

**Penticton & District Manufactured Home Owners Association  
NEWSLETTER**

PO BOX 22020, PENTICTON, BC, V2A 8L1

Website: [pdmhoa.ca](http://pdmhoa.ca)

(P&DMHOA)

OCTOBER 2019

Incorporated on July 19, 1985 under the Society Act

*Your Voice For Manufactured Home Owners*

**WHAT DO I GET FOR MY \$10 MEMBERSHIP PER YEAR?**

*This question comes up especially from new home-owners and home-owners whose park is not under any particular threat at the moment and life is just comfortable.*

***This is the highlights of what you get:***

\* *a dedicated group of volunteers who are working on your behalf to see all Landlords /Managers comply with the Manufactured Home Park Tenancy Act, providing a safe, healthy, well maintained park and treating all tenants equally and fairly with understanding and compassion, so you can live in peace and harmony.*

\* *four general meetings you can attend; get answers to your concerns and information (Keremeos, Penticton, OK Falls, Oliver and an annual meeting in Penticton.)*

\* *two newsletters a year that are of interest specifically to the homeowners in Manufactured Home Parks filled with valuable articles. (like in this newsletter.)*

\* *a super website at - [pdmhoa.ca](http://pdmhoa.ca) with archived newsletters full of a wide variety of knowledgeable information and arbitrations we have won. (use when you need to)*

**KEREMEOS GENERAL MEETING at Royal Canadian Legion Hall**

**SATURDAY NOVEMBER 2, 2019 at 1:30 PM**

**All tenants of manufactured home parks are invited. Bring your questions/concerns for answers. Refreshments served after the meeting with opportunities to purchase memberships, engage with Directors, Park Reps, sharing information, concerns, and visiting.**

**PENTICTON GENERAL MEETING at Oasis United Church**

**2964 Skaha Lake Road south of Walmart opposite side of street**

**SATURDAY NOVEMBER 30, 2019 at 1:30 PM**

**Lots of parking in the parking lot; easy wheelchair accessibility.**

**All tenants of PENTICTON manufactured home parks are invited. Bring your questions and concerns for answers. Refreshments served after with opportunities to purchase memberships, engage with Directors, Park Reps, sharing information, concerns, visiting and making new friends.**

## What Do I Get For My \$10 Per Year?

Continued from page 1

(More topics of the website's valuable topics are on the bottom of page 4)

\* Members help and information phone numbers on top of page 6

\* Members support when you have a disagreement or problem (or are given an eviction notice) with the Landlord/Manager. We can't fight your battle but we can give you advice, support, direction what to do and supply some of the ammunition.

\* You get an affiliation of like-minded manufactured homeowners through your membership in P&DMHOA- giving us strength together in numbers.

\* P&DMHOA working with the ACTIVE association. The premier & housing minister achieved valuable changes in the MHPTA: saving tenants 2% annually in pad rent and removing the landlord's capability of going to arbitration to have lower pad rents increased dramatically to higher pad rents of comparable units. (These changes are saving tenants yearly \$ 100.00 to \$ 1500.00 per year) Also, greatly improved fair compensation for your home if a park closes or is redeveloped. (Assessed value)

If you value the efforts of this Association, please join us in our shared future to bring about effective valuable change to the MHPTA for tenant protection and increased financial benefits. The more tenants and parks that support their P&DMHOA, the more diversified talents, members and income we will have to achieve a positive future for our parks.

***We thank all of our members for their financial, volunteered continuous support.***

We can only work with and act on existing members' behalf. We continually guide, advise, support and work with all our members, but only association members are eligible for possible financial assistance in certain critical circumstances.

We urge you to become knowledgeable about your rights under the Manufactured Home Park Tenancy Act (MHPTA) of BC to protect yourself from unforeseen events.

**Harmonious parks have changed overnight with new owners or managers who don't know the MHPTA or don't administer their park using the MHPTA. Page 2**

**\*\*\* THE PAD RENT INCREASE FOR 2020 is 2.6% \*\*\***

IN ADDITION THERE CAN BE PROPORTIONAL AMOUNTS FOR INCREASES TO GOVERNMENT LEVIES AND UTILITY FEES.

**THAT TAKE EFFECT ON YOUR ANNIVERSARY DATE**

**DO YOU WANT TO SUCCESSFULLY SELL YOUR HOME IN A M H PARK?**

*If you want to sell at a fair price in a reasonable time frame without hassles and problems then you must use the RTB-10 FORM TO PASS YOUR PAD RENT ON TO THE PURCHASER. If you do not use the RTB-10 form the landlord may raise the monthly pad rent to the purchaser to whatever sum they like. The purchaser may only purchase your home if they get a lower purchase price from you for the home to compensate for a higher pad rent. A higher pad rent can affect your ability to sell. Purchasers sometimes will walk away because of the higher pad rent. Landlords recently have Raised Pad Rents by \$50.00 to \$265.00 a month to Increase their Income. You can get the RTB-10 form at service BC.*

For complete detailed instructions for successfully using the RTB -10 form go to our website - pdmhoa.ca and open the October 2018 newsletter center pages 6 & 8.

**Penticton & District Manufactured Home Owners Association**

**DIRECTORS AND PARK REPS**

Carol Freeman	- Dir/PR/ Secretary	- 250.498.8427	- #42 Tradewinds – Oliver
Ken Curry	- Dir/PR/Treasurer	- 250.498.2885	- #78 Gallagher Lake Village – Oliver
Mary Soltys	-Dir/Membership	- 250-485-0202	- #97 Gallagher Lake Village – Oliver
Betty Campbell	- Park Rep	- 250-408-5534	-#8 Country Pines - Oliver
Sue Walker	- Park Rep	- 250.462.4128	- #19 Golden Arrow OK Falls
Gerry Gilligan	- Dir/Park Rep	- 250.492.0267	- #304 Pleasant Valley - Penticton
Elaine Chretien	- Dir/Park Rep	- 778.476.5839	- #15 Burnaby Gardens – Penticton
Lloyd Witkowski	- Park Rep	- 250.462.5519	- #26 Pines Village - Penticton
Bill Morey	- Park Rep	- cell 250.462.5217	- #206 Dauphin – Penticton
Jim Hamden	- Park Rep	- 778-215-3884	-# 3 Lakeview Terraces - Summerland
Mike Rebagliati	- Dir/Park Rep	- 250.462.1257	- #23 Summokan – Summerland
Ken Holland	- Park Rep	- 250-488-8674	- #15 Summokan – Summerland
Pat Huff	- Dir	- 250.494.7635	- #30 Summokan – Summerland
Montgomery	- Park Rep	- 250.499.4141	- #103 K Mountain – Keremeos
McBeth	- Dir/Park Rep	- 250.499.0202	- #1 Acacia Court Keremeos
Anna Brook	- Consultant	- 250.295.3099	- #34 Deblyn Princeton

Sheila

Georgina

*If your park is not listed above your park has no representative to P&DMHOA to keep tenants informed and protected. Would you like to be a Park Rep for your park? Call one of the **help phone numbers P 6** for information or to volunteer to be a Park Rep*

## **SAFER – SHELTER AID FOR ELDERLY RENTERS**

Manufactured Home park tenants are eligible for this program. Pad fees are considered rent. If you are 60+ years old and your monthly gross income for singles is less than \$2,446, (\$2,666 for couples) and you pay more than 30% of gross income for pad rent, you may be eligible for rental assistance. Call BC Housing at 1-800-257-7756; check their website at [www.bchousing.org](http://www.bchousing.org)  
Visit Service BC to get information & brochure.

**THE GOVERNMENT RESIDENTIAL TENANCY BRANCH OF BC WEBSITE HAS LANDLORD AND TENANCY INFORMATION.** It is quick and easy to navigate. There is a wealth of information and forms.

If you have questions you can find answers quickly. Know your rights and responsibilities under the Manufactured Home Park Tenancy Act of B. C.

[WWW.gov.bc.ca/landlordtenant](http://WWW.gov.bc.ca/landlordtenant)

Phone – 1-800-665-8779 toll-free - EMAIL: [HSRTO@gov.bc.ca](mailto:HSRTO@gov.bc.ca)TENANTS

## **LAWYER REFERAL SERVICES of BRITISH COLUMBIA**

You can get in touch with a lawyer through the lawyer referral services available in many communities. The service is a program that lets you meet with a lawyer to discuss your legal problem. The cost is \$25.00 plus taxes for the first half hour. 1.800.663.1919

## **P&DMHOA WEBSITE- [pdmhoa.ca](http://pdmhoa.ca)**

Visit the Website frequently as it is updated periodically with very valuable information pertaining to Mfg Homeowners; the **Manufactured Home Park Tenancy Act**; news and upcoming events; MHP locations, park size, aerial view and directions to the park. Archived newsletters are a great resource for information and answers for many of your questions and concerns plus resource links to RTB & AMHOA. Don't have a computer, then ask a friend to tour the website with you. Our website is maintained by our volunteer webmaster, Ray Bibby, who no longer lives in a home park.

*We sincerely thank Ray for his continued, devoted volunteer services.*

Anything you agree to in writing you are bound to, your rent can be increased by any amount. Be careful what you sign Know your rights under the MHPTA. Page 4

*New Name, New Look, New People - Same mission.*

Formerly known as the Active Manufactured Home Owners Association, they are lobbying for changes to the Manufactured Home Park Tenancy Act to make it fairer for homeowners and landlords and to provide improved protection for homeowners.

**Issues they are working on for 2019:**

1. Clarify the tenant compensation if a park is closed.
2. Eliminate the “Proportional Rent Increase” (Pass through increase expenses)
3. Assignment of lease to the next tenant (RTB-10 pad rent enforcement)
4. Clarify standard park rules (A set of standard park rules for all parks)

**\*\*\* Visit the website at [www.bcmho.ca](http://www.bcmho.ca) for a wealth of information \*\*\***

\* For more improved tenant benefits, greater protection and to receive all their very fact-filled informative newsletters, *become a member of BCMHO >*

**Residential Tenancy Branch Compliance and Enforcement Unit.**

**KEY INFORMATION**

The Compliance and Enforcement Unit (CEU) is not an alternative to the Residential Tenancy Branch information and dispute resolution services nor to existing mechanisms to enforce orders through the courts. • The unit will conduct investigations of repeated or serious and deliberate non-compliance with the tenancy laws or with decisions or orders. • The function of the unit is separate and distinct from information and dispute resolution services. • The unit has the authority to issue warnings to ensure compliance and if necessary, administer penalties of up to \$5000.00 per day. • The unit does not take anonymous complaints. • Members of the public who report an issue to the unit do not receive any portion of any monies collected through this process, nor are they informed about the status of the complaint.

Resources: [www.gov.bc.ca/landlordtenant/compliance-and-enforcement](http://www.gov.bc.ca/landlordtenant/compliance-and-enforcement)

Complaint submission form (CEU-1)

**\*\* HELP IS JUST A PHONE CALL AWAY FOR MEMBERS: \*\***

**If you are a member of P&DMHOA, (Sorry, if you are not a member of P&DMHOA we cannot help you) call Ken 250-498-2885, Gerry 250-492-0267, Carol 250-498-8427 or Mike 250-462-1257. If you have questions, concerns, want to know your rights under the MHPTA, been threatened, given a RTB eviction notice, for advice on how to proceed with your problem, call us.**

**Please call ONLY Between 9:00 AM & 6:00 PM: Thanks**

**Penticton & Area Access Society (PAAS)**

209 - 304

Martin Street, Penticton BC V2A 5K4

Toll free. 1-866-493-6822 • Phone 250-493-6822 • Fax 250-493-6827

<http://accesscentre.org>

This program offers information and assistance for those people living in the South Okanagan & Similkameen. **Services are confidential and at no cost.**

MHP tenants have utilized this service for successful negotiation for tenant's rights: people with disabilities: eligibility and applications for provincial and federal disability benefits; appeals, reconsiderations, and tribunals.

They offer many services.-small claims, debt & human rights complaints, legal advocacy, tenancy and landlord, free tax assistance, resources and referral, outreach, service directory-60 pages - The Little Book of Resources and Community services. **EVERY ONE SHOULD GET A COPY**

They have 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 can 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 to everyone. They seek to empower women and men to ask for and receive what they need from government agencies and the community.

PAAS's regular drop-in hours in Penticton are 1 pm to 4 pm on Monday, Tuesday, Thursday, and Wednesday 1pm to 3pm. Closed second Thursday of every month. PAAS offers a separate advocate for outreach service in Oliver, Osoyoos, and Keremeos. Call (250) 535-1099. Also offers an outreach service for Summerland on Tuesdays. Call (250) 490-7101.

***Another resource for finding advocacy support in BC: [www.povnet.org](http://www.povnet.org)***

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**IMMEDIATE ACTION & RESPONSE IS NEEDED NOW, CALL TODAY**

**\*\*\*Urgently Need Park Reps & Newsletter Delivery People\*\*\***

**\* Call Members phone #'s on Page 7 for Information or to VOLUNTEER**

**No park rep means no voice or ongoing dialogue between your park and the MHPTA to protect you and educate you on your rights.**

**No newsletter delivery person in your park means your park may not get your newsletters in the future. Volunteer today to make a difference.**

**PENTICTON: Figueira's, Holiday, White Water: Need \*Park Reps**

**OK FALLS: South Valley RV: Need \* Park Rep & Newsletter Deliverer**

**PEACHCLIFF ESTATES: Need \* Park Rep**

**OLIVER: Tumbleweed, Green Acres, Weeping Willow: Need \* Park Reps**

**OSOYOOS: Avalon, Boundary, Watson: Need \*Park Rep & Newsletter Deliverer**

**KEREMEOS: Lucky R, Riverside Estates: Need \* Park Rep. Copper Ridge**

**RIDGEVIEW: Need \* Park Rep and Newsletter Deliverer**

**OLLALA: Cherrywood, Ollala, Ollala MHP, Stewart's, Victoria Pines and Whispering Pines: Need \* Park Reps and resident Newsletter Deliverers PRINCETON: Need \* Park Reps and Newsletter Delivery people in 6 Parks**

*\* Tenants should never talk to the landlord/manager without a witness present.*

*\* All communication between tenants and the landlord/manager need to be in writing. If a landlord/manager asks you to do something verbally, do not do it. Tell them they must put it in writing. If not in writing, do not do it.*

*\* Do you have a 24- hour emergency phone number for your landlord /manager for emergencies? The MHPTA says all tenants in the park should have one.*

*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! Thanks.*

*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, offering peace and harmony in your park and better resale values!*

**Penticton & District Manufactured Home Owners Association**  
**Meeting Schedule - All Meetings at 1:30 pm**

Nov 2/19 General Meeting	Keremeos Sat
Nov 15/19 Executive Meeting	Penticton Fri
Nov 30/19 General Meeting	Penticton Sat
Dec 6/19 Executive Meeting – <i>Lunch 1PM</i>	Penticton Fri
Jan 10/20 Executive Meeting	Penticton Fri
Feb 8/20 General Meeting	OK Falls Sat
Mar 6/20 Executive Meeting	Penticton Fri
Mar 28/20 General Meeting	Oliver Sat
Apr 24/20 Executive Meeting – <i>News Letter Pick Up</i>	Penticton Fri
May 30/20 Annual General Meeting	Penticton Sat
Jun 12/20 Executive Meeting – <i>Summer Recess</i>	Penticton Fri

**\* \* KEEP THIS NEWSLETTER HANDY FOR EASY REFERENCE \* \***

**Membership - Don't Delay Join TODAY! THANK YOU**

**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. We want to continue to publish newsletters and fight for your rights and protection from increased fees and landlords/managers who do not comply with the MHPTA . **If you have No Park Rep collecting your membership, please mail your Membership TODAY. Thank You.**

**2020 MEMBERSHIP FORM: RENEWAL \_\_\_\_\_ NEW \_\_\_\_\_ PLEASE TICK**

**Penticton & District Manufactured Home Owners Association**

P.O. Box 22020, Penticton, B.C. V2A 8L1

**NAME \_\_\_\_\_ UNIT # \_\_\_\_\_**

**PARK NAME \_\_\_\_\_ CITY \_\_\_\_\_**

**MAILING ADDRESS \_\_\_\_\_ POSTAL CODE \_\_\_\_\_**

**PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_**

**ANNUAL DUES: \$10.00 per site. Cheques payable to PDMHOA**

General donations are greatly appreciated; please make cheques payable to PDMHOA

***Thank you for your moral, financial & volunteer support to YOUR association***

***OUR STRENGTH IS IN OUR MEMBERSHIP ---- ARE YOU A MEMBER?***