

## Tenant: This is a legal notice that could lead to you being evicted from your site

### HOW TO DISPUTE THIS NOTICE

You have the right to dispute this Notice within **15 days** of receiving it, by filing an Application for Dispute Resolution with the Residential Tenancy Branch online, in person at any Service BC Office or by going to the Residential Tenancy Branch Office at #400 - 5021 Kingsway in Burnaby. If you do not apply within the required time frame, you are presumed to accept that the tenancy is ending and must move vacate the manufactured home site on or before the effective date of this Notice.

### See pages 2 and 3 of this notice for important information.

#### To the tenant (full names are required)

Use Schedule of Parties (RTB-26) to list additional tenants.

first and middle name(s)

last name

first and middle name(s)

last name

#### Tenant Address (address where documents will be given personally, left for, faxed, or mailed to the tenant for service)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
unit/site #	street number and street name	city	province	postal code

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
daytime phone	other phone	fax number for document service	

#### From the landlord (full names are required)

Use Schedule of Parties (RTB-26) to list additional landlords.

first and middle name(s)

last name or full legal business name

#### Landlord Address (address where documents can be given personally, left for, faxed, or mailed to the landlord for service)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
unit/site #	street number and street name	city	province	postal code

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
daytime phone	other phone	fax number for document service	

## I, the landlord, give you twelve months' notice to move out of the manufactured home site located at:

<input type="text"/>	<input type="text"/>	<input type="text"/>	B.C.	<input type="text"/>
unit number	street number and street name	city	province	postal code

You must vacate the manufactured home site by:  day  month  year

Landlord or Agent Signature: _____	Landlord or Agent Name (print or type): <input type="text"/>	Date signed: <input type="text"/> day <input type="text"/> month <input type="text"/> year
---------------------------------------	---	---

#### Complete details below at time of service (not required on landlord's copy; failure to complete does not invalidate notice).

Notice  In person  On the door or in mail box or mail slot  By mail  By fax on:  day  month  year  
 served:  Other (e.g. director's order for substituted service): \_\_\_\_\_

Landlord should also complete *Proof of Service Notice to End Tenancy (form RTB-34)* as evidence of service.

## Reason for this Twelve Month Notice to End Tenancy

The landlord has all necessary permits and approvals required by law and intends in good faith, to convert all or a significant part of the manufactured home park to a non-residential use or a residential use other than a manufactured home park.

### IMPORTANT INFORMATION ABOUT THIS NOTICE

#### REQUIREMENTS FOR THIS NOTICE

A landlord may end a tenancy with twelve months' notice to convert all or a significant part of the manufactured home park to a non-residential use or a residential use other than a manufactured home park.

There are requirements for ending a tenancy with this Notice:

#### 1. LANDLORD MUST ACT IN GOOD FAITH

Your landlord has to intend in good faith to accomplish the purpose for ending your tenancy. A claim of good faith requires honesty of intention with no ulterior motive.

#### 2. PERMITS AND APPROVALS MAY BE REQUIRED

Your landlord has to have all permits and approvals that are required by law in place before they give you this notice.

You can ask your landlord to see the permits.

#### 3. EFFECTIVE DATE OF NOTICE

The effective date of this Notice is the date you must vacate the manufactured home site. Your landlord must provide you with at least twelve months' notice and the effective date must be the last day of the rental period. For example, if you pay rent on the first day of each month, the effective date must be the last day of a month.

#### 4. LANDLORD MUST COMPENSATE YOU

On or before the effective date of this Notice, your landlord has to compensate you \$20,000.

#### 5. YOU MAY BE ABLE TO MOVE OUT EARLY

Following receipt of this Notice, you can end the tenancy sooner than the date set out in this Notice as long as you give the landlord at least **10 days'** written notice to end the tenancy. Rent is payable only until the date the tenant permanently vacates the site. Ending the tenancy early does not affect your right to the \$20,000 compensation above.

#### 6. IF YOUR MANUFACTURED HOME CANNOT BE MOVED

You may make an application for dispute resolution for additional compensation if your manufactured home is not capable of being moved from the manufactured home site and the most recent assessed value of your manufactured home is more than \$20,000.

#### 7. YOU MAY BE ENTITLED TO ADDITIONAL COMPENSATION

After you vacate the manufactured home site, if your landlord does not take steps to accomplish the stated conversion of the manufactured home park within a reasonable period after the effective date of this Notice, your landlord must compensate you the greater of: \$5000 or the amount equal to 12 times the monthly rent that would have been payable under the tenancy agreement.

You must apply to the Residential Tenancy Branch to be awarded this compensation. Your landlord may be excused from paying this amount if there were extenuating circumstances that prevented your landlord from accomplishing the purpose for ending your tenancy within a reasonable period after the effective date of the Notice.

*This is page 2 of a 3-page Notice.  
The landlord must sign page one of this Notice and must give the tenant every page.*

## 8. WHEN YOU ARE CONSIDERED TO HAVE RECEIVED THIS NOTICE

You are considered to have received this notice on the day it is given to you in person (or to an adult (19+) who appears to live with you)

If you were not personally served with this Notice, you are considered to have received the Notice, unless there is evidence to the contrary, on the following:

- 3 days after the landlord either leaves the Notice in the mailbox or in mail slot; posts it on the door or a noticeable place at the address where you live; or faxes it to a number you have provided as an address for service; or
- 5 days after the landlord sends the Notice by registered or regular mail to the address where you live.

**Note: The date a person receives documents is what is used to calculate the time to respond; the deeming provisions do not give you extra time to respond**

## 9. INFORMATION FOR LANDLORDS

Take steps to confirm that the tenant actually receives this Notice.

You can file an Application for Dispute Resolution for an Order of Possession if you believe the tenant does not intend to move out and the tenant's deadline to dispute this Notice has expired. The tenant has 15 calendar days from the date of receipt of this notice to file an Application for Dispute Resolution.

If the tenant disputes the Notice, a hearing will be held. You will have an opportunity to participate and prove that the tenancy should end for the reason you have indicated on this Notice.

An error in this Notice or an incorrect move-out date on this Notice does not make it invalid. An arbitrator can order that the tenancy ends on a date other than the date specified on this Notice.

If an arbitrator upholds this Notice, the arbitrator must grant an Order of Possession to you. If an arbitrator determines this Notice is not valid, the notice to end tenancy is cancelled and the tenancy continues.

Keep copies of all Notices to End Tenancy and record each date and how the Notice was given or received.

You **MUST NOT** physically evict a tenant without a Writ of Possession or seize a tenant's personal property without a court order.

### FOR MORE INFORMATION

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602

*This is page 3 of a 3-page Notice.*

*The landlord must sign page one of this Notice and must give the tenant every page.*