

Mobile Homes

Mobile homeowners enjoy the benefits of owning their own home, and they are also tenants if they rent a site at a mobile home park. The mobile home park is the landlord. The *Residential Tenancies Act* applies to mobile home sites.

Responsibilities specific to the mobile home park landlord include:

- disposal of garbage and other waste;
- snow removal and road maintenance;
- upkeep of the mobile home park's water supply, sewage and electrical systems; and
- keeping the mobile home park grounds in good repair.

Responsibilities specific to mobile home site tenants include:

- keeping the mobile home in good repair; and
- keeping the mobile home site in good repair.

A landlord cannot charge a fee for the following:

- entry into or exit from the mobile home park;
- installing a mobile home on a site in the mobile home park;
- removing a mobile home from a mobile home site; or
- testing water or sewage in the mobile home park.

No interference with rental or sale of mobile home

The mobile home park landlord may not:

- unreasonably restrict or interfere with the mobile homeowner's attempts to rent out or sell their mobile home;
- charge the mobile homeowner a fee for renting, selling or trying to rent or sell their mobile home. The landlord can only charge a fee if they have provided a service related to the rental or sale or attempted rental or sale.
- limit the occupation of the mobile home or mobile home site to a specific person or persons.

Rent increase for mobile home sites

The rules and regulations of rent increases for mobile home sites is the same as other tenancy agreements.

Ending a mobile home site tenancy

The rules and regulations for ending a mobile home site tenancy are the same as for other tenancy agreements, with a few exceptions. The following ways of ending a tenancy do not apply to mobile home site tenancies:

- Landlord or purchaser's use of property
- Demolition
- Condominium conversion

Notice for change in use of a mobile home site

There are specific requirements for mobile home site tenancies to end if a mobile home park owner wants to convert all or a major part the park to non-residential use or for use other than a mobile home park.

The landlord must have all the permits and approvals before they can give notice to end a tenancy to change use of a mobile home site. A notice to end the tenancy must be on the approved form.

The effective end date of the tenancy must:

- not be less than eighteen (18) months after the date the site tenant receives the notice;
- not be in December, January, or February;
- be the day before rent is due under the tenancy agreement.

In addition to the notice, the landlord must, on or before the effective date of the end of the tenancy, pay the tenant an amount that is twenty-four (24) times the rent payable by the tenant.

A tenant may dispute this notice to end tenancy by applying to the Residential Tenancies Office for dispute resolution within fourteen (14) days of receiving the notice.

Rent increase as notice to end the site tenancy

A mobile homeowner (site tenant) can treat a rent increase notice as a notice to end the tenancy. If the tenant wishes to end the tenancy for this reason, they must inform the landlord in writing within 30 days of receiving the rent increase notice.

The tenancy will end twelve (12) clear months after the tenant received the rent increase notice. If the 12th month falls in December, January or February, the tenancy will end the first day of March.

The tenant is not required to pay the rent increase during the 12-month notice period. If, during the 12-month notice period, the tenant requests to rescind the notice to end the tenancy and the landlord agrees, the tenant must pay the rent increase starting the effective date stated in the rent increase notice.