



BC Manufactured Home Owners

Serving Home Owners on Leased Land Since 1971

Feb 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 more fair for Homeowners and Landlords

Thank You for supporting us with your membership dues!

New Name, New Look, New People - Same mission

Working For Manufactured Home Owners Since 1971

This province-wide Association actively promotes and supports an ongoing working relationship and partnership between Federal, Provincial and Local Government agencies, homeowner/tenants and the landowners/landlords of British Columbia's Manufactured Home Parks. We believe in and work towards keeping housing on rented land as an affordable housing option.

We are a non-profit Association 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 NDP Government heard our concerns!

Thanks to lobbying by our organization, 2 very important pieces of legislation became reality in 2018

Tenant Compensation when a park is closed for redevelopment was greatly improved and the 2% Bonus portion of Rent Increases for 2019 was eliminated. For details visit our website at www.bcmho.ca

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.

Park Rules

This is one of the many issues we are working on to have standardized. 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".

The Act states:

Section 32 (2) Rules referred to in subsection (1) must not be inconsistent with this Act or the regulations or any other enactment that applies to a manufactured home park.

The Regulations state:

Section 29 (1) Prior to a person's entering into a tenancy agreement with a landlord, the landlord must disclose in writing to that person all rules in effect at the time of his or her entering into the tenancy agreement.

(2) Subsequent to a tenant's entering into a tenancy agreement with a landlord, the landlord must give notice in writing to that tenant of any rule at least two weeks before the rule becomes effective.

To see the Act and the Regulations in it's entirety visit the Resources page on our website www.bcmho.ca.

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.

New Look, New Name

We recently changed our name and made a few other changes. In order to use our funds wisely we decided to give up the phone and communicate via email which is working very well. We give out our personal number if we are dealing with a particular issue or individual. We prefer to spend the funds to pay for research and to promote growth in our membership base.

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.

Shelter Aid For Elderly Renters (SAFER)

Lower income seniors renting in the private market may be eligible for a rent supplement through SAFER. Visit their website at www.bchousing.org for more information.

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.