

PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION NEWSLETTER

PO Box 22020, Penticton, BC, V2A 8L1

Website: www.pdmhoa.ca

April 2016

Welcome to our Spring Newsletter. We publish semi-annually in April and October. We aim to inform and educate residents of manufactured home parks (MHP) of their rights, and how membership in our association can help with ensuring those rights are complied with. We are a resource for residents, and sometimes even advocate for them. See page 2 for details.

We have many members who continue to support our work. We also have parks in some areas that do not participate. We continue to reach out to them, but need members and representation from them. We also need newsletter delivery people. See page 5 for details. Residents in some of these parks are asking for our help with issues relating to the quiet enjoyment of their homes. We reserve the right to only serve members.

Recently, our association helped residents of one of our parks form a tenant's association. See page 9 for details. Our membership is growing and our website is continuously improving as a resource. See page 4 for details.

Our 2016 membership drive is underway. We greatly appreciate new members and renewals, which funds the work we do here in the South Okanagan and Similkameen area. Call your Park Rep or one of our contacts!

ANNUAL GENERAL MEETING and ELECTION of DIRECTORS

**Friday, May 27 starting at 1:00 PM in Penticton
at the Royal Canadian Legion Hall (502 Martin St.)**

All paid-up members are eligible to run for Director. All residents of manufactured home parks are invited. Refreshments will be served after the meeting with opportunities to engage with Directors, Park Reps, and neighbours sharing information and concerns.

How does P&DMHOA help Members

Our association is all about the rights and wrongs that exist in our MHP's as we balance positions of homeowners on rented land with their landlords and managers. If you are in a dispute with your landlord/manager, the first step is to try to resolve it with them directly or through their manager. Our website has a lot of relevant information that may be useful.

PDMHOA works to assist tenants in manufactured home parks with issues related to park landlords/managers not complying with the BC Manufactured Home Park Tenancy Act. These include illegal pad fee increases, eviction notices, park rules not treating all tenants equally and fairly, threatening or harassing tenants verbally or in writing, and not providing a safe healthy environment. PDMHOA does not get involved with issues between tenants.

If you cannot resolve the issue, members of our association can contact us for assistance. If you are not a member and want our help, we will only recommend where you can search for help. You are on your own.

If you do experience such an issue that cannot be resolved with your Landlord, there are other options open to you. The BC Residential Tenancy Branch and the Penticton & Area Access Centre both provide no charge assistance. See website www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies for details on the RTB. See page 8 for details on PAAC.

If you are a member of PDMHOA, you can call Ray at 250-487-1225, Rick at 250-499-9034, or Dianne at 250-499-2665 for advice on how to proceed with your problem. Calls are accepted between 9:00 AM and 6:00 PM.

We are here to provide advice only. We cannot legally act on your behalf with these agencies. You have to contact them yourself; but we can provide contact information, forms etc.

***Another useful resource for finding advocacy support in BC is
website www.povnet.org***

P&DMHOA Executive & Directors 2015/2016

President	Hugh Chown, Oliver
Vice-President	Rick Lousier, Ollala
Secretary	Merle Kindred, Penticton
Treasurer	Ray Nuttall, Penticton
Membership	Dianne Jackson, Keremeos
Director	Carol Freeman, Oliver
Director	Gerry Gilligan, Penticton
Director	June Clarke, Osoyoos
Director	Stan Smallemberg, OK Falls
Director	Elaine Chretien, Penticton
Director	Michael Slack, Summerland

New directors will be elected at the Annual General Meeting on May 27.

Welcome Aboard!

- Mike Rebagliatti, Park Rep (#23) for Summokan in Summerland.
- Sue Walker, Park Rep (#19) for Golden Arrow in OK Falls.
- Georgina McBeth, Park Rep (#1) for Acacia Court in Keremeos.
- Sheila Montgomery, Park Rep (#103) for K Mountain in Keremeos.
- Holly Ross, Park Rep (#C28) for Peachcliff Estates in OK Falls.
- Ken Curry, Park Rep (#78) for Gallagher Lake Village in Oliver.
- Doug Walmsley, Newsletter Deliverer (#77) for Gallagher Lake Village in Oliver.
- Jackie Kilgour, Newsletter Deliverer (#34) for Tumbleweed in Oliver.

We'd love to see you join this list of new volunteers to help your park!

Membership Report

Our association covers the RDOS area: Penticton, Summerland, Oliver, OK Falls, Osoyoos, Keremeos, Ollala, and Princeton. 35 parks in this area had members in 2015, and more parks were added in 2016. See our website for a list of parks.

As of year-end 2015, we had 650 paid-up members. This is an increase from 611 members at the end of 2014.

Website enhancements

We greatly appreciate our webmaster, Ray Bibby, who has updated and enhanced our website. It explains what our association does and who the Directors are. You will find lots of useful and relevant information about living in MHP's including BC legislation that governs the rules for them. The website shows our Park Reps and Newsletter Delivery people. Visit www.pdmhoa.ca to check it out yourself.

The website has a section called “**Victories**”. These pages describe numerous situations where PDMHOA has helped tenants resolve issues with their landlords/managers. These include settling rent increase disputes, tree issues, unsightly vacant pads and more. These cases show why membership in the association can be beneficial when something goes wrong. Your membership fee helps fund this work and entitles you to help from the association if you run into a problem.

Do You Have The 11th Edition Of The BC Seniors Guide?

Every BC household needs to have a copy to enrich their lives. It has 200 pages of extremely valuable reference information, services, resources, and a directory with all contact information that covers every aspect of senior's lives in BC. Call the Senior Advocate's office at 1-877-952-3181 and ask for your free copy to be mailed to you. Or you can pick up copies at any Service BC office.

Want to Advocate for Your Tenant's Rights?

The following parks have no representation or no newsletter delivery people. Residents in these parks could someday find themselves in tough situations where their rights are not being respected, or where they may not even be aware of what their rights are in a bad situation.

If you live in any of the following parks and are interested in pursuing the benefits, please contact us. We would like to see more homeowners step up in preserving their own rights. Delivery of this newsletter to residents of unrepresented parks may end if no one volunteers.

Princeton has no Park Reps or Newsletter Delivery people in any of the 6 parks: **Deblyn, Lynnwood, Martin's Lake, Penryn, Pines, Taylor Mill.**

Keremeos: Lucky R has no Park Rep or Newsletter Delivery. **Copper Ridge and Riverside Estates** have no Park Reps but do have Newsletter Delivery.

OK Falls: Skaha Terrace has no Park Rep or Newsletter Delivery.

Ollala: Ollala, Ollala MHP & Campground, Stewart's, Victoria Pines, Whispering Pines have no Park Reps or resident Newsletter Delivery.

Oliver: Tradewinds Estates, Country Lodge and Weeping Willow have no Park Reps or Newsletter Delivery. **Tumbleweed and Green Acres** have no Park Reps but do have Newsletter Delivery.

Penticton: Figuera's, Holiday and Whitewater need Park Reps.

If your park has NO Park Rep to collect your membership dues, please fill out your membership application and mail it with your cheque today! Thank You. The more parks and tenants that join us, the stronger we are to have our voices heard effecting beneficial changes for your protection and quality of lifestyle in your park!

New Manufactured Homes

An interesting phenomenon is occurring in some of our MHPs. With the value of land increasing along with population, some older homes are being replaced with new manufactured homes or areas of parks are being repurposed for more units. Older units are either dismantled and salvaged and disposed of or hauled away on flatbeds to be used elsewhere. Site work includes new utilities, pad reconfiguration, and often pruning or removal of existing landscaping.



Costs for these changes are shared variously among the landlord, the new tenant, and the manufactured home company. In one case, the city was approached for a variance as the size of the new home affected existing setbacks. New pad rents also apply.

It's interesting to note the evolution of terminology for living in homes on rented land. First it was trailers where it was assumed you could just hitch your home to a truck and haul it away. Then it became mobile homes which were more permanent in nature – bigger, wheels often long gone, and additions added. Now it is manufactured homes which are usually double-wide factory units hauled in on big flatbed rigs and then joined, skirted with porches and steps often added.



The Tenancy Act still considers these homes “mobile” and the closure of a park provides only for one year free pad rent from the landlord. The failure of the Act to



keep up with the evolution of homes on rented land is a continuing concern. However, we welcome these new neighbours, note the positive changes in some of our parks, continue our education as to tenants’ rights, and maintain our desire for comfortable, affordable living in well-managed, friendly communities.

Your association has convinced all local Municipalities to adopt a M.H.P Redevelopment Policy that addresses the displacement of tenants in the event of park redevelopment. Check our website under Redevelopment for the applicable Redevelopment Policy that would affect your park

Smoke Alarms and CO₂ Detectors

Last fall, the City of West Kelowna implemented a campaign to test and replace smoke alarms in manufactured homes in their city, at no cost to the homeowner.



Our Association contacted every municipal and RDOS Fire Department in our area asking to do the same. Some responded, some did not. Nevertheless, the ultimate responsibility rests with the home owner. We urge you to make sure your home is protected with a working Smoke and CO₂ detector. Manufactured home fires are usually catastrophic with serious potential for loss of life.

Penticton & Area Access Centre

209 - 304 Martin Street, Penticton BC V2A 5K4

250-493-6822, Toll free 1-866-493-6822

www.accesscentre.org

The Access Centre is a useful resource when a homeowner requires assistance, information, legal help, or advocacy. The centre helps with landlord issues, income assistance programs, disability applications, employment insurance, where to get food, legal information, debts, family and health matters, and income taxes. There is a disability advocate to help with Persons With Disabilities applications and appeals.

Services are confidential and at no cost.

A number of MHP tenants have utilized the free legal advocate service for successful negotiation in arbitration and when having problems that could be solved with just a letter to the landlord.

Tenant's Rights: Do you need help dealing with an eviction notice? Is your landlord refusing to do repairs? Is your manager threatening you in some manner? Have you been given an illegal rent increase? PAAC can help.

People with disabilities: Eligibility and applications for provincial and federal disability benefits; appeals, reconsiderations, and tribunals.

Small Claims, Debt & Human Rights Complaints: PAAC has skilled advocates who will listen, explain your legal rights and assist you to ask for what you need from a government agency, doctor, landlord or even a neighbour. They help you make applications, assist you with forms, plan an appeal, accompany or represent you at a hearing and make referrals to other agencies.

Speaking up for yourself or having an advocate help you find your voice is important. PAAC seeks to empower women and men to ask for and receive what they need from government agencies and the community. This gives you more control over your own life to make your choices and informed decisions.

PAAC's regular drop-in hours in Penticton are 1 pm – 4 pm on Monday through Thursday, with no drop-in on the second Wednesday of each month.

PAAC offers a separate advocate for outreach service in Oliver, Osoyoos, and Keremeos. Call (250) 535-1099.

PAAC also offers an outreach service for Summerland on Tuesdays. Call (250) 490-7101.

Peach Cliff Estates Residents form Tenants Association

On March 14, 2016 Tenants/Home Owners from Peach Cliff Estates (OK Falls) met at the OK Falls Seniors Center. The tenants formed an association of the home owners, which is called Peach Cliff Estates Manufactured Home Owners Association (PCEMHOA).

A full board was elected: Chair – Holly Ross, Vice Chair - Lorraine Armstrong, Secretary - Audree Sikorski, Treasurer – Dora Keet, Newsletter Editor - Dianne Steward, Grievance Officer – Lorraine Armstrong, and 4 Directors: Marylyn Clayton, Rick Knox, Velva Popowich, Gerry Light. The bylaws were adopted.

PCEMHOA wishes to extend thanks to the members from PDMHOA for attending this meeting, being so valuable beforehand as well as at the meeting making the process go so smoothly, and for paying all the set up costs.

Peach Cliff residents can contact Holly to get information about the new park association or to join, as well as for matters relating to PDMHOA or to join.

Holly Ross, Park Chair – PCEMHOA (Unit C28), Park Rep - PDMHOA
Hpross6969@gmail.com 1-250-859-2301

If your Park would like information or a consultation on setting up a Tenants Association, guidance, documentation and for P&DMHOA members financial assistance; don't hesitate to contact P&DMHOA for help.

Use the RTB-10 Form to Transfer Your Pad Rent to Your Purchaser

Every owner selling their home in a BC MHP should use form RTB - Request for Consent to Assign a Manufactured Home Site Tenancy Agreement. This ensures that the purchaser assumes your pad rent.

Under the MHPTA, you have the right to sell using the RTB-10 form. Do not let a realtor, landlord or manager tell you can't use it. Serve it with a witness or send it registered mail. If you do not use the RTB-10, the landlord/manager may raise the pad rent to whatever they want. Some pad rents recently have been raised \$50 to \$100 a month.

The benefits to the seller can possibly be a quicker sale and getting more equity out of their home. The purchaser can save thousands of dollars in pad rent over the years. If a number of tenants do not use the RTB-10 when selling and the landlord raises the pad rents considerably on several units in the park, the landlord can go to arbitration saying several of his pad rents are below comparable pad rents. If the landlord gets an Arbitrator sympathetic to his request, he can get authorization to raise all pad rents in the park. This happened in two parks: one \$55 a month, the other \$100 over two years.

Shelter Assistance for Elderly Renters

MHP tenants are eligible for Shelter Assistance for Elderly Renters (SAFER). Pad fees are considered rent. If you are 60+ years old, and your monthly gross income is less than \$2,223 (\$2,423 for couples), and you pay more than 30% of it for pad rent, you may be eligible for rental assistance.

You can determine if you qualify and about how much you may qualify for by using an online calculator. To find the calculator, use Google to search for "SAFER housing calculator". This takes you to a webpage that describes the calculator. It has a link in the second paragraph that takes you to the calculator. Set it to "heat not included" in pad fees, assuming that is the case. For an application, call BC Housing at 800-257-7756, check their website at www.bchousing.org or visit your local Service BC Office.

A Guide for Manufactured Home Park Landlords & Tenants in British Columbia

This 48 page publication was revised in 2015 and is an overview of the Manufactured Home Park Tenancy Act and Regulation. Every Tenant living in an MHP should have a copy and read it so you know your rights under the act. You can get a copy at Service BC. You can also download the latest version at www2.gov.bc.ca/assets/gov/housingandtenancy/residentialtenancies/guides/mhpguidebook.pdf. If you are in a dispute, refer to the full Act.

Home Renovation Tax Credit for Seniors and Persons with Disabilities

The Home Renovation Tax Credit for Seniors and Persons with Disabilities assists eligible individuals 65 and over and persons with disabilities with the cost of certain permanent home renovations to improve accessibility or be more functional or mobile at home.

The program started April 1, 2012 so your renovation expenses must happen on or after this date. You're eligible to claim the credit for the year if on the last day of the tax year you're a resident of B.C. and a senior or a family member living with a senior.

Budget 2016 proposes to amend the seniors' home renovation tax credit to extend the program to individuals who may be eligible to claim the disability tax credit and to family members living with those individuals.

The proposed amendment will be effective for renovation expenses made or incurred under an agreement entered into on or after February 17, 2016. The credit will be renamed the **Home Renovation Tax Credit for Seniors and Persons with Disabilities**.

Details at: www2.gov.bc.ca/gov/content/home/featuredservices/services/seniors-home-renovation-tax-credit

P&DMHOA 2016/17 Meeting Schedule

May 27	Annual General Meeting	Penticton
Jun 10	Executive Meeting	Penticton
Sep 9	Executive Meeting	Penticton
Oct 21	Executive Meeting - Newsletter pick-up	Penticton
Nov 18	General Meeting	Keremeos
Dec 2	Executive Meeting	Penticton
Jan 6, 2017	Executive Meeting	Penticton
Jan 27	General Meeting	OK Falls
Feb 24	Executive Meeting	Penticton
Mar 24	General Meeting	Oliver
Apr 28	Executive Meeting - Newsletter pick-up	Penticton
May 26	Annual General Meeting	Penticton
Jun 9	Executive Meeting	Penticton

***** Save this newsletter for future reference *****

MEMBERSHIP

Our only source of income is your membership fee. If you value the efforts of this Association, your \$10 annual membership is a token investment (less than three cents a day) in our shared future. Membership forms and payments can be given to your Park Rep or mailed to: P&DMHOA, P.O. Box 22020, Penticton, B.C. V2A 8L1. Cheques payable to **PDMHOA** please.

2016 Membership (calendar year) Renewal _____ or New _____

Name _____

Unit # _____ Park _____

Address _____ City _____

Postal code _____ Email _____

Phone: Home _____ Cell _____

Thank you for your moral, financial and volunteer support for our association.