

Assignment of Manufactured  
Home Site Tenancy Agreements

This information sheet provides an overview of information about the assignment of a manufactured home tenancy agreement and includes references to other information available on the residential tenancy branch website. Please see [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant) for more information.

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## Tenancy Agreements for Manufactured Home Sites

In a manufactured home park, many tenants own their manufactured home and rent the site that it sits on. A [Manufactured Home Site Tenancy Agreement](#) (PDF) should be used.

In cases where both the manufactured home and the site are rented to the same tenant, a [Residential Tenancy Agreement](#) (PDF) applies.

Landlords are required to give tenants a written copy of manufactured home park rules (if there are any) before signing the tenancy agreement. It's a good idea for the landlord and tenant to review the rules before signing the agreement.

## Assignment

The assignment of a manufactured home tenancy agreement permanently transfers the tenancy agreement for the manufactured home park site (the pad) to another person. The assignment process can be used when a manufactured home owner sells their home and the home remains in the park.

By assigning a tenancy agreement, the pad rental for the new tenant stays the same, as does the scheduled date for a subsequent rent increase.

If the landlord doesn't agree to the assignment, the original tenant could be held responsible for the actions of the new owner. In addition, if a new owner moves in without the consent of the landlord, they could be at risk of losing their tenancy.

## For the Tenant

Before requesting the landlord's permission to allow the assignment of a manufactured home park tenancy, the tenant must provide the proposed buyer with written copies of the park's rules and any relevant parts of the tenancy agreement.

Section 28 of the [Manufactured Home Park Tenancy Act](#) says that a tenant may assign a tenancy agreement only if:

- The tenant has obtained prior written consent of the landlord to the assignment, or is deemed to have obtained that consent, in accordance with the regulations;
- The tenant has obtained an order from the Residential Tenancy Branch authorizing the assignment;
- The tenancy agreement authorizes the assignment.

If a tenant believes that a landlord is unreasonably refusing to allow an assignment, the tenant can file an application for dispute resolution with the Residential Tenancy Branch.

## For the Landlord

If a tenant submits the [Request for Consent to Assign a Manufactured Home Site Tenancy Agreement Form](#) (PDF) to their landlord asking to assign the manufactured home, the landlord must:

- Reply in writing to the request within 10 days. The 10-day timeframe can be extended if both the landlord and the tenant agree.

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- The tenant must serve the request for the assignment or sublet to the landlord with enough time for the landlord to make the decision before the assignment comes into effect.
- If the tenant does not receive the landlord's response within 10 days or at the agreed upon time, the landlord's consent is deemed to have been given and the tenant may proceed with the assignment.

A landlord is entitled to ask for information to conduct credit or reference checks on a prospective tenant and may withhold consent if it appears the prospective tenant will not be able to comply with the terms of the tenancy agreement or park rules.

A landlord must not charge a tenant anything for considering, investigating or consenting to an assignment.

Further circumstances in which a landlord may withhold consent to assign a tenancy agreement are outlined in the [Manufactured Home Park Tenancy Regulation](#) under section 48.

## If a Tenancy Agreement is Not Assigned

If a tenant sells a manufactured home that is going to remain in the park, and the tenancy agreement is not assigned to the buyer, the landlord and the buyer must enter into a new tenancy agreement. The landlord can set the pad rental at whatever rate they deem appropriate in the new tenancy agreement.

Part 7 of the [Manufactured Home Park Tenancy Regulation](#) provides more information about the requirements a landlord and tenant must follow when a manufactured home is being sold and is going to remain in the manufactured home park.

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Get more information on the rental housing website at [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant) or contact us by email at [HSRTO@gov.bc.ca](mailto:HSRTO@gov.bc.ca) or by phone:

- Greater Vancouver: 604 660-1020
- Victoria: 250 387-1602
- Elsewhere in BC: 1 800-665-8779