



c/o #54 – 24330 Fraser Highway,

Langley, BC

V2Z 1N2

May 28, 2018

Rental Housing Task Force

c/o 923 Denman St.

Vancouver, BC

V6G 2L9

Honourables Spencer Chandra Herbert, Adam Olsen, Ronna-Rae Leonard;

Re: BC Manufactured Home Park Tenancy Act

We see on CTV's Evening News that you have been assigned the task of reviewing the landlord and tenant situation in BC. We definitely appreciate the fact that such a Task Force has been set in motion in order to take a serious look at rental housing in the Province. However, when discussing the term "Tenants" one usually thinks of apartment dwellers, but they are not the only such tenants.. We would like to bring to your attention that manufactured home owners throughout the Province are also tenants; tenants whose homes and life-style are often under threat.

The Act referred to above varies somewhat from the Landlord and Tenant Act in that it effects manufactured home owners somewhat differently than apartment tenants. However, for the last couple of decades this Act has been manipulated by the previous government to the point where it now heavily outweighs the tenants' rights in favour of the landlords'. This Act needs a considerable review.

We have been working with the Honourable Harry Bains and the Honourable Selina Robinson in order to have a few clauses in this Act re-written. There are currently a couple of bills passing through legislation that will help make some changes to this Act. However, there is still much to be done.

On various occasions in the past, members of our association have gone through the entire Act and recorded a number of items that we can recommend as being in need of review. Now that we have 3 MLA's with whom we can directly discuss such recommendations, we would like to arrange to meet with you.

Our association (LMMHOA) is affiliated with a province-wide association called Active Manufactured Home Owners Assoc. We're sure that the executive of that association would like to take part in such a discussion as well.

We are not sure of the exact numbers across the Province, but there are many thousands of tenant/residents, the majority of whom are pensioners. Most own their own homes but are situated on rented land owned by various landlords. Some of these landlords treat their tenants with respect and dignity. Others, unfortunately, do not. These landlords, with the help of their respective lawyers, often utilize certain clauses within this Act to manipulate its many questionable clauses to their advantage, to the obvious disadvantage of their rent-paying tenants.

We note that in our area you are holding a meeting in Surrey on June 28th. However, we suspect that that meeting will primarily be a discussion about apartment rentals. That is a good thing, no doubt.. But our situation is different and we would like to have an opportunity to discuss our issues with you apart from such a general meeting. Can we arrange such a meeting?

We would appreciate hearing from you as soon as possible. Thank you.

Evan Brett

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cc. Joyce Klein, Chair - Active Manufactured Home Owners Assoc.

cci. Roz Bailey, Acting Chair - Lower Mainland Home Owner Assoc.

Harry Bains, - MLA, North Surrey.