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**Review of Notice of Rent Increase**  
**Mobile Home Parks**

**The Residential Tenancies Act:**

- allows tenants to ask the Director of Residential Tenancies to review the amount of a rent increase on pad rentals that has been properly announced by the landlord of a mobile home park.

**Reference:**

*Residential Tenancies Act:* Sections 11A, 14; *Regulations:* Sections 26 to 36

**Details:**

The Act does not prevent landlords from giving proper Notice of a Rent Increase to tenants; however, a tenant may ask that the rent increase in a mobile home park be reviewed by a Residential Tenancy Officer.

Any decision reached by the Officer will apply to all other tenants of the landlord who pay the same amount of rent and received the same notice of the same rent increase.

**Procedure:**

When a mobile home park tenant receives a Notice of Rent Increase and does not feel that the increase is reasonable, an application may be made to the Director for a review (Application to Director). All tenants who reside in the same mobile home park and who received the same notice of the same increase, are considered to be parties to the application.

The following steps should be taken:

- within 30 days of the Notice of Increase, the tenants can make Application to the Director for a review of the Notice of Rent Increase;
- the tenant must serve the landlord with a copy of the application;
- within 15 days of receiving the application, the landlord must provide the information required in the regulations to the Residential Tenancy Officer;
- the tenant making the application can get copies of the landlord's information by contacting the Officer hearing the application. Other tenants in the same park who pay the same rent

- and received the same notice can also ask for a copy;
- each application must be dealt with on its own merits. There is no provision allowing Officers to consider information provided by a landlord in a different Review of Notice to Rent Increase application. If such information was provided as evidence by one of the parties, it could be considered;
- there is an exception to the above. Section 32 of the Regulations states that where a Notice of Rent Increase is being reviewed and the increase in rent approved for the past year was based on projected expenses and costs, the Officer must compare the projected costs with the actual costs and consider if there is a difference. Therefore, the Officer must review the file of the prior year's rent increase. The Officer will then have to make this information available to all the parties of the new application;
- the Officer will review the information, including the financial information provided by the landlord;
- Residential Tenancy Officers may hold a hearing, or accept written submissions. Procedures must ensure that all relevant parties have access to review and comment on submissions;
- the Officer will make a decision/order by considering the evidence provided and the rules/regulations of the Act. This order may allow the requested increase or allow a lesser amount;
- this decision/order will apply to all tenants involved.