



Active Manufactured Home Owners Society

Promoting Sustainable and Affordable Manufactured Home Communities in
British Columbia

BCMHO Newsletter 2025 January 9

This is a recap of our lobbying efforts as a stakeholder in 2024 on the gains we made in the Act and regulations regarding manufactured home owners.

1. RTB Form 10: This form is used on transferring a manufactured home from one person to another and used correctly transfers title guaranteeing the existing rent and benefits are transferred to the new owner. The Act reads that that the landlord's **consent** is required to assign a tenancy. RTB were using the word **permission** in communications. RTB agreed they were in error. A small victory.

2. Executor/Executrix: RTB confirmed to us that by law an executor/executrix replacing a deceased home owner can sign the RTB-10 form. Some park owners have been taking the position they can't, trying to prevent consent so they can raise the rent to the incoming purchaser. Another victory.

3. Park rules: As you know, we have been asking for changes to regulations regarding park rules for some time. In spring 2024 new rules came into force on new form RTB-56A including that only one change is now permitted each 12 month period. Font size also increased to facilitate reading. Home owners tenants must have a 3 month notice of any changes and a few more items. A larger victory.

4. Annual rent increases: Management of a mixed use park (manufactured homes and RVs) arbitrarily decided that manufactured homes took up more space, hence were charged over 50% of all the proportional increased amount. Management lost at arbitration. RTB decided June 2024 that if a park was also used for other uses such as RVs, campgrounds, residential housing, or other mixed use facilities; manufactured homes **MUST** be calculated separately. Park owners can only claim charges to local govt levies and utilities fees proportional to the use by manufactured home sites. A much larger win.

5. Proportional rent increase issue. Proportional rent increase is the **change in local government levies and fees in the previous 12 months** split over pad renting home owners and applied monthly. Adding this over the inflation increase is an increase on top of an increase. What would make sense is to remove the inflation increase applied to levies and fees from the increase in levies and fees. This would mean the increase in rent should be reduced when the levies and fees increased less than the inflation rate. BCMHO is lobbying to have the proportional amount removed altogether.

6. Three other upcoming issues: BCHMO took three issues prioritized by our Legislative Committee to the RTB Stakeholders group in September. We anticipate receiving a response at the January 2025 stakeholder's meeting.

- Needed legislative changes regarding Park redevelopment
- Assignment and subletting review
- Eviction Notice Report.

Share this newsletter with your neighbours! Either print it and post it on a community bulletin board if there is one or send it to your neighbours' emails. Encourage them to join us. The more we are, the stronger we will be and the louder our voice!

Visit our website at bcmho.ca or Email us at bcmhoinfo@gmail.com

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