

PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION NEWSLETTER

PO Box 22020, Penticton, BC, V2A 8L1

Website: www.pdmhoa.ca

October 2015

Welcome to the fall news and reviews of matters pertaining to living in a Manufactured Home Park (MHP). With the reality of increased land and home prices and the continuing lack of adequate affordable housing, we include information and insights that could provide peace of mind and ways of making your home more comfortable and cost-efficient.

We invite you to visit our website – pdmhoa.ca – for valuable information, extended discussion and documents pertaining to ownership of manufactured homes on rented land. The website includes information on upcoming events, MHP locations, news and resources, and links to key provincial government documents governing our relationship with landlords. Our website was created and is maintained by Ray Bibby with our sincere thanks.

The provincial government-set maximum allowable rent increase that takes effect in 2016 on your rental anniversary date is 2.9%. This is made up of .9% inflation rate plus 2% bonus for landlords. This increase is not disputable. In addition, there can be a proportional amount added for increases in government levies and utility fees with the amount divided equally among all tenants. This part is disputable with government forms and receipts required for verification. Check your rental increase to ensure it is within the allowed amount.

NEXT GENERAL MEETING

Friday, Nov. 13 starting at 1:00 in Keremeos at the Legion Hall.

All residents of MHPs are invited, especially those from KEREMEOS, OLALLA, and PRINCETON. Bring questions and concerns and find out what's new in MHPs. Refreshments will be served after the meeting with opportunities to engage with Directors, Park Reps, and neighbours sharing information.

P&DMHOA History

The P&DMHOA was incorporated on July 19, 1985 under the provincial Society Act. For 30 years we have published newsletters twice annually in April & October to keep 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 our members keeping them up to date about changes that could affect them. We cover the area in the RDOS from Summerland to Osoyoos to Princeton.

The Dispute Resolution process

Our Association is all about the rights and wrongs that exist in our MHPs as we balance positions of homeowners on rented land with landlords.

If you're in a dispute with your Landlord, the first step is to try to resolve it with them directly or through their appointed Manager.

If you cannot resolve it, as an Association member, you can contact us for assistance. Contact information is on the back page of this newsletter. Note that the Association helps only with Landlord disputes, not with disputes between Tenants.

The most serious conflict is a "Notice of Eviction". Here are situations and timelines:

- for non-payment of rent you have 5 days to pay or file for dispute resolution
- for one-month notice of eviction, you have 10 days to file for dispute resolution
- for one-year (12 months) notice of eviction (usually used when the Landlord intends to close the Park), you have 15 days to file for dispute resolution.

The resolution of most Landlord / Tenant disputes is found in the Manufactured Home Park Tenancy Act and Manufactured Home Park Regulations. Our website has links to the Act and Regulations, plus copies are available at Service BC offices.

The Party that is in contravention of the Act will lose the dispute.

To contact the Residential Tenancy Branch for Dispute Resolution, phone 1-800-665-8779 or email HSRTO@gov.bc.ca.

Note: If you agree in writing to any changes in your rental agreement, your rent can be increased by any amount. Question carefully and check with the Association before you sign.

Penticton & Area Access Society

PAAS is your local go-to office for information on a variety of services. In addition to tenant's rights, it offers information on disabilities assistance, provides legal advocacy and outreach, and helps with tax returns.

The office is at 304 Martin St., Ste. 209 in Penticton. The phone number is 1-866-493-6822. All services are confidential & no cost.

BC Seniors Guide

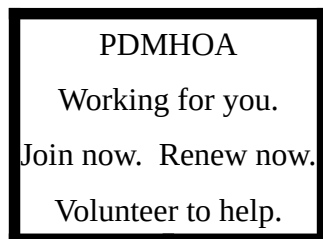
Do you have the 10th edition of the BC Seniors Guide? If not, check with your Service BC Office or call the Senior Advocate's office at 1-877-952-3181 and ask for your free copy to be mailed to you. It's 200 pages of valuable information.

BC Seniors Advocate Reports

The Office of the Seniors Advocate for BC has released 6 reports:

1. Caregivers in Distress: More Respite Needed
2. 2014/15 OSA Annual Report
3. Seniors Housing in BC, Affordable, Appropriate, Available
4. Placement, Drugs, Therapy Report
5. Seniors Advocate Survey results – Bridging the Gaps
6. The Journey Begins, Together We Can Do Better

Some of these reports may be relevant to you. They can be found at website www.seniorsadvocatebc.ca under Reports and Publications.



Water Wise in Winter

Tenants should understand they are responsible for water lines above the ground under their homes.

These water lines should be heat traced. This means that electric heating tape should be wrapped around the pipe and plugged into a ground fault electric receptacle under your home.

The plug in part of the heat tape should have a light indicator which indicates that the electricity is on at that point.

To be safe the pipe and heat tape can be insulated to keep the water pipe from freezing during a power failure. This should be checked yearly to make sure the electricity is on.

When away from your home for an extended time, it's a very good idea to locate the main water valve in your home and shut it off before leaving. Also turn off the valve to your toilet and flush the water from the tank.

To save money on electricity you should locate the electrical panel and turn off the circuit breaker to the hot

water tank. Attending to these matters will ensure that you will not return home to a serious water problem.

Arrange to have someone check on your home on a regular basis, as this is a requirement of your insurance policy.

The power in your home should never be turned off if you are leaving for extended periods of time.

The heat in your home should never be turned down below 10 degrees C for extended periods of time.

If you do nothing else when going on holidays, shut off the hot water line to your washing machine as if heat breaks down the rubber hose you will have a problem.

Feedback / Suggestions?

The print size for this newsletter has been enlarged for ease of reading. Please send feedback or suggestions to keithjohnson@shaw.ca or call Keith at (778) 476-5456.

Selling or Buying?

When selling or buying a home in a MHP, it is essential to use form RTB-10 to pass pad rent terms from the vendor to the purchaser.

This is a legal MHPA form the Landlord must accept and reply to in writing within 10 days. If they do not, it is automatic acceptance. The landlord may only refuse the purchaser for the reasons listed on page 6 of the RTB-10 form. If consent is unreasonably withheld, you can apply for an arbitrator's order to have the tenancy agreement assigned. If you do not use the RTB-10 form the landlord may raise the pad rent to the purchaser to whatever they like (\$50, \$75, \$150 + in your park).

If the Landlord keeps increasing pad rents on home sales, eventually there will be enough higher rents in the park to go to arbitration and try to get all the pad rents in the park raised to higher rents. This recently happened in a Summerland park.

Trees in a MHP belong to the land which the Landlord owns and is responsible to maintain at their expense to arborist safety standards. Section 26 of the Act confirms this. Tenants are not responsible for the trees on their pad and even if their park rules say so it is not enforceable under the MHPA. Your landlord can be taken to arbitration if they try to enforce the illegal park rule.

BC Housing S.A.F.E.R. Grant

S.A.F.E.R. is an acronym for "Shelter Assistance for Elderly Renters". It applies to homeowners on rented land in MHPs.

If you are 60+ years of age 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. For a grant application, call BC Housing at 1-800-257-7756, visit www.bchousing.org or check with your local Service BC Office.

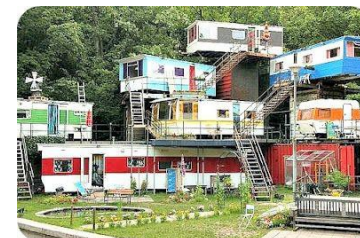
MHP Representation

To fulfill our association's mission, we work to have representatives for each of the more than 40 parks in our area. Our current Park Reps are:

- Penticton: Burnaby Gardens – Elaine Chretien (#15), Dauphin – Merle Kindred (#1), Holiday – Keith Johnson (#26), Pines Village – Roy Campbell (#4), Pleasant Valley – Gerry Gilligan (#304)
- Keremeos: OK – Russell Edgington (#13), Sagewood – Dianne Jackson (#28)
- Okanagan Falls: Golden Arrow – Sue Walker (#19)
- Ollala – Rick Lousier (#11 Cherrywood): Cherrywood Estates, Olalla, Stewart's, Victoria Pines, Whispering Pines
- Oliver: Country Pines – Gloria Luyten (#120)
- Osoyoos – June Clarke (#6 Boundary): Avalon, Boundary, Watson
- Summerland: Lakeview Terraces – Michael Slack (#9), Summokan – Mike Rebagliatti (#23)
- Princeton: None

We appreciate the effort Reps make on behalf of residents of their park.

We also acknowledge and thank the following who deliver newsletters and/or act as contacts: Al Molander, Donna Erickson, Russel Robinson, Alan Nathan, Ken & Diane Holland, Joy Nobel, Elizabeth Stanford, Maxine O'Driscoll, Helen Greg, Bradley Reid, and Paul Picard.



High-Rise MHP

Park Reps Needed

Would you like to help ensure that you and other residents of your park are treated fairly in accordance with rules outlined in BC legislation? That is one of the goals of our Association.

We are looking for Park Reps for the following parks:

- Keremeos: Acacia Court, Copper Ridge, K Mountain, Lucky R*, Riverside Estates
- Okanagan Falls: Peachcliff Estates, Skaha Terrace*
- Oliver: Cottonwood, Country Lodge*, Gallagher Lake Village*, Greenacres, Miss Buttercup*
- Penticton: Figueira’s, Whitewater
- Princeton: Deblyn, Lynnwood, Martin’s Lake, Penryn, Pines, Taylor Mill

* Parks with an asterisk also do not have Newsletter Delivery people. If you can do this, please let us know. There are 2 newsletters issued each year in October and April.

What does a Park Rep do?

Being a Park Rep is not a large time commitment. Duties include:

1. Collect membership dues.
2. Deliver newsletter twice per year.
3. Represent their park at meetings, about 6 to 7 per year.
4. Liaise with park owner/manager.

Out of pocket expenses are reimbursed. More details can be found on our website.

Park Reps benefit from learning about legislation and rules affecting tenants. They get to know neighbours in their own park, and make contacts in other parks and the Association.

If you would like to learn more about representing your park, please contact Keith at (778) 476-5456 or email keithjohnson@shaw.ca.

PDMHOA
 Membership is
 Only \$10 / year.
 Join or renew by mail or
 through your Park Rep.

2015-2016 Meeting Schedule

Nov 13	General Meeting	Keremeos
Nov 27	Executive Meeting – volunteer appreciation lunch	Penticton
Jan 8, 2016	Executive Meeting	Penticton
Jan 29	General Meeting	OK Falls
Feb 26	Executive Meeting	Penticton
Mar 25	General Meeting	Oliver
Apr 22	Executive Meeting – newsletter pick-up	Penticton
May 27	ANNUAL GENERAL MEETING	Penticton
June 10	Executive Meeting	Penticton

*** SAVE THIS NEWSLETTER FOR FUTURE REFERENCE ***

If you need information, check our website at www.pdmhoa.ca or contact a Director of the Association handling your region. Calls accepted between 9 a.m. and 6 p.m.

Penticton, Summerland: Ray 250-487-1225 **Olalla, Princeton:** Rick 250-499-9034 **OK Falls, Oliver, Osoyoos:** Hugh 250-498-0145
Keremeos: Dianne 250-499-2665

MEMBERSHIP

If you value the efforts of this Association, your \$10 annual membership is a token of investment in our shared future. Membership forms and payments can be given to your Park Rep or mailed to us.

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2016 Membership: Renewal _____ or New _____ Cheques payable to **PDMHOA** Mail to: P&DMHOA, P.O. Box 22020, Penticton, B.C. V2A 8L1

Name(s) _____

Unit# _____ Park _____

Address _____ City _____ Postal code _____

Phone: Home _____ Cell _____

Email _____