



MOBILE HOME PARK RESIDENTS

IS YOUR PARK GETTING REDEVELOPED?

Organizations that can help you understand your rights:

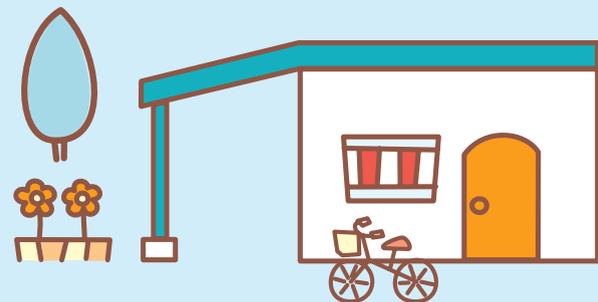
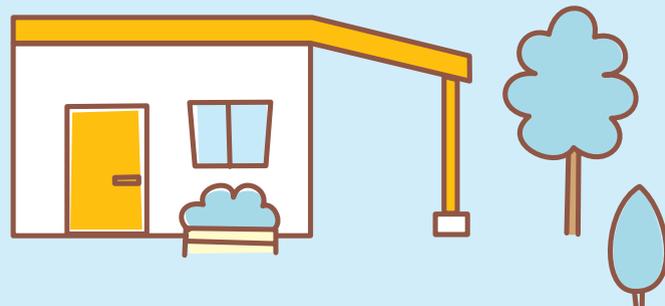
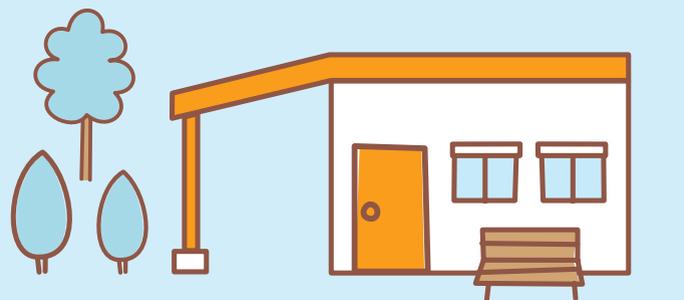
KNOW YOUR RIGHTS!

THE BC ACTIVE MANUFACTURED HOME OWNERS ASSOCIATION Represents the owners of manufactured homes
bcmhoinfo@gmail.com | www.bcmho.ca

THE RESIDENTIAL TENANCY BRANCH Provides legal information and dispute resolution services
#400 - 5021 Kingsway, Burnaby, BC
Lwr MnInd - 604-660-1020 | Outside the Lwr MnInd 1-800-665-8779 | HSRTO@gov.bc.ca

SOURCES BC NEWTON RESOURCE CENTRE Offers advocacy programs and legal guidance
#102 13771 72A Ave, Surrey, BC (604) 596-2311

TENANT RESOURCE & ADVISORY CENTRE (TRAC) Will answer questions about your rights and responsibilities as a tenant
604-255-0546 | 1-800-665-1185



If you live in a manufactured (mobile) home park and your landlord has plans to redevelop, and build new buildings on the property, **you have rights.**

The Provincial Government has laws and the City of Surrey has a policy to help residents of manufactured home parks. These include:

1 **Manufactured Home Park Tenancy Act**
(Province of BC)

AND

2 **Manufactured Home Park Policy**
(City of Surrey)



How does the Provincial Government's law help manufactured home park residents?

Provincial Government has a Manufactured Home Park Tenancy Act. If you **own** your manufactured home **and pay pad rent** to the Property Owner (or landlord), this law gives you certain rights.

The Property Owner **must give you 12 months' notice** of your final moving date using a "Notice to End Tenancy" (an eviction notice). The Property Owner can only give you this notice after they receive all their permits and approvals.

If you have received a 12 month's notice, **you can still end your tenancy** early by giving your Landlord 10 days' written notice.

If you would like to end your tenancy before the Property Owner receives all their permits, you can do this through a **"Mutual Agreement to End Tenancy"**. This is where you and the Property Owner agree to the terms under which your tenancy is ending, such as your move out date and compensation.

You are not required to sign a Mutual Agreement to End Tenancy. It is your choice to do so or not. If you do not want to sign a Mutual Agreement to End Tenancy, you will still receive the compensation required under the law.

You must also be paid \$20,000 on or before you receive your notice.

In some cases where you cannot move your manufactured home to a new site, you can apply to the Residential Tenancy Branch (RTB) for the difference between the \$20,000 and the assessed value of your home.

How does the City of Surrey's policy help manufactured home park residents?



The City has a Manufactured Home Park Policy that Mayor and Council use to make sure that residents of manufactured home parks are being treated fairly. To redevelop a manufactured home park, the Property Owner must get the approval of Surrey City Council.

This Policy:

- ✓ Is not a law. It provides guidelines about how City Council expects the Property Owner to treat manufactured home park residents.

WHAT DO YOU NEED TO KNOW?

The Property Owner should:

1. Let you know within two weeks after the development application has been submitted to the City. Sometimes this Property Owner's plan ends here and never moves forward, so just because you get a notice does not mean that the plan will happen. If the plan does move forward, it can take many months or years before the plan actually goes to Mayor and Council.

It can take a really long time!

2. Include an Affordable Housing Program in their application to the City. This lets Mayor and Council know where you and your neighbours will live if your manufactured home park is redeveloped.

The Property Owner creates this Affordable Housing Program by talking to you about where you want to live. It is important that you let the Property Owner know your preferences.

Would you like your trailer moved to another park or would you rather move to an apartment?

Some of your choices may be:

- ★ Money to relocate your manufactured home to another location. Some homes will not be in a condition to safely move.
- ★ Money above and beyond the required \$20,000 compensation from the Property Owner.
- ★ The option to rent or buy one of the new homes on the property (if the property is being redeveloped into new rental or owned housing).

This is called the "Right of First Refusal"

- ★ You should get the option to rent or buy in the new development before you are given notice to vacate your manufactured home park.
- ★ Other suggestions from you.

3. When the redevelopment application goes to Mayor & Council, the Property Owner must send you a letter letting you know:

- ★ Date and time of the Council meeting; ***and***
- ★ How you can contact the City of Surrey

Make sure to let the City know how you feel about the plan.

If you have any questions or concerns please contact the

City of Surrey
PLANNING DEPARTMENT

604.591.4441
planningdevelopment@surrey.ca

