

Town of Hinton

Mobile Home Sites Tenancy Act

WHEREAS the *Mobile Home Sites Tenancy Act* sets out the rights and responsibilities that apply to people who own a mobile home and rent the mobile home site (pad) from a landlord;

WHEREAS Service Alberta is responsible for the enforcement of the *Mobile Homes Sites Tenancy Act* and Regulations;

WHEREAS mobile home tenants have limited options for obtaining solutions to ongoing issues regarding safety and accessibility within the mobile home parks;

WHEREAS mobile home tenants' quality of life, including economic and social impacts, may be at risk through a municipality enforcing mandatory improvements to the property owned by mobile home landlords; and

WHEREAS a municipality has limited authority or tools to effectively manage quality of life and safety issues arising between mobile home park landlords and tenants.

IT IS THEREFORE RESOLVED THAT the Alberta Urban Municipalities Association review the *Mobile Home Sites Tenancy Act* to develop tools and legislative recommendations to the Government of Alberta that address the quality of life and safety of mobile home park tenants, and allow for increased municipal autonomy in effectively creating or obtaining solutions for local mobile home site issues on behalf of those tenants.

BACKGROUND:

In 2016, the Town of Okotoks submitted an AUMA resolution regarding an amendment to the *Mobile Home Sites Tenancy Act* to offer Residential Tenancies Disputes Resolution Services (RTDRS) to mobile home park residents. This resolution was passed, but saw a limited response from the Government of Alberta over the last three years.

The *Mobile Home Sites Tenancy Act* is in dire need of a substantial review or revision to allow for increased autonomy and local decision-making by municipalities. Through the Act, municipalities have the authority to create Advisory Boards to educate and advise landlords and tenants on rental practices, rights and remedies; and to mediate disputes. The Act does not provide municipalities authority to enforce reasonable solutions to disputes that support the safety and quality of life of the mobile home site tenants, who may have limited income or alternate housing options.

Municipalities therefore have no levers to create remedies to issues that are sometimes decades old, and are unable to effectively support tax paying citizens living within municipal jurisdiction. This is a problem that affects numerous municipalities across Alberta—and is a problem in need of immediate provincial attention through dialogue with the AUMA.