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# The Residential Tenancies Branch

## FACT SHEET

Cette information existe  
également en français.  
Composez le 204-945-2476.

### Mobile Home Parks and Sites – Landlord and Tenant Responsibilities

There are special obligations (things you must do) if you are a landlord or a tenant in a mobile home park. These obligations are on top of the responsibilities listed on the Fact Sheet **Responsibilities of Landlords and Tenants.**

#### Landlords

As a landlord, you are responsible to:

- remove garbage from the mobile home park as required by law or at least once a week
- grade roads and keep them in good repair
- clear snow and if possible, keep the roads the same width all year
- keep the plumbing, sewage, fuel and electrical systems in good repair
- keep the grounds, buildings, and equipment which the tenants are allowed to use in good repair and clean
- repair any damage to the tenant's personal property you cause
- keep the outside of the mobile home in good repair if you rent out the mobile home to a tenant as a rental unit.

You may not:

- restrict a tenant's right to sell or lease a mobile home
- charge unreasonable fees for the installation or removal of a mobile home
- interfere with a tenant's right to remove a mobile home from a mobile home site or park; however, you can make reasonable rules for removing a mobile home.

#### Tenants

As a tenant, you are responsible to:

- obey the landlord's reasonable rules when removing your mobile home from a mobile home site or park by:
  1. taking care not to disturb the peace and quiet of the mobile home park
  2. obeying the traffic rules of the mobile home park
  3. making sure you don't create a danger to other people and property in the mobile home park
- keep the outside of your mobile home and any buildings or structures that belong to you, in good repair
- keep your mobile home site neat and clean
- obey the landlord's reasonable park rules and regulations – your landlord should provide you with a copy of the park rules.

If you have questions about your rights or responsibilities in a mobile home park, you can call the branch office nearest you.

*This information is available in multiple formats upon request.*