

**PENTICTON & DISTRICT MANUFACTURED
HOME OWNERS ASSOCIATION**

NEWSLETTER

PO Box 22020, Penticton, BC V2A 8L1

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OCTOBER 2009

President's Message

For those of you who are new to the Association and are reading this Newsletter for the first time, I would like to welcome you and say thank you for joining us. A catch phrase I want to promote is, "TOGETHER WE CAN MAKE A DIFFERENCE". But of course, that can only happen with your support.

As has been said in the past by previous Presidents, and because of the number of parks and owner/tenants and their location in our district, which stretches from Summerland to Osoyoos and Princeton, it is one of the most difficult jobs of your Executive to keep all the members informed of the activities and changes that are occurring in our Association and province wide. We rely on our Park Representatives to keep you informed, but we do not have Park Reps in every Park. So to try and help that flow of information, the Association now has its own informational website which will contain breaking news; victories we are celebrating; links to past Newsletters; current redevelopment policies; resources, and a link to our provincial counterpart, the Active Manufactured Home Owners Association in Saanichton.

The Association website address is: <http://members.shaw.ca/pdmhoa>

I hope you use the website as a tool to keep yourselves and prospective new members more informed.

ELECTION OF OFFICERS

2009 -- 2010

President:	Ray Bibby	Burnaby Gardens, Penticton
Past President:	Ray Nuttall	Holiday Park, Penticton
Vice President:	Glen Moore	Sagewood, Keremeos
Secretary:	Yvonne Dundas	Tumbleweed, Oliver
Treasurer:	Bill Wennington	Figuiera's, Penticton
Directors:	Sheila Matheson	Tumbleweed, Oliver
	Jane Slavin	Pleasant Valley, Penticton
	Pat Huff	Summoken, Summerland
	Bob Otway	Pleasant Valley, Penticton
Special Director:	Bob Cartwright	Figuieras, Penticton
Park Reps:	Ray Nuttall	Holiday Park, Penticton
	Pat Huff	Summoken, Summerland
	Jane Slavin	Pleasant Valley, Penticton
	Bob Otway	Pleasant Valley, Penticton
	Ruby Besse	Pleasant Valley, Penticton
	Sharon Beairsto	Whitewater, Penticton
	Hugh Chown	Country Pines, Oliver
	Frank Chubb	Burnaby Gardens, Penticton
	Rich Pym	Figueiras, Penticton
	Brenda Sandeman	Tradewinds, Oliver
	June Clarke	Boundary, Osoyoos
	Matt Sterling	Watson, Osoyoos
	Russ Edgington	Oasis, Keremeos
	Tony Stansfield-Jones	Olalla, Olalla
	Tom Reilly	Lucky R, Keremeos
	Marge McIntyre	Country Pines, Oliver, Newsletter delivery
	Helen Quirling	Country Pines, Newsletter delivery
	Lois Joyce	The Pines, Penticton, Newsletter delivery
	Joy Noble	Cottonwood, Oliver, Newsletter delivery

Town of Osoyoos

The Town of Osoyoos has now amended their Land Use Procedures ByLaw to include the following: “Monetary compensation for the loss of both a mobile home and its site if the mobile home cannot be relocated, or for only the site if the mobile home can be relocated, taking assessment or market appraisal value into consideration.” As stated in the September issue of Active News, “Good work and congratulations to all who worked on this new bylaw for manufactured home park redevelopment in Osoyoos...This is the first area to include the new provision.”

Assignment of Tenant Agreement setbacks

Although the provision for Assignment of a Tenant Agreement with Park Owner consent is in the Act, it would appear that the Park Owners are continuing to ignore this by refusing to accept the prescribed Consent Request form delivered to them by the Seller. As reported by Hugh Chown, in his park the owner is demanding rent increases up to \$550 for new residents, thus causing a hardship for others trying to sell their units and causing the loss of sales and resulting in empty units. The other problem is that to go to arbitration is a long process and new buyers are not willing to wait 6 months to purchase a new home. It has been suggested that their new park association sit down with our association in consultation with our legal counsel Doug Anderson to see if we can find an alternative route in favour of the home owner who now has no recourse under the present rules and regulations of the Tenancy Act.

Direct Request Launch

On January 19th the government changed the process in favour of landlords to a “**Faster resolution when rent not paid**”. Landlords can now use a new process when submitting a dispute resolution application for an order of possession for unpaid rent or utilities. The **Direct Request** process is administered exclusively from written materials submitted along with the application. There is no need to participate in a conference call or an in-person hearing. With the new streamlined approach, the turnaround time for a landlord to get a decision might be as short as seven days. To use the Direct Request process, landlords must serve the new 10 Day Notice for Unpaid Rent or Utilities form.

Comment

So here we go again as we continue our fight to fairness and justice for the owner/tenants of our manufactured home parks in our district.

MEMBERSHIP or RENEWAL FORM
Penticton & District Manufactured Home Owners' Association
P.O. Box 22020, Penticton, B.C. V2A 8L1

NAME.....

PARK NAME.....PAD#.....

MAILING ADDRESS.....

CITY.....POSTAL CODE.....

PHONE.....EMAIL ADDRESS.....

SIGNATURE.....

Annual Dues are \$10.00 per Manufactured Home payable to the above.

2010 RENT INCREASE

Government has set the minimum increase for rents that take effect in 2010. it is **1.2%** inflation rate **plus 2%** bonus for landlords (**this 3.2% is not disputable**). **Plus** a proportional amount for increases to government levies & utility fees (**this part is disputable**). If you agree in writing, your rent can be increased by any amount you agree to. So be careful what you sign.

PLEASE BE AWARE OF THE FOLLOWING DEVELOPMENT.

Also be aware that many park owners are now splitting out many service charges such as garbage pickup, water and sewer charges as well as other items into a separate monthly total, and requesting a separate cheque for it. A sneaky way to get around the Provincial Government rent increase mandate and reduce the amount payable to us when a park is redeveloped or closed. The AMHOA and our Association want this amount to be allowed to be considered as part of the monthly rent costs the same as it is for the majority of renters that have these amounts included in the rent. The response from the officials was less than encouraging. AMHOA is continuing to pursue this item as well and although they realize that the government is busy with other things, they will continue their efforts at all levels of government.