



BC Manufactured Home Owners
Serving Home Owners on Leased Land Since 1971

July 2019 Newsletter

Formerly known as the Active Manufactured Home Owners Association, we are lobbying for changes to the Manufactured Home Park Tenancy Act to make it fairer for Homeowners and Landlords

Thank You for supporting us with your membership dues!

Please note effective October 2018, Joyce Klein has resigned from the Board of Directors of BCMHO, formerly AMHOA. If you need to contact us you can send email to bcmhoinfo@gmail.com or write us at BCMHO, Box 47007, Langford BC , V9B 5T2

Working for Manufactured Home Owners Since 1971

This province-wide organization works on behalf of the over 37,000 Manufactured Home Owners in BC. We are a non-profit organization made up of volunteers, funded by manufactured home owners in British Columbia. We work together with District Associations and members around the province.

Owners of manufactured homes situated on rented lots in manufactured home parks are home owners, renters and taxpayers. They therefore face a unique situation with problems common to all three roles. The vast majority of landowners are fair and reasonable, it is only a small percentage that are unfair or unreasonable to the homeowners.



The NDP Government Hears Our Concerns!

We have met with Government officials 3 times since January of this year and feel our concerns are being heard! These ongoing discussions assist BCMHO to continue to advocate for Manufactured Home Owners throughout the Province of British Columbia.

New: Compliance and Enforcement Unit

Often a homeowner will win an arbitration against a landlord, however there was no mechanism in place to ensure the landlord followed through with the ruling and there was not a lot the homeowner could do about it except take it to court with all the costs and delays associated with that.

As of June 1, 2019, The Residential Tenancy Branch has established a Compliance and Enforcement Unit to conduct investigations of repeated or serious non-compliance with tenancy laws or orders of the Residential Tenancy Branch, issue warnings to ensure compliance and if necessary, administer monetary penalties.

The unit is not an alternative to the branch's information and dispute resolution services nor as an alternative way to enforce orders through the courts.

Complaints may be submitted for consideration of an investigation only when all attempts to resolve the matter have been made through the Residential Tenancy Branch dispute resolution service and have not resulted in compliance.

The unit will assess complaints based on repeat and serious contraventions of the law or failure to comply with orders. The first step will most often be educating and informing the parties as to what their responsibilities are. For continued non-compliance, fines of up to \$5000 per day may be levied.

Examples of matters that the unit investigates:

- Landlords repeatedly attempting to evict renters illegally
- Refusal to complete health and safety repairs; and
- Illegal rent increases

Visit the Resources section on our website for more information

Expedited Hearings

Ordinarily, the soonest an application for dispute resolution can be scheduled for a hearing is 22 days after the application is made. This helps ensure a fair process by giving the respondent ample time to review the applicant's case and to respond to it.

However, there are circumstances where the director has determined it would be unfair for the applicant to wait 22 days for a hearing. These are circumstances where there is an imminent danger to the health, safety, or security of a landlord or tenant, or a tenant has been denied access to their rental unit. The director has established an expedited hearing process under Rule 10 to deal with these cases (see RTB Rules of Procedure). The expedited hearing process is for emergency matters, where urgency and fairness necessitate shorter service and response time limits. Visit the Resources section on our website for more information.

Items BCMHO continues to promote

- **Compensation for homeowners if a park is closed**
- **The use of standard government forms for Leases and Rent Increases**
- **Assignment of lease**
- **Arbitrations**
- **Standard Park Rules**

Park Rules

Park Rules are one of our concerns we are working with Government to have standardized.

In 2018 the Rental Housing Task Force recommended reviewing existing legislation and regulations on manufactured home park rules to include guidelines about what park rules may and may not do, the amount of notice needed for rule changes and to provide guidance on what occurs if park rules conflict with lease or contract rules.

With so many Landowners creating their own rules, many people do not realize that **"If a rule goes against the Act, the rule is trumped by the Act and the Regulations"**.

To see the Act and the Regulations in its entirety Visit the Resources section on our website for more information.

This page has links to pretty much everything out there that pertains to Manufactured Home Ownership.

Proportional Rent Increases

Many home owners are not aware of the fact that the Act states that the **"proportional amount"** of the increase/decrease means the **"sum of the difference"** in local government levies and the change in utility fees divided by the number of manufactured home sites in the landlord's manufactured home park.

What this means is that if a utility cost or taxes go down, the landlord must reflect that in the rent increase/decrease. It cannot simply be left blank and not be accounted for. Receipts or statements must accompany a rent increase or be available on request for proportional rent cost increases. You should pay particular attention to this and remember; the landlord must provide these records if you wish to see them.

Emergency Preparedness Plan (EPP)

You may want to volunteer to set up a team in your park, it is not a lot of work and communities that have some sort of plan in place fare much better in the aftermath of an event. An EPP plan is up to the individuals in the park to coordinate.

Find out if Emergency Response management teams are active in your community. They can present and provide information on how to prepare and what to know before, during and after an emergency. For help in creating one you can visit the Resources section on our website for more information.

Did You Know?

The assessed value of manufactured homes on rented land as of January 2019 according to BC Assessment is \$3,061,097,337 dollars.

The assessed value of manufactured home parks as of January 2019 according to BC Assessment is \$2,206,183,084 dollars.

Officially, BC manufactured home owners have \$854,914,253 dollars **MORE** invested than the Park Owners, yet we have very little say in matters pertaining to us.

Good Faith Policy

Good faith is a legal concept, and means that a party is acting honestly when doing what they say they are going to do or are required to do under legislation or a tenancy agreement. It also means there is no intent to defraud, act dishonestly or avoid obligations under the legislation or the tenancy agreement. When the issue of an ulterior motive or purpose for eviction notice is raised, the onus is on the landlord to establish that they are acting in good faith. Visit the Resources section on our website for more information.

Shelter Aid for Elderly Renters (SAFER)

Lower income seniors renting in the private market may be eligible for a rent supplement through SAFER. New rules in 2018 increased the amount that may be reimbursed. Visit the Resources section on our website for more information.

The Sea of Paperwork Governing Manufactured Home Parks

It can be quite intimidating with the many volumes of documents to try to comprehend your rights and responsibilities. Even those of us who are browsing them on a continuous basis put more of the pieces together every time we read them! Here are links to some of the more important documents which are being updated regularly:

- **The Act:** Visit the Resources section on our website for more information.
 - **The Regulations:** Visit the Resources section on our website for more information.
 - **Tenant Policy Guidelines** (Not every single one applies to us, but many do): Visit the Resources section on our website for more information.
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Our Privacy Policy

Many home owners are afraid to speak out, as they fear their landlords. Because of this fear we have a privacy policy which simply states that we will not divulge members names or the number of members we have to anyone. The material on our web site does not constitute legal or professional advice and is presented as information only. We recommend you consult a lawyer if you want professional assurance that our information, and your interpretation of it, is appropriate to your particular situation.

Please note we will not be mailing out membership cards any longer, the money saved is used for promotional purposes to expand our reach.

Please feel free to forward this newsletter to anyone who may find it useful. Also, visit our website at www.bcmho.ca to send us interesting arbitration's or what have you. Any information that you share with us will not be shared with anyone else without your express written permission.

BC Manufactured Home Owners | [Website](#) Email: bcmhoinfo@gmail.com