



# Mobile Home Parks and the *Residential Landlord and Tenant Act* Survey

Prepared for Community Services  
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## INTRODUCTION

Yukon's *Residential Landlord and Tenant Act* came into effect on January 1, 2016. The *Residential Landlord and Tenant Act* and regulations apply to residential properties, including mobile home parks. The Mobile Home Parks and the *Residential Landlord and Tenant Act* survey was designed to collect feedback from mobile home park owners, mobile home owners, tenants renting from mobile home owners, and other respondents on various issues relating to pad rental tenancy arrangements in Yukon. The survey results will inform the Yukon government about the factors affecting pad rental tenancy arrangements in Yukon.

The survey, conducted by the Yukon Bureau of Statistics on behalf of Yukon government's Community Services, was hosted on the Community Services' website as an open web survey from April 19<sup>th</sup> to June 6<sup>th</sup>. A total of 262 completed surveys were received.

The results in the report are split into two sections. Part 1 of the report presents an analysis of the responses from all survey respondents including mobile home park owners, mobile home owners, tenants renting from mobile home owners, and other respondents. Part 2 of the report only looks at the responses from the survey respondents who are mobile home owners.

Appendices to this report contain the following information:

- Appendix A: results and summary tables of survey responses; and
- Appendix B: survey questions.

The following analyses<sup>1</sup> provide a summary of results by question (or group of related questions). To maintain confidentiality, results with values less than 4 have been suppressed.

## PART 1: UNDERSTANDING PAD RENTAL TENANCY AGREEMENTS FOR ALL RESPONDENTS

This part of the report looks at the responses from all survey respondents. They include: mobile home park owners, mobile home owners, tenants renting from mobile home owners, and other respondents.

## MOBILE HOME OWNERSHIP

As shown in Figure 1, the majority (82.0%) of respondents were mobile home owners. Mobile home park owners and tenants renting from mobile home owners constituted another 8.0%. The remaining 10.0% of the responses made up the group "other respondents".

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<sup>1</sup> All graph values are represented as a percent of the sum of respondents (n).

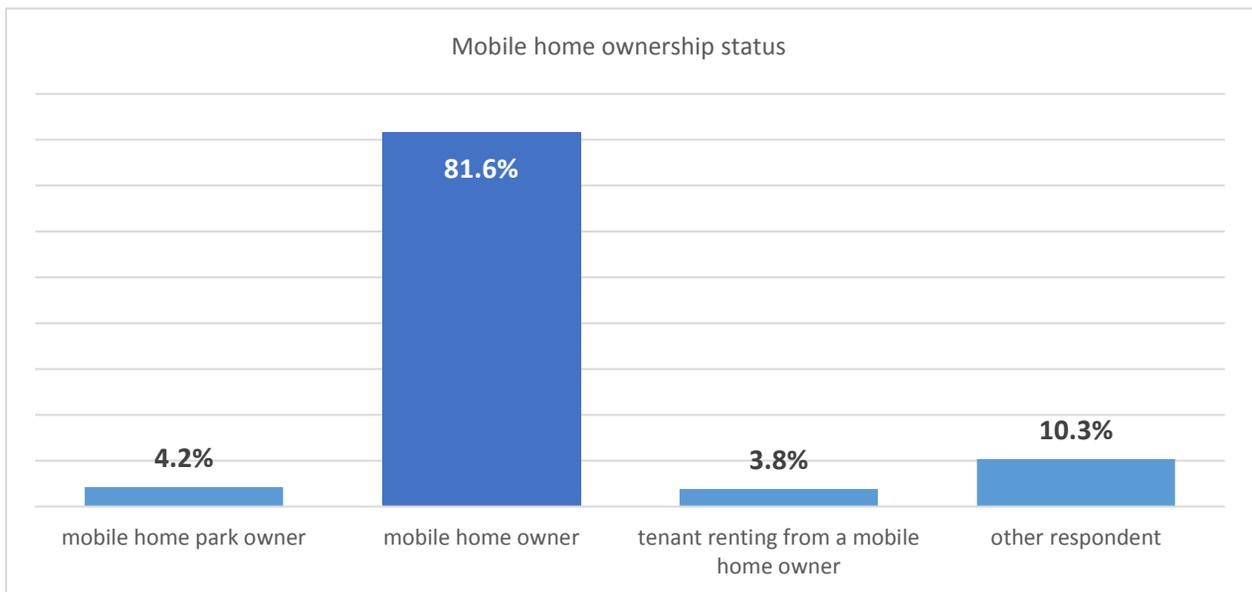


Figure 1. Respondents were asked if they were: a mobile home park owner, a mobile home owner, a tenant renting from a mobile home owner, or other types of respondents.

## MOBILE HOME PARK PROVISIONS IN RLTA AND SUPPORT

As shown in Figure 2, the majority of the respondents (69.5%) were not aware of specific provisions for mobile home parks in the *Residential Landlord and Tenant Act*. Figure 3 indicates that almost three-quarters of the respondents (74.1%) were not aware that there is a Residential Tenancies Office that can offer information and services related to the RLTA and dispute resolution.

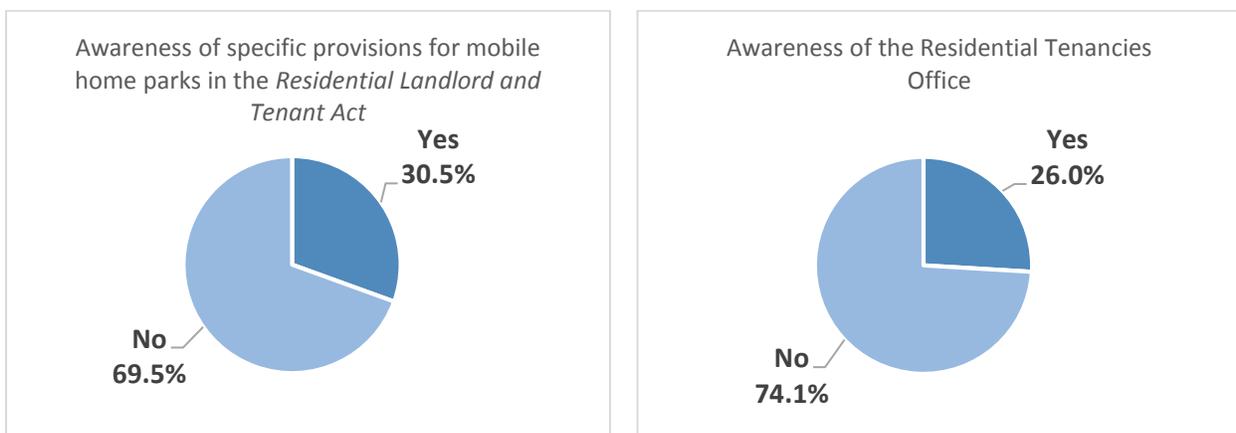


Figure 2. (left) Respondents were asked if they are aware of specific provisions for mobile home parks in the *Residential Landlord and Tenant Act*.

Figure 3. (right) Respondents were asked if, before today, they were aware there is a Residential Tenancies Office that can offer information and services related to RLTA, as well as dispute resolution.

## RELOCATION OF MOBILE HOME AND RULES FOR MOBILE HOME TENANCY AGREEMENTS

If required, only 5.3% of respondents felt they would be able to move their mobile home to another site, while 65.3% felt they could not, as shown in Figure 4. Of the respondents, 29.4% either did not know if they would be able to move their mobile home to another site or the question was 'not applicable'.

Respondents were asked to explain their response to the question regarding mobility of mobile home to another site. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- the cost of moving the mobile home;
- age of the home;
- lack of places to move;
- additions built onto the home;
- home would be structurally impossible to move.

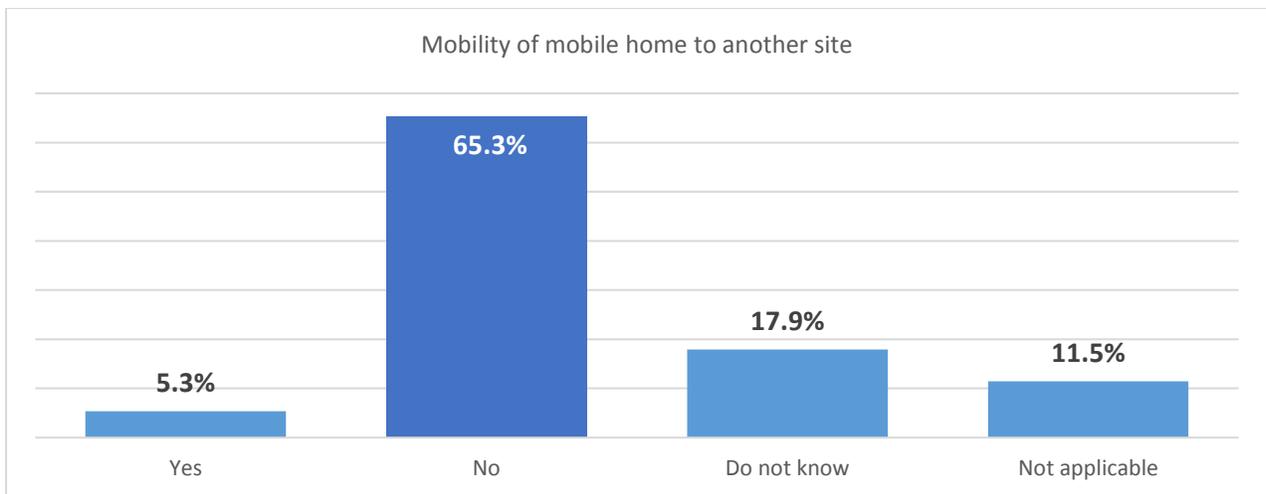


Figure 4. Respondents were asked if they would be able to move their mobile home to another site if it was required – taking into account the condition of their home, the costs associated with the move and for improvements to the home (if needed) for placement in another location.

Most respondents (85.5%) felt that mobile home park owners *should not* be able to terminate a tenancy agreement without cause (Figure 5). Those who felt a mobile home park owner should be able to terminate a tenancy agreement without cause accounted for 6.9% of the respondents.

Respondents were asked to explain their response to the question regarding acceptability of mobile home park owners to terminate pad tenancy agreements without cause. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- appropriate to terminate a tenancy agreement with just cause;
- termination should not be permitted;
- termination should be allowed without just cause;
- termination should be allowed if contract is violated;
- termination should be allowed when tenants are negligent;
- termination should be allowed if rent is skipped.

<sup>2</sup> Respondents may have included more than one explanation in their response.

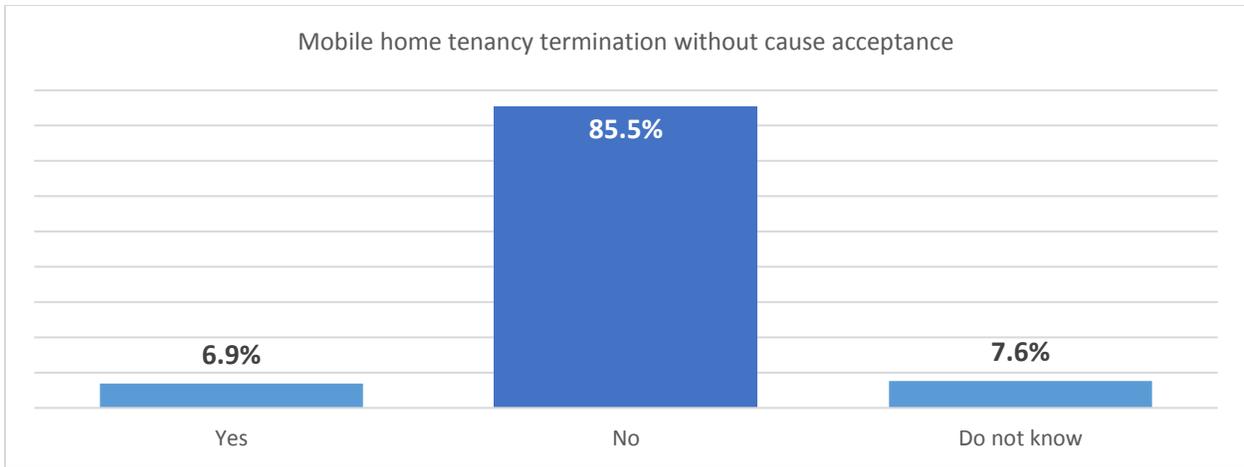


Figure 5. Respondents were asked if they felt a mobile home park owner should be able to terminate a mobile home pad tenancy agreement without cause.

If a mobile home park owner wanted to terminate a mobile home tenancy agreement, over half (56.1%) of the respondents felt that at least a 12-month advance notice would be appropriate (Figure 6). Giving a 6-month advance notice was acceptable to 9.2% respondents, while a one- to three-month advance notice was acceptable to 8.8%. Over a quarter (26.0%) of the respondents did not know how much time should be appropriate for an advance notice to terminate tenancy.

Respondents were asked to explain their response to the question regarding the appropriate amount of notice to terminate a mobile home pad tenancy agreement. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- cost of moving;
- finding another location to move the mobile home or live;
- time to get affairs in order;
- moving trailer;
- selling trailer.

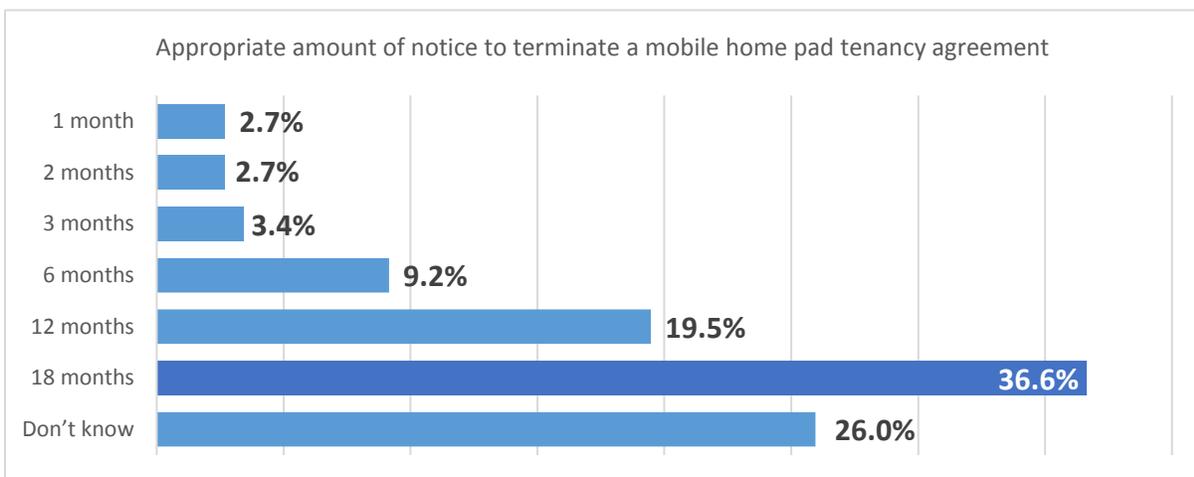


Figure 6. Respondents were asked how much time they felt was appropriate for advance notice to terminate a mobile home tenancy agreement.

Almost half of the respondents (47.3%) felt that mobile home pad rental rules for rent increase should be different than other regular tenancy agreements, while a little over a quarter (27.9%) felt they should be the same, as shown in Figure 7. Almost a quarter of respondents (24.8%) did not know if pad rental rules for rent increase should be different.

Respondents were asked to explain their response to the question if the rental rules for mobile home pads should be different than other regular tenancy arrangements. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- mobile home pad rental rules need a limit on number and amount of increases;
- there should be a cause for the increase;
- relationship between mobile home park owners and mobile home owners is different than regular tenancy relationships;
- improvements need to be outlined;
- mobile home owners have little choice but to accept the increase;
- relationship between mobile home park owners and mobile home owners is *not different* than regular tenancy relationships.

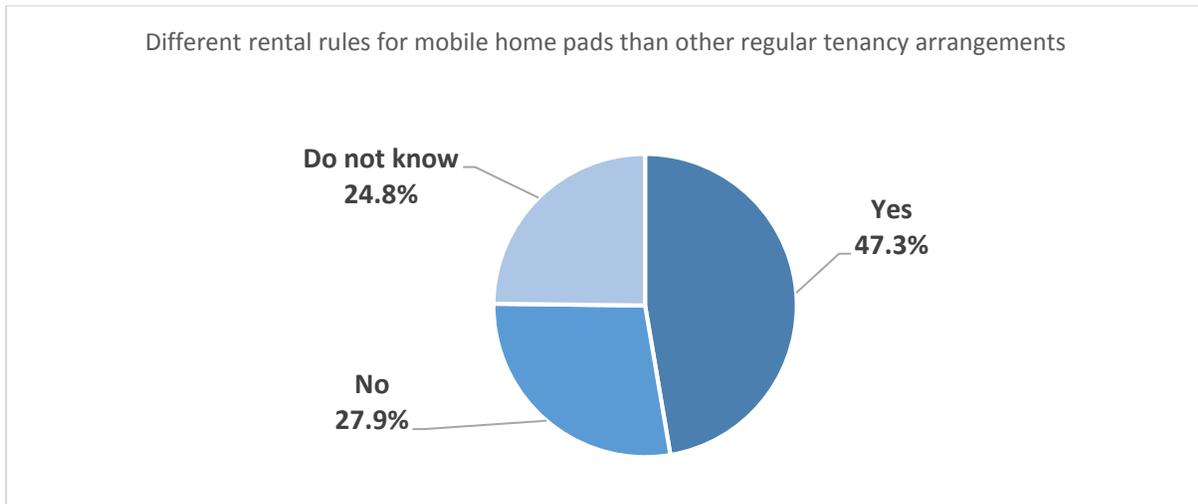


Figure 7. Respondents were asked if they felt that the mobile home pad rental rules for rent increase should be different than other regular tenancy agreements given that current rent increase rules are similar for mobile homes and other tenancy agreements; landlords are limited to raising the rent only once per year.

Respondents were asked if they had any other comments about pad rentals in mobile home parks. Finding space to move a mobile home was brought up often in the survey. Other comments centered around: pad rent being too high, more rights needed for mobile home owners and tenants of mobile home owners, and having mobile home restrictions reviewed.

## DEMOGRAPHICS

More female respondents (50.8%) completed the survey, as shown in Figure 8. Over 10% of respondents refused to answer the question (11.1%).

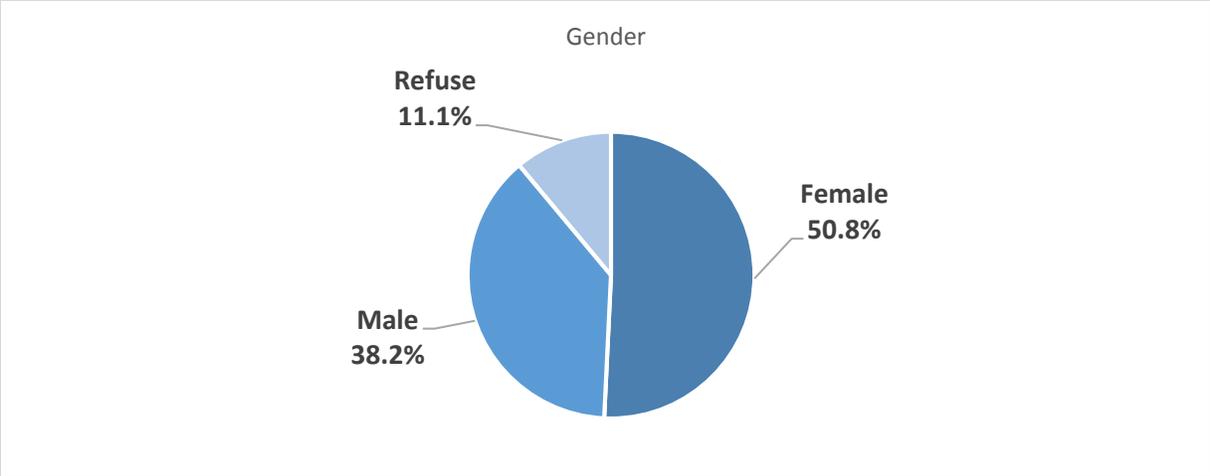


Figure 8. Respondents were asked what gender they identify with.

Most respondents (25.6%) belonged to the '55-64 years' age group; whereas the smallest represented age group was 74 years or older, as shown in Figure 9. Almost half (47.8%) of the respondents were 55 years or older, while 45.0% were under 55 years of age.

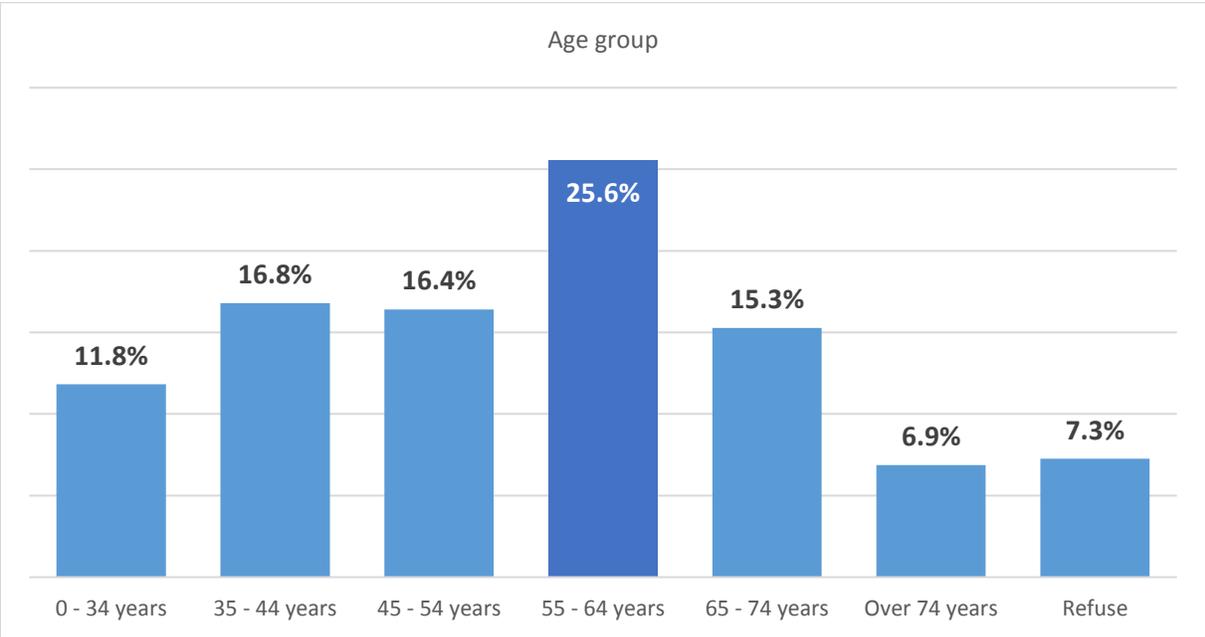


Figure 9. Respondents were asked which age group they belong to.

Half of the respondents (50.4%) reported to have an income equal to or greater than \$35,000, while over a quarter (26.3%) had an income less than \$35,000, as shown in Figure 10. Many respondents either didn't know or refused to answer the question (23.3%).

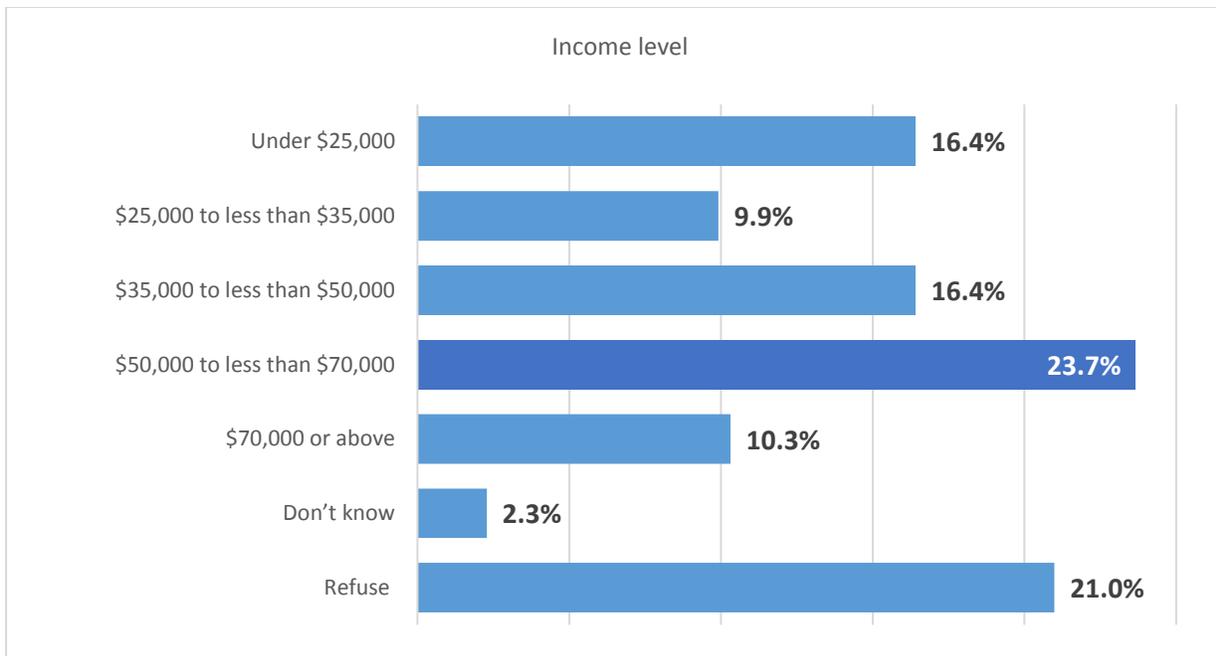


Figure 10 Respondents were asked their income level.

## PART 2: FOCUS ON MOBILE HOME OWNERS

The results in this part of the report are based on responses only from the survey respondents who identified themselves as mobile home owners.

### RESIDENTS IN RESPONDENTS' MOBILE HOMES

Over three-quarters (75.6%) of responding mobile home owners have one to two people living in their home.

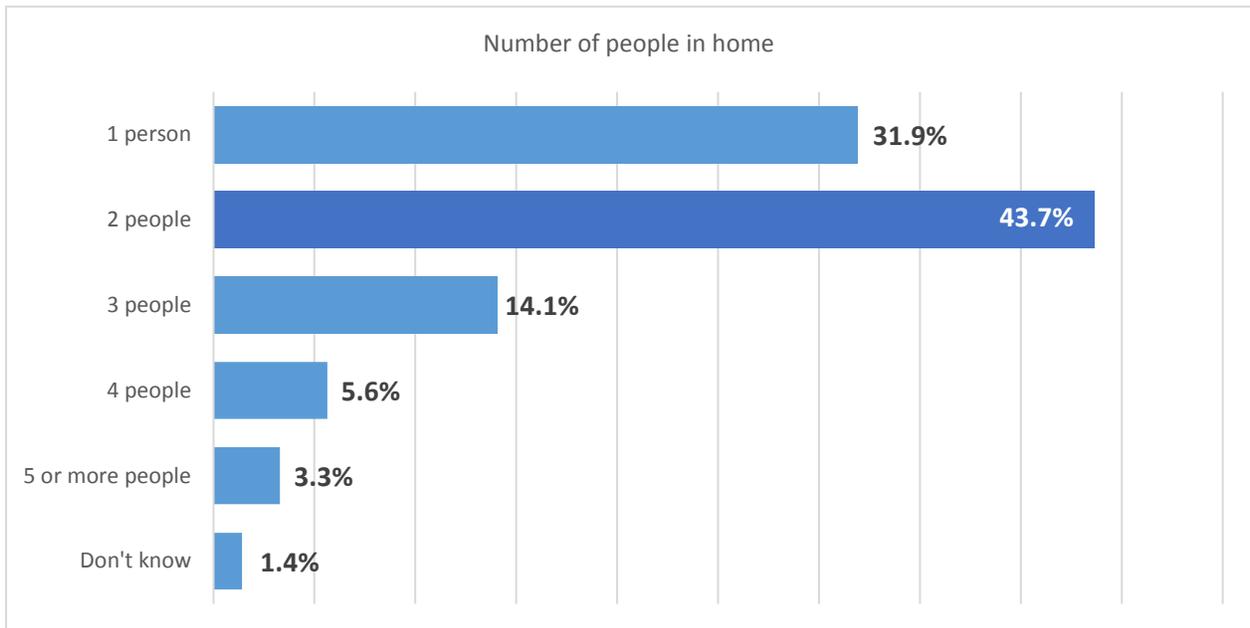


Figure 11. Responding mobile home owners were asked how many people live in their home.

### AGE OF RESPONDENTS' MOBILE HOMES

As reported by the mobile home owners (Figure 12), 47.9% of the mobile homes were 31 or more years old, and 36.7% were under 31 years old. Some respondents did not know the age of their mobile home (15.5%).

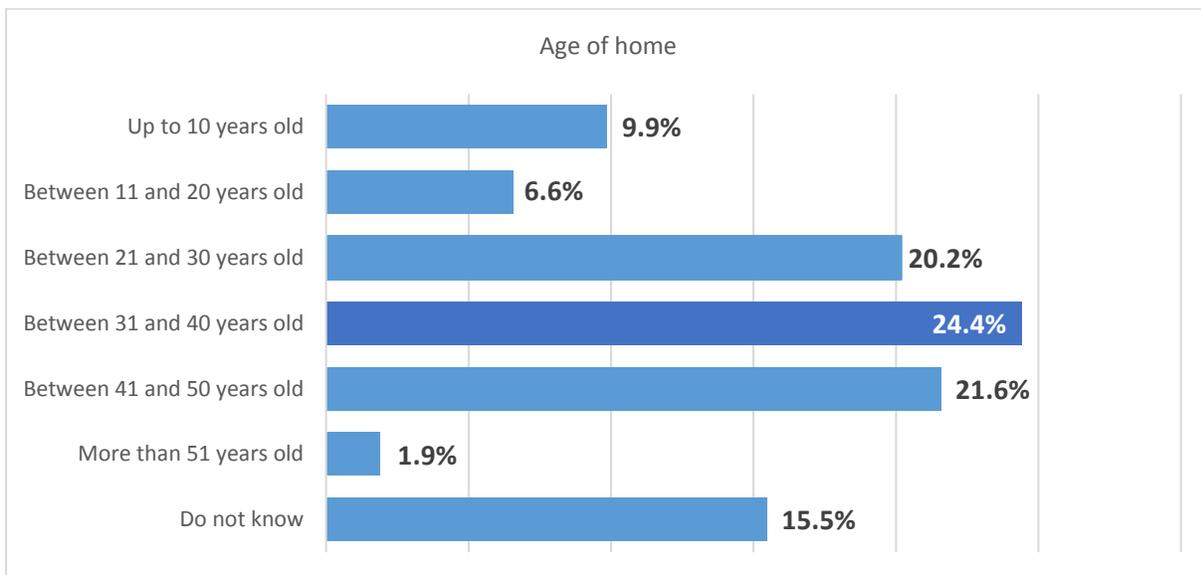


Figure 12. Responding mobile home owners were asked the age of their mobile home.

## MOBILE HOME PARKS PROVISIONS IN *RESIDENTIAL LANDLORD AND TENANT ACT* AND SUPPORT

As shown in Figure 13, over three-quarters of the responding mobile home owners were not aware of specific provisions for mobile home parks in the *Residential Landlord and Tenant Act*. Figure 14 illustrates that 78.4% of the mobile home owners were not aware that there is a Residential Tenancies Office that can offer information and services related to *Residential Landlord and Tenant Act* and dispute resolution.

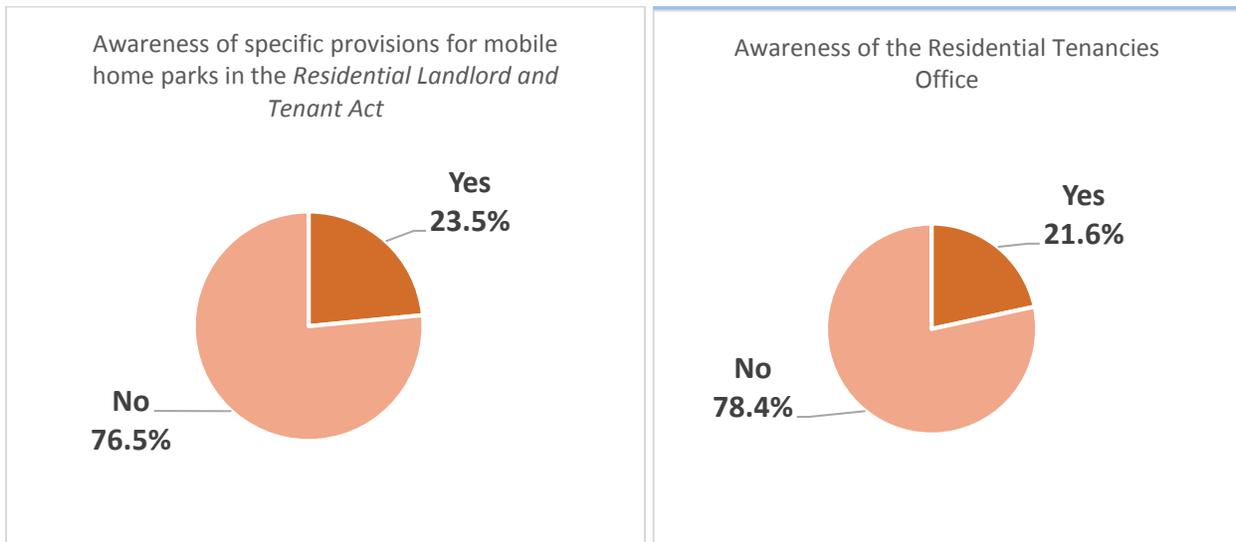


Figure 13. (left) Respondents were asked if they are aware of specific provisions for mobile home parks in the *Residential Landlord and Tenant Act*.

Figure 14. (right) Respondents were asked if, before today, they were aware there is a Residential Tenancies Office that can offer information and services related to *Residential Landlord and Tenant Act*, as well as dispute resolution.

## RELOCATION OF MOBILE HOME AND RULES FOR MOBILE HOME TENANCY AGREEMENTS

If required, only 5.6% of the responding mobile home owners felt they would be able to move their mobile home to another site, while 73.2% felt they could not, as shown in Figure 15. Of the responding mobile home owners, 21.2% either did not know if they would be able to move their mobile home to another site or the question was not applicable.

Respondents were asked to explain their response to the question regarding mobility of mobile home to another site. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- cost of moving the mobile home;
- age of the home;
- lack of places to move;
- additions built onto the home;
- home would be structurally impossible to move.

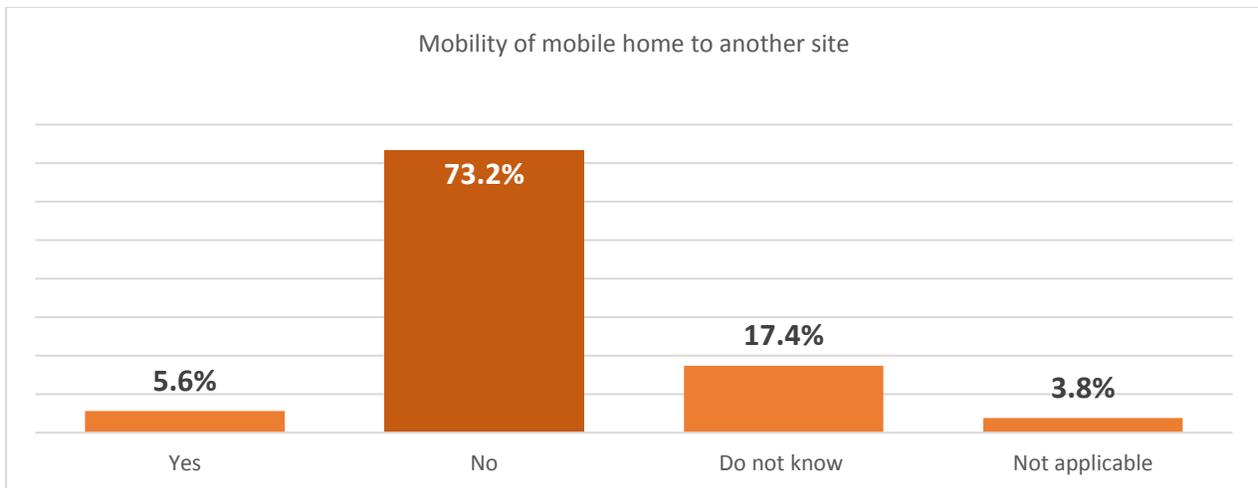


Figure 15. Respondents were asked if they would be able to move their mobile home to another site if it was required – taking into account the condition of their home, the costs associated with the move and for improvements to the home (if needed) for placement in another location.

Most responding mobile home owners (89.2%) felt that mobile home park owners *should not* be able to terminate a tenancy agreement without cause (Figure 16). Those who felt a mobile home park owner should be able to terminate a tenancy agreement without cause or did not know accounted for 10.8%.

Respondents were asked to explain their response to the question regarding acceptability of mobile home park owners to terminate pad tenancy agreements without cause. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- termination should never be permitted;
- appropriate to terminate a tenancy agreement with just cause;
- termination should be allowed: without just cause; if contract is violated; when tenants are negligent; and/or if rent is skipped.

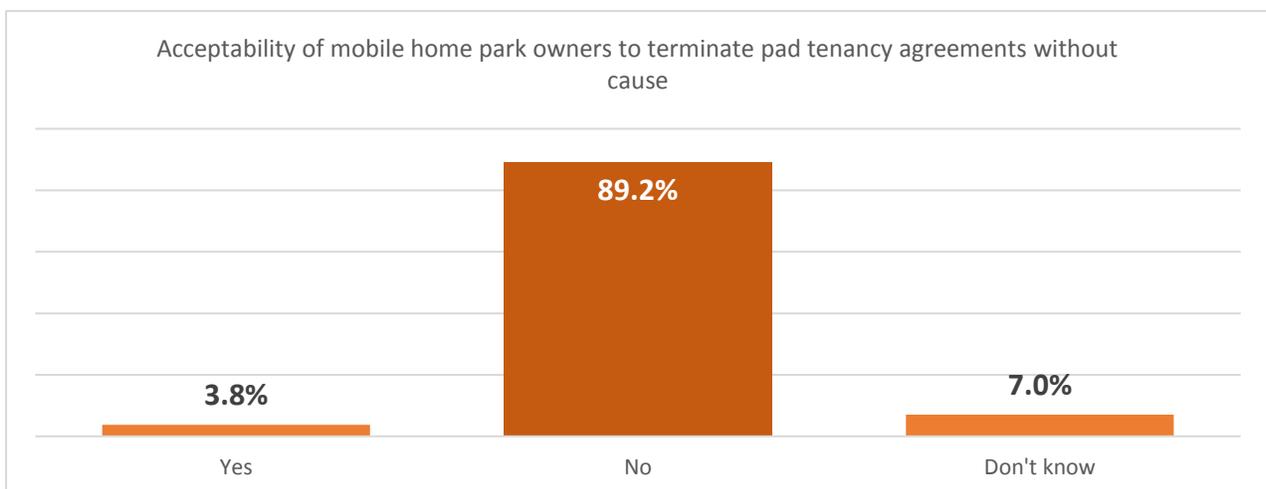


Figure 16. Respondents were asked if they felt a mobile home park owner should be able to terminate a mobile home pad tenancy agreement without cause.

Over half (57.8%) of the responding mobile home owners felt that at least a 12-month advance notice would be appropriate to terminate a mobile home tenancy agreement (Figure 17). Giving a six-month advance notice was acceptable to 8.9% of responding mobile home owners. Over a quarter (28.2%) of the responding mobile home owners did not know what should be an appropriate time for an advance notice.

Respondents were asked to explain their response to the question regarding the appropriate amount of notice to terminate a mobile home pad tenancy agreement. The explanations, in order of number of times mentioned, included<sup>2</sup>:

- cost of moving;
- finding another location to move the mobile home or live;
- time to get affairs in order;
- moving trailer;
- selling trailer.

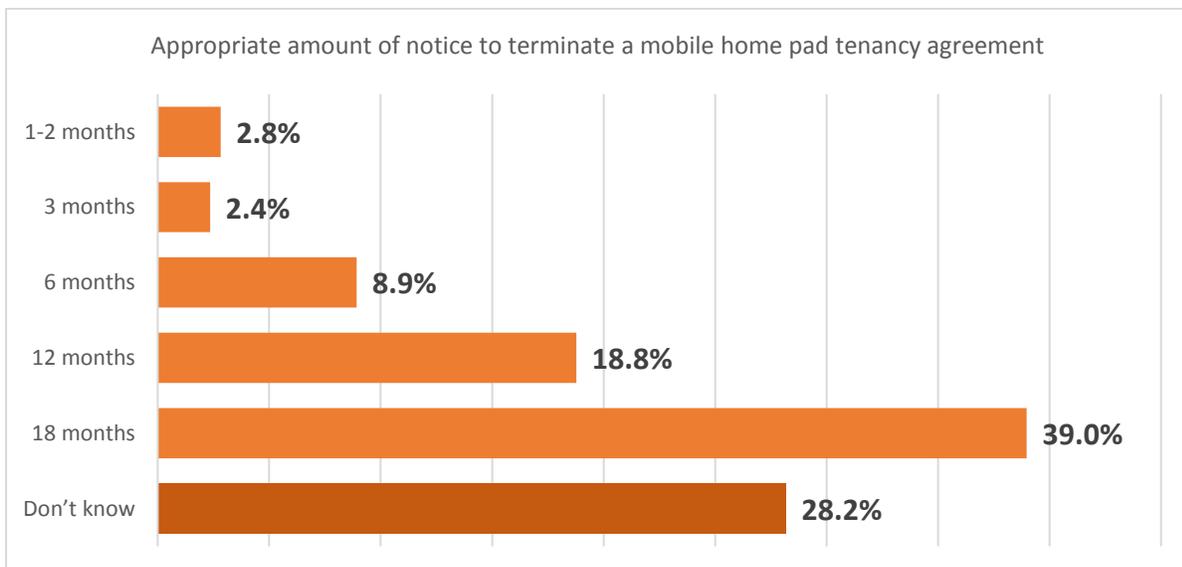


Figure 17. Respondents were asked how much time they felt was appropriate for an advance notice to terminate a mobile home tenancy agreement.

Over half of the responding mobile home owners (51.6%) felt that mobile home pad rental rules for rent increase should be different than other regular tenancy agreements, while 22.5% felt they should be the same (Figure 18). Over a quarter of them (25.8%) did not know. They noted the following as explanations to their responses<sup>2</sup>:

- should be a cause for the rent increase;
- mobile home pad rental rules need a limit on number and amount of increases;
- relationship between mobile home park owners and mobile home owners is different than regular tenancy relationships;
- improvements need to be outlined;
- mobile home owners have little choice but to accept rent increases;
- relationship between mobile home park owners and mobile home owners is *not different* than regular tenancy relationships.

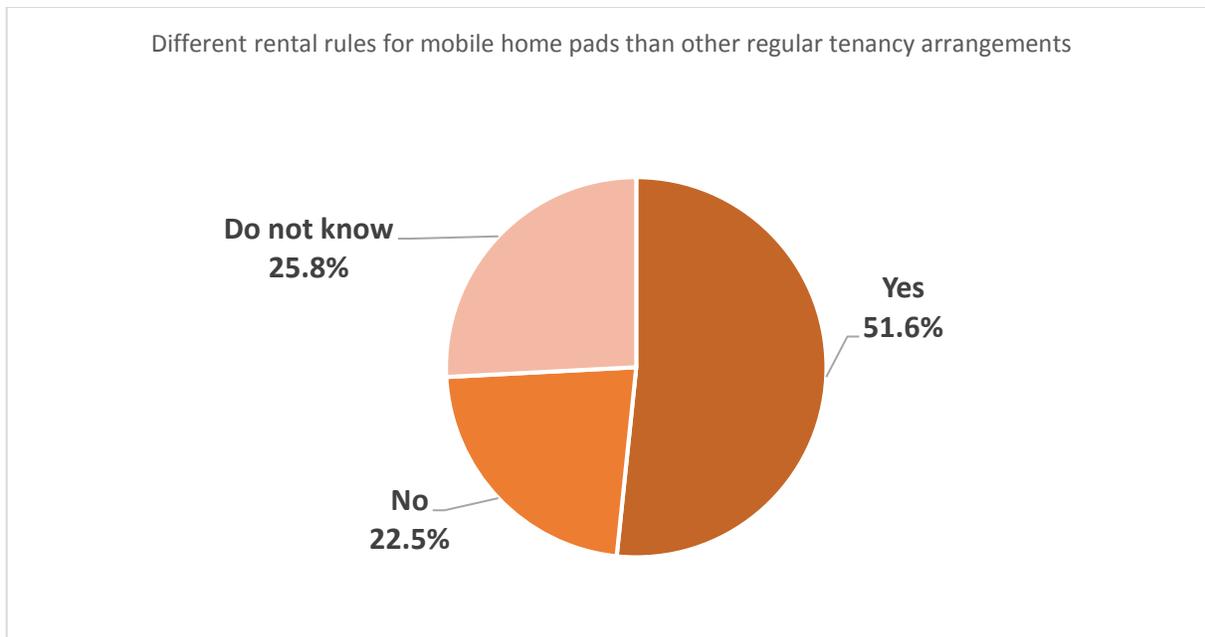


Figure 18. Respondents were asked if they felt that the mobile home pad rental rules for rent increase should be different than other regular tenancy agreements given that current rent increase rules are similar for mobile homes and other tenancy agreements; landlords are limited to raising the rent only once per year.

Respondents were asked if they had any other comments about pad rentals in mobile home parks. These other comments centered around pad rent being too high, especially for the insufficient services offered; more rights needed for mobile home owners and to have pad tenancy rental restrictions reviewed.

## DEMOGRAPHICS

More female (47.0%) than male (42.3%) mobile home owners completed the survey, as shown in Figure 19. Over 10% of respondents refused to answer the question (10.8%).

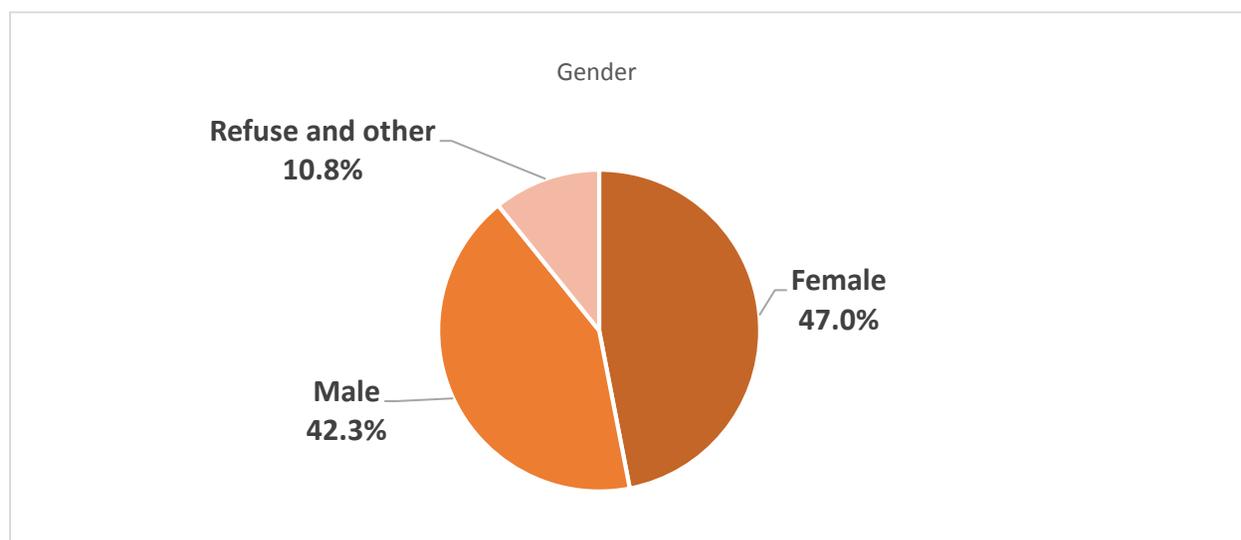


Figure 19. Respondents were asked what gender they identify with.

Most responding mobile home owners (29.1%) were in the '55-64 years' age group; whereas the smallest represented age group was the 'over 74 years old', as shown in Figure 20. Under half of responding mobile home owners (42.2%) were under 55 years of age and over half were 55 years old or older (51.2%). A little over 6% of respondents refused to answer this question.

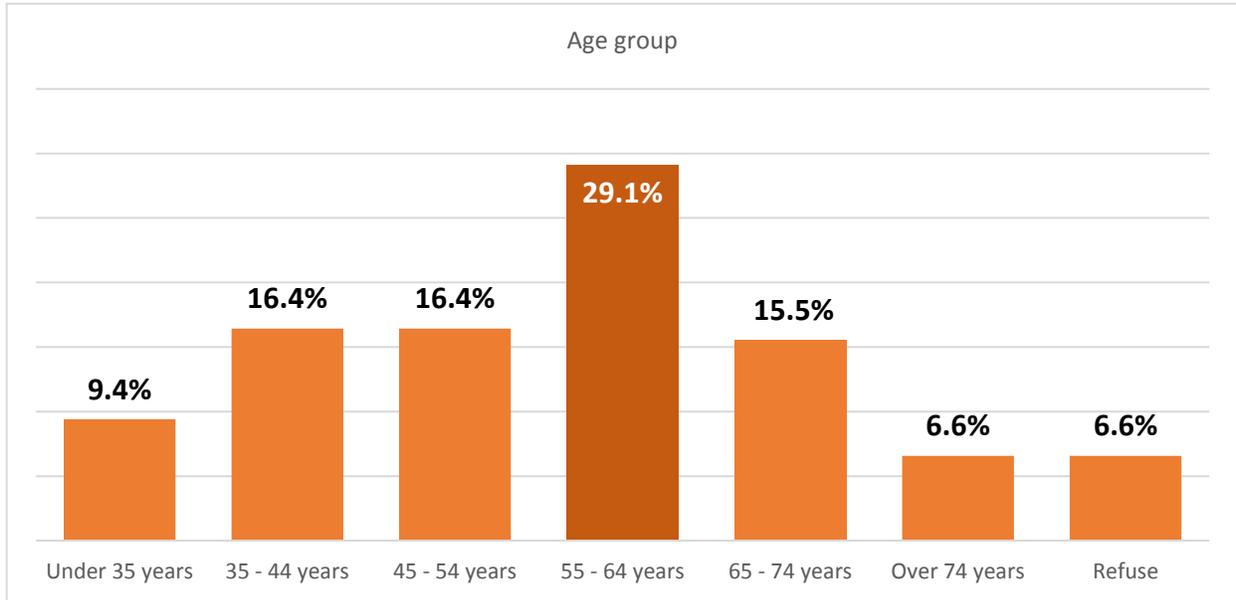


Figure 20. Respondents were asked which age group they belong to.

Half (49.8%) of respondents reported to have an income equal to or greater than \$35,000, while over a quarter (27.2%) had an income less than \$35,000, as shown in Figure 21.

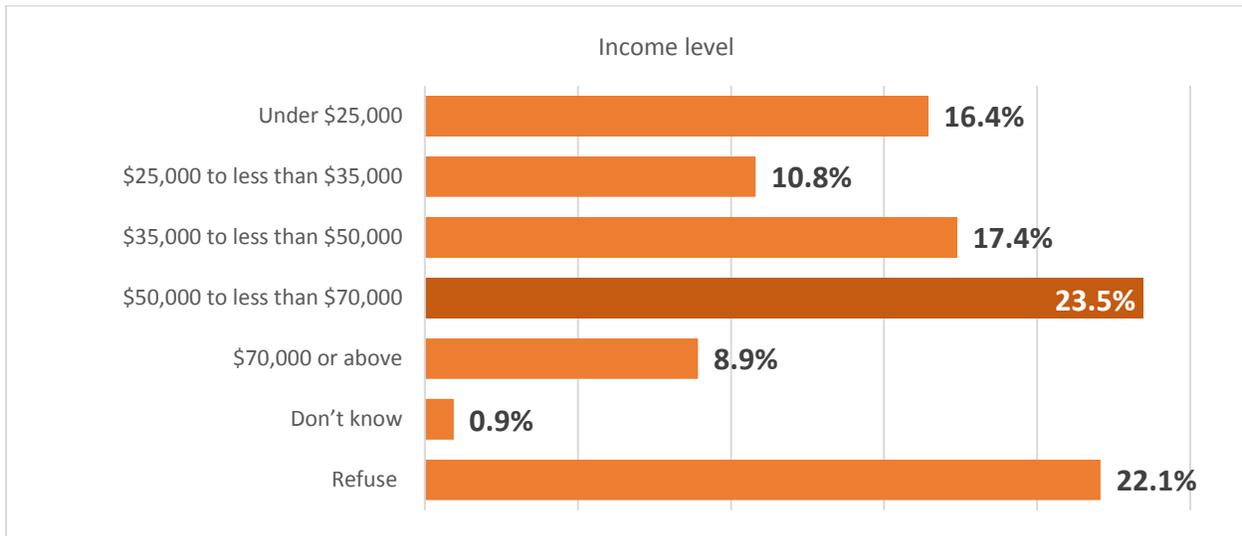


Figure 21. Respondents were asked their income level.

## APPENDIX A – SUMMARY TABLES

### PART 1: UNDERSTANDING PAD RENTAL TENANCY AGREEMENTS FOR ALL RESPONDENTS

Are you a:	
OWN	Percent
mobile home Park owner	4.21
mobile home owner	81.61
tenant renting from a mobile home owner	3.83
none of the above	10.34
Freq Missing = 1	

How many people live in your home?	
NUM	Percent
1 person	31.92
2 people	43.66
3 people	14.08
4 people	5.63
5 or more people	3.29
Don't know	1.41
Freq Missing = 49	

How old is your home?	
HOME_AGE2	Percent
Up to 10 years old	9.86
Between 11 and 20 years old	6.57
Between 21 and 30 years old	20.19
Between 31 and 40 years old	24.41
Between 41 and 50 years old	21.60
More than 51 years old	1.88
Do not know	15.49

Are you aware of specific provisions for mobile home Parks in the Residential Landlord and Tenant Act (RLTA)?	
RLTA	Percent
Yes	30.53
No	69.47

Before today, were you aware there is a Residential Tenancies Office that can offer information and services related to the RLTA, as well as dispute	
RTO	Percent
Yes	25.95
No	74.05

Would you be able to move your mobile home to another site if it was required?	
COST	Percent
Yes	5.34
No	65.27
Do not know	17.94
Not applicable	11.45

Do you feel that a mobile home Park owner should be able to terminate a mobile home pad tenancy agreement without cause?	
WOC	Percent
Yes	6.87
No	85.50
Do not know	7.63

How much time do you feel is appropriate for an advance notice to terminate a mobile home pad tenancy agreement?	
TERM	Percent
1 month	2.67
2 months	2.67
3 months	3.44
6 months	9.16
12 months	19.47
18 months	36.64
Don't know	25.95

Do you feel that mobile home pad rental rules for rent increase should be different than other regular tenancy arrangements?	
INCR	Percent
Yes	47.33
No	27.86
Do not know	24.81

What gender do you identify with?	
GEND	Percent
Female	50.76
Male	38.17
Refuse	11.07

Which age group do you belong to?	
AGE	Percent
0 - 34 years	11.83
35 - 44 years	16.79
45 - 54 years	16.41
55 - 64 years	25.57
65 - 74 years	15.27
Over 74 years	6.87
Refuse	7.25

What is your income level?	
WAGE	Percent
Under \$25,000	16.41
\$25,000 to less than \$35,000	9.92
\$35,000 to less than \$50,000	16.41
\$50,000 to less than \$70,000	23.66
\$70,000 or above	10.31
Don't know	2.29
Refuse	20.99

## PART 2: FOCUS ON MOBILE HOME OWNERS

How many people live in your home?	
NUM	Percent
1	31.92
2	43.66
3	14.08
4	5.63
5 or more	3.29
Don't know	1.41

How old is your home?	
HOME_AGE2	Percent
Up to 10 years old	9.86
Between 11 and 20 years old	6.57
Between 21 and 30 years old	20.19
Between 31 and 40 years old	24.41
Between 41 and 50 years old	21.60
Between 51 and 60 years old	1.88
Do not know	15.49

Are you aware of specific provisions for mobile home Parks in the Residential Landlord and Tenant Act (RLTA)?	
RLTA	Percent
Yes	23.47
No	76.53

Before today, were you aware there is a Residential Tenancies Office that can offer information and services related to the RLTA, as well as dispute	
RTO	Percent
Yes	21.60
No	78.40

Would you be able to move your mobile home to another site if it was required?	
COST	Percent
Yes	5.63
No	73.24
Do not know	17.37
Not applicable	3.76

Do you feel that a mobile home Park owner should be able to terminate a mobile home pad tenancy agreement without cause?	
WOC	Percent
Yes	3.76
No	89.20
Do not know	7.04

How much time do you feel is appropriate for an advance notice to terminate a mobile home pad tenancy agreement?	
TERM	Percent
1-2 months	2.82
3 months	2.35
6 months	8.92
12 months	18.78
18 months	38.97
Don't know	28.17

Do you feel that mobile home pad rental rules for rent increase should be different than other regular tenancy arrangements?	
INCR	Percent
Yes	51.64
No	22.54
Do not know	25.82

What gender do you identify with?	
GEND	Percent
Female	46.95
Male	42.25
Refuse and other	10.80

Which age group do you belong to?	
AGE	Percent
Under 35 years	9.39
35 - 44 years	16.43
45 - 54 years	16.43
55 - 64 years	29.11
65 - 74 years	15.49
Over 74 years	6.57
Refuse	6.57

What is your income level?	
WAGE	Percent
Under \$25,000	16.43
\$25,000 to less than \$35,000	10.80
\$35,000 to less than \$50,000	17.37
\$50,000 to less than \$70,000	23.47
\$70,000 or above	8.92
Don't know	0.94
Refuse	22.07