

## **Mobile Home Sale and Purchase**

### **The Residential Tenancies Act:**

- states that a tenant in a mobile home park may sell a mobile home or purchase goods and services according to the tenant's choice.

### **Reference:**

*Residential Tenancies Act: Section 9(2), Statutory Conditions 1 to 3*

### **Details:**

Occasionally, tenants of mobile home parks seek help from the Residential Tenancies Program because the landlord insists that any replacement mobile home be purchased from the landlord.

- if a tenant wishes to replace a mobile home due to fire, damage, or simply due to age, the landlord cannot force the tenant to purchase the mobile home from the landlord's dealership;
- refusal of a landlord to sign the required municipal permits (if required) for replacing a mobile home is considered a breach of the statutory conditions;
- a landlord is not required to accept an incoming purchaser as a tenant.

### **Procedure:**

Disagreements involving this issue will be handled by the same procedures as any other landlord/tenant dispute.

- either party can make an application to the Director asking for a resolution of the disagreement;
- the applicant must serve the respondent with a copy of the application;
- the Officer will first attempt to reach an agreement between the two parties (mediate) or, failing that, hold a hearing, determine the facts and then issue an Order.