

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

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 limit, you are presumed to accept that the tenancy is ending and must vacate the manufactured home park site by the effective date of this Notice.

See pages 2 and 3 of this notice for important information

To the Tenant: (use Schedule of Parties form #RTB- 26 to list additional tenants)

first and middle name	last name
first and middle name	last name
main phone	other phone

Tenant Address:

site/unit #	street # and name	city	province	postal code
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From the Landlord: (use Schedule of Parties form #RTB- 26 to list additional landlords)

first and middle name	last name
main phone	other phone

Landlords address:

site/unit #	street # and name	city	province	postal code
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I, the Landlord, give you 12 months' notice to move out of the manufactured home site located at:

site/unit #	street # and name	city	province	postal code
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DD/MM/YYYY

You must move out of the manufactured home site by:

name of landlord/agent	signature of landlord/agent	date signed DD/MM/YYYY
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Your personal information is collected under section 26 (a) and (c) of the Freedom of Information and Protection of Privacy Act for the purpose of administering the Residential Tenancy Act. If you have any questions regarding the collection of your personal information, please call 604-660-1020 in Greater Vancouver; 250-387-1602 in Victoria; or 1-800-665-8779 elsewhere in B.C.

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

Served by:

- In person to the tenant or agent of the tenant or an adult (over 19) who appears to live with the tenant
- Sending a copy by registered mail to the address at which the person resides
- Leaving a copy in a mailbox or mail slot at the address where the person resides
- Attaching a copy to the door or other conspicuous place where the tenant resides
- Faxes it to a number you have provided as an address for service
- Emails it to an email address you have provided as an address for service
- As ordered by the Director of the Residential Tenancy Branch (attach copy of Substituted Service Order)

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

IMPORTANT INFORMATION ABOUT THIS NOTICE

REQUIREMENTS FOR ENDING A TENANCY WITH THIS NOTICE:

A landlord may end a tenancy with twelve month 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.

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.

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 through the mail slot; posts it on the door or a noticeable place at the address where you live; or emails/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

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 obtained from the Supreme Court of British Columbia after an arbitrator has issued an Order of Possession, change the locks without an arbitrator's order, or seize a tenant's personal property without a court order

FOR MORE INFORMATION:

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.