call the Residential Tenancy Branch 204-945-2476 for further questions if you are not sure if your room is fire safe.**

BASEMENT BEDROOMS

A bedroom is NOT permitted in a basement if there is only one exit out of the basement. To legally have a bedroom in the basement, the house must have two separate basement exit locations in case there is a fire. If the stairs are blocked in a fire, there needs to be another exit.

The other exit is often the window in the bedroom you have rented. Many older houses in the Ft. Richmond and University Heights area have small narrow windows that are not up to current Building and Fire Safety Code standards. You need to have a large basement window to crawl out of if there is a fire.

- If you are living in a basement bedroom it must have a large window. The attached diagram represents legal and correct window sizes. If the windows are smaller and a Fire Commissionaire or By Law Officer investigates, you could be **immediately evicted**.

CORRECT SIZE OF BASEMENT WINDOWS in DIAGRAM

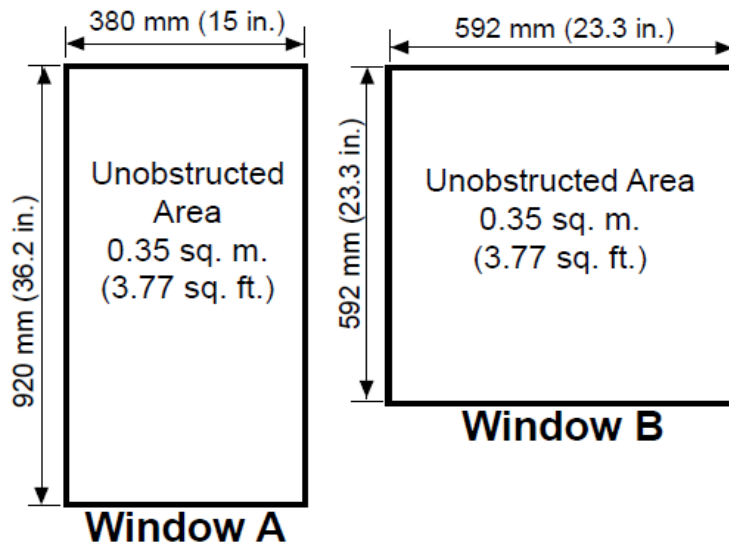
If you are living in a basement bedroom that does not have the correct window size, this is a fire hazard and if a Fire or By Law inspector investigates, you could be immediately evicted. Tell your landlord to install the correct size of window, or move to a safer residence.

- The attached diagram represents the correct size of basement window.

FIGURE 1 - Bedroom window area and dimensions.

APPROVED

Windows A and B
CONFORM to height,
width and area
requirements.



NOT APPROVED

Window C conforms
with height and width
requirements; **DOES
NOT CONFORM** to
area requirements.

