



Advocating for sustainable and affordable Manufactured Home Communities in B.C.

ANNUAL REPORT 2025





Park Associations getting organized...



**Manufactured Home Community
Relocation Assistance Policy**

<https://www.nanaimo.ca/your-government/projects/manufactured-home-community-tenant-relocation-assistance-policy>

Forward Committee

Information Cards



**IMPROVED SECURITY AND WELLBEING
FOR OWNERS OF MANUFACTURED HOMES**



WE ARE...

- Active Manufactured Home Owners Society of B. C.
- 12 volunteer board and committee members
- growing membership of 425+ home owners
- Representing 65,000 manufactured home owners/residents



Done Awaiting Distribution

Media Blitz

- Contact lists for journalists and influencers
- Creating social media presence
- Garnering news articles
- Changing biased perceptions
- Highlighting need for changed legislation

In Process

Plan for Legislative Reform

- Draft Briefing Note
- Reach out to Ministers of Housing and Municipal Affairs, Finance, and Solicitor General to review and harmonize conflicting Acts
 - Lobby MLAs on relevant Legislature Committees
 - Lobby our local MLAs
 - Bring legislation harmonizing Act to the legislature floor for approval
 - Bring new “Affordable Housing on Leased Land” legislation for approval

In Process- timeline 2 years

BCMHO at the Residential Tenancy Branch

MHPOABC	BCMHO
<ul style="list-style-type: none">• Abandonment• Pre-approval Capital Expenditure• Proportional Rent Increases• Assignment and Subletting	<ul style="list-style-type: none">• Park Closures• Evictions• Assignment and Subletting
Mortgage Form 1097	



Homeowner Advocacy Training

- Delivered by Paul Legace
- Gave in depth overview of the Manufactured Home Park Tenancy Act (MHPTA)
- 45 members registered, 37 attended
- Next trainings: will focus on specific tactics for dealing with common issues at RTB.



Thank You

Motions and Resolutions

Members Motion- that the BCMHO continue to represent manufactured-home owners across B.C. AND to promote manufactured home ownership as an affordable housing option for all British Columbians.



By-Law Amendments consented to by Board of Directors Nov 20, 2025

Special Resolution That the Bylaws of the Active Manufactured Home Owners Society be amended as follows:

Section 1.1 -- Definitions

In these Bylaws:

"**Act**" means the Societies Act of British Columbia as amended from time to time;

"**Board**" means the directors of the Society;

"**Bylaws**" means these Bylaws as altered from time to time;

"**Voting Member**" means a Regular Member or a Member at Large who is in good standing

1.1.a **"Regular Member"** is a member who is, or has been within the previous two years, an owner-occupier of a manufactured home located in a manufactured home park in British Columbia, or in a location that falls under the MHPTA and MHPTR, and has paid the required membership dues or fees to the Society, if any.

A "Regular Member" may be a Director of the Society, may Move or Second a motion to be voted on by the Membership or by Directors, may vote and hold named positions in the Society, and may participate or lead committees or action groups as outlined by the Directors.

1.1.b **"Member at large"** is a member who lives in BC and has an interest in the activities of the AMHOS/BCMHO but does not qualify as a 'Regular Member', and has paid the required membership dues or fees to the Society, if any.



Section 2.3 – Membership Dues

The Board may set membership dues or fees by resolution, subject to ratification of the membership.

Section 2.4 – Member Not in Good Standing

A Member is not in good standing if the Member:

- fails to uphold the constitution of the Society,
- does not comply with these Bylaws,
- engages in conduct materially detrimental to the Society's purposes, or
- is delinquent in fees or dues for a period of at least six months.

The Board must provide written notice of the alleged infraction. The Member must be given an opportunity to respond in writing or at a Board meeting. The Board will decide by resolution whether the Member is in good standing.

The Member may appeal the decision to the membership at the next general meeting. While not in good standing, the Member relinquishes privileges including voting, moving or seconding motions, and holding board positions.

Section 3.1 – Notice of General Meeting

Notice will be sent by email and posted on the Society's website according to the Societies Act before the meeting.

Section 4.2 – Election and Appointment of Directors

At each Annual General Meeting, voting members elect or appoint the Board. The Board may appoint Ex Officio Directors. Ex Officio Directors may attend Board meetings and contribute to discussions but do not vote and are not counted toward quorum. Ex Officio Directors may attend and advise but do not have the power to move or second motions.

Section 4.2.1 – Terms of Office

Directors are elected for two-year terms. A term expires at the close of an Annual General Meeting.



Elections-Candidates

- ***Ken Nentwig***
- ***Murray Cantelon***
- ***Angie Gursche***
- ***Amanda Giene***