

PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION
NEWSLETTER

PO BOX 22020, PENTICTON, BC, V2A 8L1

Website: pdmhoa.ca

October 2013

The P&DMHOA was incorporated on July 19, 1985 under the Society Act. For 28 years we have published Newsletters twice annually in April & October to keep all Residents in Manufactured Home Parks aware of their rights under the Manufactured Home Park Tenancy Act of BC. We continually advise, support and work with all our members, keeping them up to date of changes that could affect THEM. The area we cover is the RDOS - Osoyoos to Summerland to Princeton.

**GOVERNMENT SET MAXIMUM ALLOWABLE RENT INCREASES
THAT TAKES EFFECT IN 2014 ON YOUR ANNIVERSARY DATE**

.2 % INFLATION RATE PLUS 2% BONUS FOR LANDLORDS

FOR A TOTAL OF 2.2%

THIS INCREASE IS NOT DISPUTABLE

IN ADDITION TO THE 2.2%

**THERE CAN BE A PROPORTIONAL AMOUNT FOR INCREASES
TO GOVERNMENT LEVIES AND UTILITY FEES.**

THIS PART IS DISPUTABLE

GOVERNMENT FORMS AND RECEIPTS ARE REQUIRED

IF YOU AGREE IN WRITING,

*YOUR RENT CAN BE INCREASED BY ANY AMOUNT YOU AGREE TO
BE CAREFUL WHAT YOU SIGN*

P & DMHOA Website: pdmhoa.ca Please visit the web site frequently as it is updated often with valuable information pertaining to Mfg Homeowners. Upcoming Events, MHP Locations, News, Interesting Facts, Resources, Links, RTB & AMHOA. Don't have a computer then ask a friend to bring the web site up and tour it with you. This web site is maintained Thanks to our Webmaster Ray Bibby.

**NEXT GENERAL MEETING Nov 15TH 2013 1:00 PM KEREMEOS, LEGION HALL
ALL RESIDENTS OF MANUFACTURED HOME PARKS ARE INVITED
BRING YOUR QUESTIONS, CONCERNS, FIND OUT WHAT'S NEW THAT COULD AFFECT YOU!**

“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.” We are more vulnerable to intimidation and abuse from Landowners, Manufactured Home Park Owners or Managers than other renters because of our position as owner/renter of the pad and because of the investment we have in our homes. P&DMHOA works with all our members on eliminating or substantially reducing problems so that we have the same enjoyment as other homeowners, security of tenure, home equity protection, and the support of local governments for assistance with some of our challenges because we are property taxpayers. Your best protections rely on acts, regulations, and especially having knowledge of BC’s Manufactured Home Park Tenancy Act. **“Your P&DMHOA Executive, Directors & Park Reps” can help all Member Home owners. We have a long, strong history with our members of advocacy since July 1985.**

1. Question: My Landlord wants me to sign a new Tenancy Agreement.

Answer: You only have to sign one Tenancy Agreement, when you move into the Park. It remains in effect as long as you stay there. A Landlord cannot change a term of the Tenancy Agreement without your permission. In fact, your Tenancy Agreement can be assigned to the person who subsequently purchases your home, transferring your existing pad rent subject to the terms of the RTB-10 Assignment form.

2. Question: My Landlord wants to change the Park Rules.

Answer: The Landlord establishes the Park Rules, and you should receive a copy when you sign the Tenancy Agreement. The Landlord may change or repeal a Park Rule but must give each Tenant a dated written notice of change, two weeks prior to the change taking effect. If a new rule effects a reduction in services you may go to arbitration requesting a reduction in pad rent. You are not required to sign acceptance of the new Rules or sign a letter saying you received new rules and you will abide by them. Non-enforcement of park rules can be a problem.

The Rules must apply equally and in a fair manner to all Tenants.

Note: Some Landlords combine the Tenancy Agreement and Park Rules in a single Document. This can cause problems, because the Landlord has the right to change the Park Rules, but is not allowed to change any part of your original Tenancy Agreement. This situation often leads to the Dispute Resolution process through the Residential Tenancy Office.

3. Question: The new Park Rules contain a change to the previous Pet Policy. Does this mean I have to get rid of my Pet?

Answer: Changes to the Pet Policy do not apply to any Pet previously allowed in the Park, however, if you subsequently want to replace that Pet with a new one, the new Pet would be subject to the most recent Policy.

4. Question: The Landlord has indicated that he intends to designate the Park a “Seniors Only” Park. I do not qualify as a Senior. Can he make me move out of the Park?

Answer: A Landlord can convert to a Senior’s Park, but this will only apply to new Tenants moving into the Park. The current Tenants don’t have to be concerned about eviction. In a Seniors Only Park, the Human Rights Code requires that at least one member of the household be at least 55 years old, but the Landlord cannot restrict the age of any other occupants of the home. For instance, a 60 year old Tenant, his 45 year old Spouse, their 25 year old Daughter, and 4 years old Granddaughter, could all live in the Home.

5. Question: My Spouse recently passed away. We live in a Seniors Park, but I do not qualify as a Senior. Does that mean I may have to leave the Park?

Answer: When a Tenant dies, the Heir or Administrator of the Estate, becomes an automatic assignee of the Tenancy Agreement. Such an assignment does not require the endorsement of the Landlord. You do not have to sign a new Tenancy Agreement. You are already a Tenant in the Park and the Landlord has no grounds to ask you to leave. If he tried to evict you based on an age restriction you have the option of disputing the eviction through the Tenancy Branch and /or the BC Human Rights Tribunal. **6.**

Question: Do I have to have an Electrical Inspection on my Manufactured Home before I can sell it?

Answer: Any manufactured home in BC that is offered for sale must meet the Safety BC Authority Directive No: D-E3 080606 1 Approval of Manufactured Homes. You can find all the information and forms on our website pdmhoa.ca under Electrical section, Directive. Members without a computer may get a hard copy from your association. For technical questions call Rick 250-499-8872. If you have electrical work to be done get 3 quotes. A home owner may take out an electrical installation permit and do the work themselves on their single family home prior to listing their home for sale and have the completed work inspected, when it passes get the Silver Tag.

More Examples of P&DMHOA Help To Our Members:

- *Assisting in recommendations for revising park rules.
- *Assisting residents, where possible, in problem solving and in the dispute settlement process. (Note: We are limited to giving information based on past experience. Only lawyers can give legal advice.)
- *At times offering physical or financial assistance to Member tenants in trouble.
- *Keeping an eye on rent increases and how they're handled at various MH parks.
- *Promoting & assisting in the establishment of local park associations working with tenants, park owners and managers in improving living conditions in the parks. The goal of such an association is fostering good communications & community spirit.

Dealing with a problem on your own can be stressful and intimidating and, in some cases, very costly. P&DMHOA Members know they can count on their organization for assistance when they need it. Membership in the Association is only \$10 a year. Join Today for only .0274 cents a day by completing the form on the back and mailing it along with your cheque. *You will be glad you did as it's comforting to know you will have the Association on your side should you need it.*

Together We Can Create Living In Harmony

Penticton & District Manufactured Home Owners Association

Meeting Schedule 2013/14

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|---|-------------------------|
| Oct 25/13 Executive Meeting - Newsletter Pick Up | Penticton |
| Nov 15/13 General Meeting | Keremeos |
| Nov 29/13 Executive Meeting - V. App. Luncheon | Penticton |
| Jan 10/14 Executive Meeting | Penticton |
| Jan 31/14 General Meeting | OK Falls |
| Feb 28/14 Executive Meeting | Penticton |
| Mar 28/14 General Meeting | Oliver |
| Apr 25/14 Executive Meeting - Newsletter Pick Up | Penticton |
| <u>May 30/14 Annual General Meeting</u> | <u>Penticton</u> |

Plus Short Executive Meeting After – Summer/Recess

KEEP THIS NEWSLETTER HANDY FOR EASY REFERENCE

P&DMHOA CONTACT PEOPLE

PLEASE CALL BETWEEN 9AM AND 6PM Thank you.

If you need information contact us by, phone, talk to your park rep or a director or go to our website pdmhoa.ca where there is a wealth of information and valuable links. **Penticton, Summerland:** Ray 250-487-1225, **OK Falls:** John McLeod: 250-497-6863
Oliver, Osoyoos: Hugh: 250-498-0145, Yvonne: 250-498-0876
Keremeos: Dianne & Ross: 250-499-2665, **Olalla, Princeton:** Rick: 250-499-8872

**TOGETHER WE HAVE MADE A DIFFERENCE
WITH YOUR HELP, WE WILL CONTINUE TO DO SO**

**Don't Delay! Join today! Our only source of income is your \$10.00 membership fee.
*Please mail your membership fee in now for 2014, so we may continue to publish your newsletter and fight for your rights and protection from increased fees & regulations.***

2014 MEMBERSHIP FORM: RENEWAL _____ NEW _____ PLEASE TICK

Penticton & District Manufactured Home Owners' Association

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

NAMES _____ PARK NAME _____ # _____

MAILING ADDRESS _____ CITY _____

POSTALCODE _____ PHONE _____

EMAIL _____ SIGNATURE _____

ANNUAL DUES: \$10.00 per site payable to P&DMHOA

General donations are greatly appreciated; please make cheques payable to P&DMHOA

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