

Park Rules



Residential Tenancy Branch

Park rules govern the operation of a manufactured home park. They cannot contravene the law or a tenancy agreement.

What are park rules?

A park committee or, if there is no park committee, a landlord can establish rules that govern the operation of a manufactured home park. These rules are called “park rules.”

Park rules need to be reasonable and do one of the following things:

- Promote the convenience or safety of tenants
- Protect and preserve the condition of the park or the landlord’s property
- Regulate access to service or facility, or
- Regulate pets in common areas.

Landlords must give the park rules to each tenant in writing before entering into a tenancy agreement. Tenants must follow park rules, but the rules can’t contravene the *Manufactured Home Park Tenancy Act* (MHPTA) or important terms of a tenancy agreement.

Illegal Park Rules

Park rules can’t breach the MHPTA or important terms of a tenancy agreement. If a park rule does so, tenants only need to comply with it to the point that it does not breach the MHPTA or their tenancy agreement.

Tenants should be sure that a park rule contravenes the MHPTA or their tenancy agreement before choosing not to follow it. Not complying with a legal park rule could form the basis of a notice to end tenancy. If a tenant is unsure if a park rule breaches the MHPTA or their tenancy agreement, they can ask the Residential Tenancy Branch for help.

PARK RULES

Can park rules be changed?

Park rules can be changed if the change is reasonable and does one of the following:

- Promotes the convenience or safety of tenants
- Protects and preserve the condition of the park or the landlord's property
- Regulates access to service or facility, or
- Regulates pets in common areas.

If there is a park committee, the park committee can vote to change park rules.

If there is no park committee, a landlord can change park rules on their own.

How often can park rules be changed?

If there is a park committee, there is no limit on how often park rules can be changed.

If there is no park committee, a landlord can change park rules no more than once per year. **For example, if a landlord changed park rules on March 1, 2023, the soonest the landlord could change park rules again would be March 1, 2024.**

Notice requirements for park rule changes

A landlord has to give their tenant at least three full months notice of park rule changes.

Landlords must use the [Notice of Manufactured Home Park Rule Change \(PDF\)](#) - Form #RTB-56A or #RTB-56B to let tenants know about park rule changes. With the Notice, the landlord must give the tenant a copy of the new version of the park rules.

Landlords can only give one Notice of Park Rule Change Form to their tenants each year. All changes that will be made to the park rules must be identified in the same Notice of Park Rules Change form.

Residential Tenancy Branch Contact Information

Email: HSRTO@gov.bc.ca **Note: Evidence cannot be submitted by email.**

Website: www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies

Information Line: 1-800-665-8779 (toll free)