

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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Information Package

For

114-1753 Cecil St, Crofton



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



114-1753 Cecil St



QUICK POSSESSION POSSIBLE! Affordable home in well managed and maintained Diamond Willow MH Park in the seaside village of Crofton. This 2 bedroom/1 bath home has many great features including a newer ductless heat pump, some fresh paint, a nice kitchen with stainless appliances, warm flooring, and a lovely covered deck as well as a nice sized yard!. Open living room and kitchen, good sized bedrooms, updated bathroom and a spacious laundry room/mudroom and vinyl thermal windows. Pets welcome with park approval. The only thing this home could use is an exterior paint job. This is a great opportunity for first time buyers, investors, or for those downsizing. Call your agent to view this lovely home today! You'll be glad you did.



Priced at
\$209,000

Area	Duncan
Bedrooms	2
Bathrooms	1
Lot Size	
Floor Space	761 Sqft

Age	1975
Taxes	\$730 (2024)
MLS#	992416
Parking	

Dan Johnson*
Pemberton Holmes - Duncan



(250) 709-4987
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www.DuncanBCRealEstate.ca
23 Queens Road
Duncan, V9L 2W1



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 Pemberton Holmes Ltd. (Dun)



Property One Page Resi Client

114 - 1753 Cecil St Crofton BC V0R 1R0
 MLS® No: **992416 \$209,000 Active**



QUICK POSSESSION POSSIBLE! Affordable home in well managed and maintained Diamond Willow MH Park in the seaside village of Crofton. This 2 bedroom/1 bath home has many great features including a newer ductless heat pump, some fresh paint, a nice kitchen with stainless appliances, warm flooring, and a lovely covered deck as well as a nice sized yard!. Open living room and kitchen, good sized bedrooms, updated bathroom and a spacious laundry room/mudroom and vinyl thermal windows. Pets welcome with park approval. The only thing this home could use is an exterior paint job. This is a great opportunity for first time buyers, investors, or for those downsizing. Call your agent to view this lovely home today! You'll be glad you did.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'5x11'7
Bedroom	Main	13'2x8'8
Kitchen	Main	14'6x11'3
Laundry	Main	5'5x8'8
Living Room	Main	13'10x11'3
Walk-in Closet	Main	5'11x3'9

MLS® No: **992416** List Price: **\$209,000**
 Status: **Active** Orig Price: **\$209,000**
 Area: **Duncan** Sub Area: **Du Crofton**
 DOM: **1** Sold Price:
 Sub Type: **Manufactured Home**
 Pend Date: Title: **Pad Rental**

Interior

Beds: 2	Baths: 1	Kitchens: 1	Fireplaces: 0	Storeys:
FinSqFt Total: 761	UnFin SqFt: 0	SqFt Total: 761	Basement: No	Add Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 2	Laundry: In House
Layout: Rancher		Appl Incl: F/S/W/D		
Heating: Electric, Forced Air, Heat Pump		Cooling: Air Conditioning		
Intr Ftrs:				

Exterior/Building

Built (Est): 1975	Front Faces: Southeast	Storeys:	Bldg Warranty:
Construction: Insulation: Partial, Insulation: Walls	Access: Road: Paved	Foundation: Other	Roof: Metal
Lgl NC Use:			Bldg Style:
Exterior Ftrs: Low Maintenance Yard			

Lot

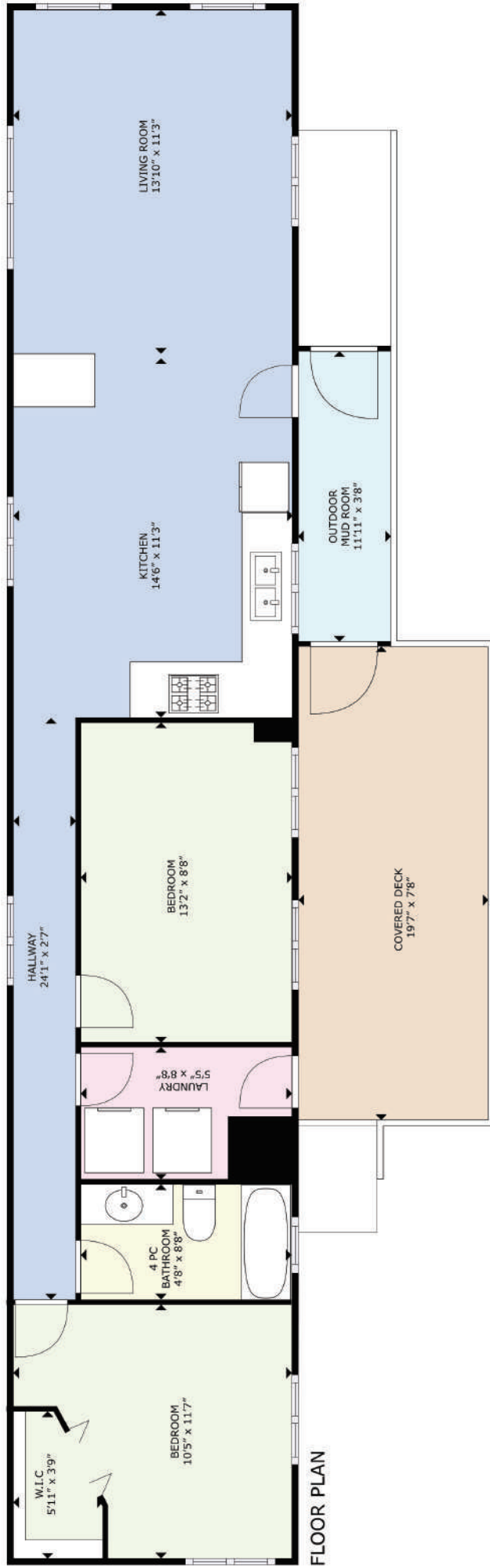
Lot SqFt: 0	Lot Acres: 0.00	Dimensions:	Shape:
Park Type: Driveway	Park Spcs: 2	View:	Waterfront:
Carport Spcs: 0	Garage Spcs: 0		Water: Municipal
Sewer: Sewer To Lot	Restrictions:	Services:	
Lot Ftrs: Family-Oriented Neighbourhood, No Through Road, Recreation Nearby			

Legal/Public Records

Assessed: \$139,000	Assess Yr: 2025	Taxes: \$730	Tax Year: 2024
PID:	Roll No: 26314001	Zoning: R5	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: CHEMAINUS LAND DISTRICT, MANUFACTURED HOME REG.# 30417, BAY # 114, 04315 DIAMOND WILLOW MANUFACTURED HOME PARK, MHP ROLL # 04-315-12240.000			

Strata

Strata/Pad Fee: \$490	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx:	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?:	Plan Type:	Lvls in Unit:	Unit's Level:
Rent Allwd?: Unrestricted	must have Park approval, no short term		
Yngst Age: 0	dogs and cats require Pet Agreement, please see Park Rules & Regs		
Pets Allwd: Cats, Dogs			
BBQs Allwd: Yes			
Smoking Byl: Unknown			
Unit Incl:			
Assmt Incl:			
Shrd Am:			



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 761 sq. ft.

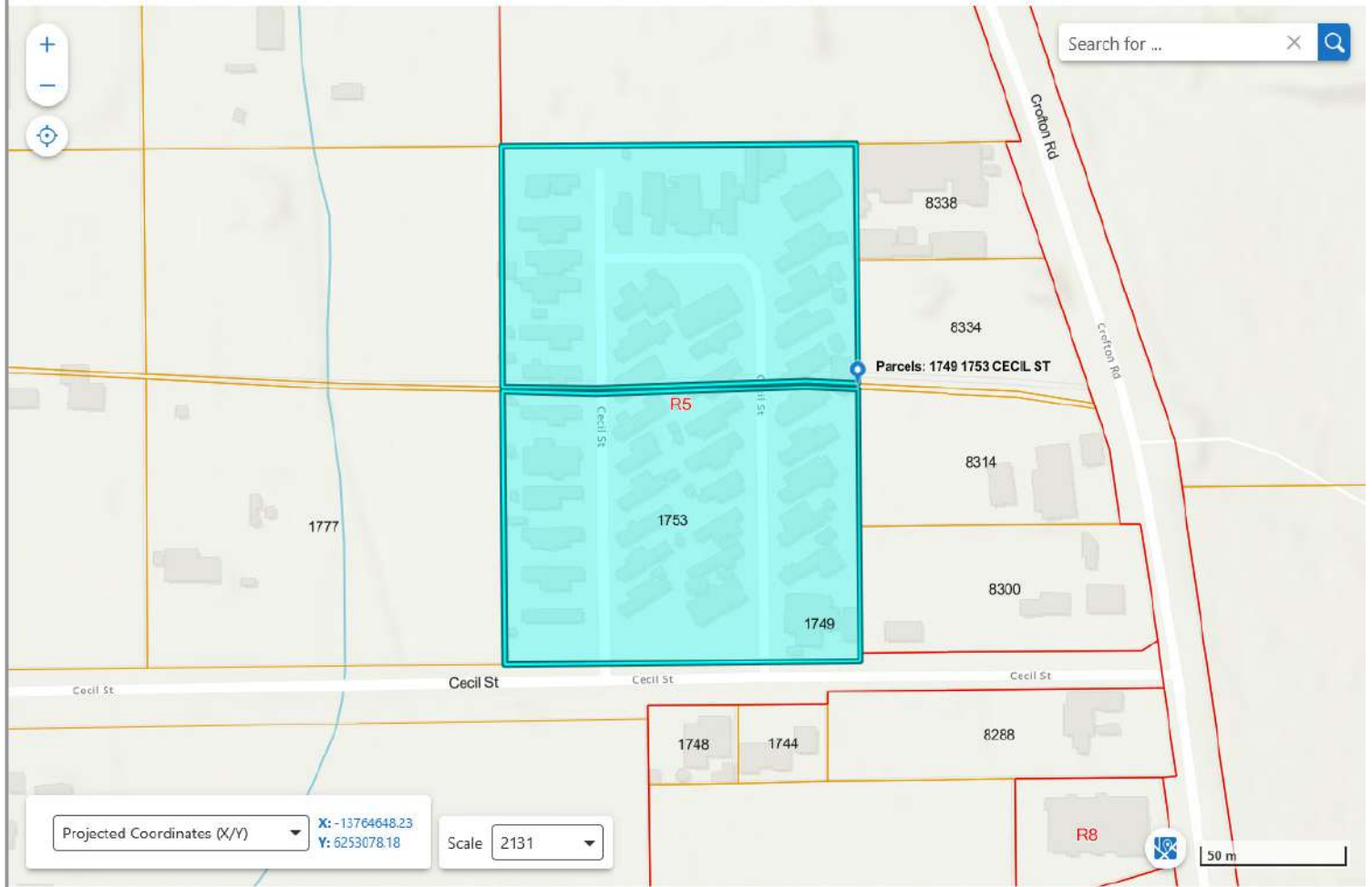
EXCLUDED AREA: COVERED DECK: 250 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Parcels: 1749 1753 CECIL ST

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House 1: 1749
House 2: 1753
Street Name: CECIL ST
Approx. m2:
Approx. Acre: 5.214793
Approx. Hectare: 2.110427
PID: 007-388-411
Folio: 12240-000
Lot: 6
Plan: VIP1471
Non-Legal Descript: L 6 PL 1471
Section: 2
Range: 10
Land District: Chemainus
Zoning: R5
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 02018
Comments:
[Zoning Bylaw PDF](#)
[Property Report](#)



Projected Coordinates (X/Y) X: -13764648.23 Y: 6253078.18

Scale 2131

Residential Mobile Home Park Zone (R5)

Permitted Uses

- 60 (1) The permitted uses for the R5 zone are as follows:
- Accessory Dwelling Unit
 - Home-based Business
 - Mobile Home Park
 - Mobile Home Park Office

Minimum Lot Size

- (2) (a) The minimum permitted lot size for the R5 zone is 2.0 hectares (4.94 acres).
(b) The minimum permitted area for a mobile home space is 325 m² (3,498.39 sq. ft.).

Minimum Frontage

- (3) (a) The minimum permitted frontage for the R5 zone is 60.0 m (196.85').
(b) The minimum permitted frontage for a mobile home space is 12.0 m (39.37') or, in the case of a cul-de-sac or panhandle lot, 6.0 m (19.68').

Density

- (4) The maximum permitted density for the R5 zone is as follows:
(a) The maximum number of units is twenty units per hectare (8 per acre).

Buffer

- (5) A landscaped buffer, which is separate from the individual mobile home pads, shall be provided of not less than 8.0 m (26.25') in width along the front lot line, and not less than 5.0 m (16.40') in width from any other lot line of the mobile home park. Within this buffer area, no buildings or dwellings, nor parking or storage of motor vehicles, nor roadways other than perpendicular crossing shall be permitted.
(a) Despite the foregoing, in the case of a corner lot, lot lines which abut highways shall have a buffer of not less than 8.0 m (26.25') in width.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R5 zone are as follows:
- (a) Mobile Home Park Office
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 5.0 m (16.40')
 - Yard, Rear, 5.0 m (16.40')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 5.0 m (16.40')
 - Yard, Rear, 5.0 m (16.40')

Minimum Yard Requirements for Each Mobile Home Space

- (7) The minimum yard requirements for each mobile home space in a Mobile Home Park in the R5 zone are as follows:
Yard, Front, 1.8 m (5.91') in depth
Yard, Side, 1.5 m (4.92') in width
Yard, Rear, 1.8 m (5.91') in depth

Maximum Building Height

- (8) The maximum permitted building heights for the R5 zone are as follows:
 - (a) Principal Building, 7.6 m (24.93')
 - (b) Accessory Building, 7.6 m (24.93')

Mobile Home Space Coverage

- (9)
 - (a) The mobile home and additions to it, exclusive of a carport, must not cover more than 35% of the mobile home space upon which it is situated. [BL3323]
 - (b) Any addition to a mobile home, exclusive of a carport, porches, open sundecks, and detached storage sheds, shall not be larger in area than 20% of the floor area of the mobile home.

Recreation Area

- (10) In addition to the perimeter buffer area, a recreation area of not less than 5% of the gross site area shall be established.
 - (a) Where indoor recreation space is provided, it shall be counted as double its actual area.

Conditions of Use

- (11) Mobile home parks are also subject to "Mobile Home Park Bylaw 1978", No. 1775.

114-1753 CECIL ST CROFTON V0R 1R0

Area-Jurisdiction-Roll: 04-315-26314.001



Total value \$139,000

2025 assessment as of July 1, 2024

Land	\$0
Buildings	\$139,000
Previous year value	\$138,000
Land	\$0
Buildings	\$138,000

Property information

Year built	1975
Description	MH - Single Wide
Bedrooms	
Baths	
Carports	
Garages	
Land size	
First floor area	768
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

CHEMAINUS LAND DISTRICT, MANUFACTURED HOME
REG.# 30417, BAY # 114, 04315 DIAMOND WILLOW
MANUFACTURED HOME PARK, MHP ROLL #
04-315-12240.000

PID:

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	12 Ft
Length	64 Ft
Total area	768 Sq Ft

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



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RULES AND REGULATIONS

These Rules and Regulations are for the mutual benefit of you and your neighbors. To fully appreciate the Park, your co-operation is required in complying with these Rules. It will assist the managements greatly if your actions and activities show sensitivity to others.

(A) A MOBILE HOME MOVING INTO THE PARK

1. Mobile Home must meet CSA-Z240 or CMHC-NHA standards.
2. Home must be moved into the Park by professional movers, the cost of moving and "set" up with service connections is the responsibility of the Tenant. Where water pressure is above 6- p.s.i. The "set up" must include a water pressure reducer, which wither conforms to Municipal standards or is approved in writing by the Landlord.
3. Home must be set up as low as possible. In any event, the maximum allowable distance from the blacktop or ground level to the top of the Home's frame is 24".
4. Tenant must remove the moving hitches on the Home.
5. Vinyl Skirting is to be used to skirt the mobile home and must be installed with thirty (30) days of occupancy).
6. Tenant must install permanent steps with railings at the front and rear of her Home within thirty (30) days or his or her occupancy beginning. The maximum extension from the Home is 4 ft with a maximum stair width of 3ft.
7. Tenant must affix his or her lot number to the front of the Home in 4-6 inch high numbers.

(B) MAINTENANCE OF LOT AND HOME

1. Home must be maintained so as always to comply with CSA-Z240 or CHCH-NHA standards.
2. Tenant must maintain his or her Lot and Home, its facilities and equipment, in good repair and in a neat clean and sanitary condition. The yard and the grass are to be maintained and when away on vacation, the tenant must make arrangements for someone to come in and do this work for you. Written notice will be given when the tenant(s) is/are not satisfactorily maintaining the home or the surrounding area. A 72- hour period will be given to complete the work. If landlord is obliged to clean or maintain any part of the Tenant's lot, the Tenant shall be required to pay for such work at the actual cost to the Landlord plus 20%, or such greater amount, as Landlord shall advise in periodic revisions of these Rules.
3. Tenant must keep and maintain his or her Lot and Home in a safe condition.
4. Garbage/recycle will be collected every second week, two garbage cans per home. Garbage must be placed in covered containers. Garbage must be placed for collection no earlier than 12 hours prior to collection and the containers removed within 12 hours of collection.
5. Tenant must protect and maintain the sewer lines between the Park service and Home.

(C) ADDITIONS AND ALTERATIONS FOR LOT AND HOME

1. Any and all additions or attachments to mobile homes are subject to the prior written approval of the Landlord. All additions require building permits and the exterior of the addition must be completed within sixty (60) days of starting the project.
2. Any structure or additions to home must be at least 10 ft from any other mobile home or such distance as may from time to time be required by local authorities, or as set out in the prior written approval of Landlord.
3. Fences shall not exceed 4 ft in height. Shall be painted on both sides and shall be approved, in writing in advance of construction by Landlord as to design, material and colour.
4. Any landscaping to the Lot must be first approved in writing by Landlord and any plants, shrubs, trees or grass-plants by Tenant, become on planting, Landlord fixtures and shall not be removed without prior written approval of Landlord.

(D) RESIDENTS AND GUESTS

1. Subject to D2 no person not named in the Lease as a Tenant may reside in the Home for no more than two weeks.
2. A person, not registered as a tenant. May reside in a Home as a registered guest, for a period in excess of two weeks, but such person must have prior written approval of the Landlord for this purpose and must be formally registered.
3. Tenant is responsible for the actions, conduct and safety of himself or herself, and of any family or guests of Tenant. Tenant is solely responsible for any damage caused by any of these persons to the person property of any other tenant, assignee, sub-lessee or guest.

(E) ACTIVITIES IN THE PARK

1. Door to door soliciting by Tenant, residents or non-residents is not permitted.
2. Tenant may place no commercial signs of any nature in or on the area of the Park.
3. Tenant may conduct no commercial business of any nature in or on the area of the Park.
4. Small home basic business will be permitted within the Park, but the home basic business must not effect or disturb other tenants with the park in any way. Tenant(s) must have prior written approval from the Landlord. Landlord, may at any time, withdraws its approval of a small home basic business within the Park. Landlord will give written reason for its withdrawal. If Landlord withdraws its approval of the business in question, the Tenant(s) will have 48 hours from the time the written notice was given, to stop all business within the park.
5. Before the sale of a mobile home within the Park, the owner(s) must notify the landlord(s) of potential buyer(s). Buyer(s) must fill out an application for tenancy. PARK MANAGEMENT HAS THE RIGHT TO REFUSE ANY POTENTIAL BUYER, IF THE APPLICATION ISN'T FILLED OUT COMPLETELY. ALL POTENTIAL BUYER(S) MUST HAVE MANAGEMENT APPROVAL PRIOR TO THE SELL OF THE HOME WITHIN THE PARK. New Owner(s) must agree, understand and sign the Park Lease Agreement that included all the rules and regulations of the Park and any other legal forms before the sell date of the Mobile Home in question. Only then, the Landlord(s) will allow the new owner(s) or tenant(s) to move into the Park. The Landlord(s) has the right to refuse any new owner(s) or tenants from moving into the Park. All legal action will be taken if the owner(s) sell the home in question without prior approval from park management.
Example: Potential buyer(s), tenant(s) who refuse to sign the Park Lease Agreement.

(E) section 5 Owner(s)/tenant(s) initial(s) _____

6. All owners that want to use their Mobile Home as a rental unit must notify the Landlord(s) in writing beforehand. All potential renters must have prior approval from park management. Once approved, the renter must agree, understand and sign the Rules and Regulations Agreement. The Landlord(s) has the right to refuse to any renter from moving into the Park and the Landlord(s) will notify the owner(s) that the renter or renters in question is not suitable for the Park.
7. Absolutely no loud, boisterous parties, radio, stereo, or other noises will not be permitted and no unusually disturbing noise will be permitted at any time. The Landlord, whose decision is final, shall make the determination of what constitutes "unusually disturbing "
8. Parents are responsible for supervision of their children and parents will be held responsible for any damage done by their children. Also tenant-having visiting children will be responsible for their behavior.
9. Park speed limit is posted within the Park and should be followed. It is up to the tenants to notify their guests of the speed limit with the Park.
10. Tenant must ensure that his or her use of the Lot and Home complies with all provincial, regional and municipal statutes, regulations and by-laws.
11. A maximum of two motor vehicles are permitted for each Lot. All other vehicles must be removed from the park unless written permission is given by the Landlord. No automobile or motorcycle repairs will be permitted in the Park except with prior landlord(s) approval. NO LONG TERM FOR UNINSURED VEHICLE(S) WITHIN THE PARK, IF YOU HAVE NO PLANS TO REINSURE THE VEHICLE AND DRIVE IT, THEN YOU WILL HAVE TO REMOVE IT FROM THE MOBILE HOME PARK PROPERTY. A written notice will be given to the tenant to remove the vehicle in question or the Landlord will remove it at the tenant's expense.
12. With limited Space in the park, all insured vehicles must be removed from the Park. No long-term storage can be permitted for boats and recreational vehicles (campers, trailers etc) so please arrange for storage outside of the park.
13. Permanent parking on the road is not permitted as this hinders access for emergency Vehicles.
14. Tenant(s) shall not set any open fires in the Park.

(F) PETS

1. The Landlord controls the pet regulation. ALL DOGS and CATS whether INSIDE or OUTSIDE HOME PETS and ALL OUTSIDE PETS must have prior written approval of the Landlord before the tenant(s) can bring the animal into the Park.
2. All tenant(s) wanting to bring in a pet into the park, will have to fill out a PET AGREEMENT AND RULES CONTRACT. THIS WILL EXCLUDE INSIDE HOME PETS (birds, reptiles insects etc) only.
3. Landlord may, at any time, withdraw its approval of any pet of the tenant. The landlord shall give reason for its withdrawal. If the Landlord withdraws its approval, tenant shall remove the pet in question within 48 hours of receiving notice of Landlord's withdrawal of its approval.

(G) LEAVING THE PARK

1. The Tenant must give the Landlord 30 days notice in writing, of his intention to move e.g. Notice given on the 30th June if intending leaving the Park on the 31st July.
2. Rent is payable to the end of the month in which the Tenant moves.
3. Upon leaving the Park, Tenant must leave the Lot clean and in good condition. If the Landlord is obliged to clean or repair any part of the Lot, the Tenant shall be required to pay for such work at the actual cost to Landlord plus 20%.

(H) GENERAL

1. If any provision of the Lease or Rules is held invalid. Illegal or unenforceable by a court or any other tribunal of competent jurisdiction, the provision shall be deemed to be severed and have no further force and effect. All other provisions of the Lease or Rules shall remain in full force and effect.

Signed at _____ B.C. this _____ day of _____ 20
(Time)

TENANT _____

TENANT _____

LANDLORD(S) _____

Diamond Willow Mobile Home Park

APPLICATION FOR TENANCY

PLEASE PRINT

I/WE _____ AND _____ THE UNDERSIGNED,
(The "Applicant"), hereby offer to rent the mobile home site (the "pad") in B.C. know as

A. Pad number _____ Civic Address _____
from _____ (the " Landlord")

B. At a monthly rent of \$ _____.

Desired occupancy date _____. I/We have been given the opportunity to read the Park Rules and Regulations and the Tenancy Agreement with attachments. If accepted, I/We abide the Park Rules and Regulations and will enter into the Tenancy Agreement prior to occupancy. If the Applicant fails to enter, or proceed with any of the agreements prior to the occupancy date, the tenancy will be refused and the Applicant shall be held liable for payment of the equivalent of one (1) month's rent to the landlord/landlord's Agent as liquidated damages for failure to complete.

This offer is subject to acceptance by the Landlord/Landlord' Agent and is open for acceptance for Five (5) Business days ending at 6 PM following the date indicated below. Upon acceptance of this offer, I/We will make a security deposit of \$ _____ which is half a month rent within 5 days of being accepted. If the Landlord hasn't received the security deposit within 5 days, then the landlord has the right to refuse the TENANT(S) APPLICATION FOR TENANCY.

C. Type of home desired: () 1 bedroom () 2 bedroom () 3 bedroom () 4 bedroom

D. Number for adults to occupy home _____ Number of children under 18 _____

E. Pets to occupy home (description) _____

F. Information to be completed by all adult tenants. The Landlord/Landlord's Agent reserves the right to refuse to consider this application unless all questions are answered completely.

Please Print

Applicant name(s): _____

Present telephone no: _____

Name of spouse: _____

Name(s) of child/children: _____

Age(s) of child/children: _____

Present address: _____

Landlord(s) name(s): _____

Landlord(s) telephone no. _____

How long at present address (1 year, 6 months, etc.): _____

Reason for leaving: _____

Second previous landlord: _____
Landlord(s) name(s): _____
Landlord(s) telephone no. _____
How long at present address (·1 year, 6 months, etc.): _____
Reason for leaving: _____

Third previous landlord: _____
Landlord(s) name(s): _____
Landlord(s) telephone no. _____
How long at present address (1 year, 6 months, etc.): _____
Reason for leaving: _____

Personal references (No family names please) :

1. _____ telephone no. _____
2. _____ telephone no. _____
3. _____ telephone no. _____

Credit reference: (list bank, credit union, charge accounts, or other credit references.)

Name of company, address and telephone number.

1. _____
2. _____
3. _____

Social Insurance no.(s) _____

Driver license no: _____

Make, year and colour of vehicle(s) _____

Vehicle plate number(s) _____

Employment history

Employer: _____
Address: _____
Telephone no: _____
Occupation: _____
How long: _____
Monthly income: _____

Previous employer: _____
Address: _____
Telephone no: _____
Occupation: _____
How long: _____
Monthly income: _____

Person(s) to contact in case of emergency

- 1. _____ phone no. _____
- 2. _____ phone no. _____
- 3. _____ phone no. _____

G. Consent: For purpose of determining whether my/our application for tenancy is acceptable, I/we hereby consent to the Landlord or Landlord's Agent obtaining credit/personal information reports on me/us from one or more consumer reporting agencies or from other sources of such information on me/us to the Landlord or Landlord's Agent.

Signed at _____, B.C. this _____ day of _____, _____
(Time) (Year)

Signed Adult Applicant

Signed Adult Applicant

H. Acceptance. The above Applicant(s) is/are accepted for tenancy, providing all Applicants sign the indicated Agreements presented by the Landlord/Landlord's Agent before the occupancy date, as listed in Paragraph B above.

Signed at _____, B.C. this _____ day of _____, _____
(Time) (Year)

Signed: Landlord/Landlord's Agent

Diamond Willow Mobile Home Park

A MONTHLY LEASE AGREEMENT

(PLEASE PRINT)

I/We ("Landlord (s)") hereby lease to _____ ("Tenant(s)"),
Lot Number _____, located in this Mobile Home Park at _____,
British Columbia, Canada, commencing ("Date") _____ the sum of \$ _____ per month, payable in
full on the 1st of each month. **TWELVE (12) POST DATED CHEQUES WILL BE REQUIRED FROM THE TENANT(S)
ONCE THE TENANT(S) HAS/HAVE SIGNED THIS LEASE AGREEMENT. ALL TWELVE (12) POST DATED
CHEQUES WILL BE DATED FOR THE 1ST OF EACH MONTH. A \$40.00 CHARGE ON ALL N.S.F (NON
SUFFICIENT FUNDS) CHEQUES.**

Tenant acknowledge reading the Park Rules and Regulations that form a part of the Lease, and acknowledge that they are reasonable and material and agrees to observe and be bound by these Rules and Regulations.

Tenant acknowledge and agrees the Landlord may alter the Existing Rules and Regulations, and may create new Rules and Regulations in the future, and that Tenant(s) will be notified of such change and will be bound by such changes from the date of notification of them. The Parties acknowledge and agree that having regard to the convenience, safety and welfare of all tenants and the Landlord's responsibilities this is reasonable and material term of the Lease.

Tenant(s) acknowledges that Landlord may terminate the tenancy upon written notice in the event of:

- (A) A failure to pay rent;
- (B) Any breach by Tenant of, or any other basis recognized and authorized by, the Residential Tenancy Act, or any other applicable statute in force at the time.
- (C) A failure to comply with the Lease or Rules and Regulations.
- (D) A failure to comply with any future Rules and Regulations hereafter adopted by the Landlord.

Tenant(s) acknowledge that Landlord may increase the rent payable by Tenant(s). If a Residential Tenancy Act, or similar Act, is in force its mandatory provisions shall govern the method of rent increase.

Tenant(s) cannot assign or sublet this Monthly Lease Agreement.

Signed at _____, B.C. this _____ day of _____, 20____.
(Time)

LANDLORD _____

TENANT _____

TENANT _____
(Please Print Your Full Name)

TENANT _____

TENANT _____
(Please Print Your Full Name)

PET AGREEMENT

Manufactured Home Site Number: _____

Definition: In this Agreement, "pet" includes any non-human creature whatsoever (mammal, bird, reptile or arachnid), except fish and small caged indoor creatures such as hamsters or canaries.

No pet may be brought into the Park or acquired after occupancy commences unless a Pet Agreement is completed and approved by the landlord in advance. No pet or any other animal may be kept or used for breeding purposes without the express written approval of the landlord.

In addition, any breed of dog or any other kind of pet that because of its disposition and size elicits a response of fear or a sense of intimidation or presents a danger or would cause a nuisance for fellow tenants is not permitted to enter or remain in the Park at any time (for example, Pit Bull, Rottweiler or Doberman dogs).

It is hereby agreed between the landlord and the tenant that the tenant may have only the following described pet in the tenant's home or on the site, and subject to the terms and conditions within this Pet Agreement. Failure by the tenant to comply with any of these terms and conditions will be considered a breach of a material term of the Tenancy Agreement between the landlord and the tenant. This agreement forms part of that Tenancy Agreement.

This form must be filled out completely prior to approval.



Describe the Pet:

Breed: _____

Height: _____

Weight: _____

Color: _____

Age: _____

Pet Name: _____

Is your pet an Assist dog? Yes _____ No _____ [Seeing eye, handicapped assist, etc.]

1. The pet must be licensed and be controlled as required by municipal law and in conformance to municipal standards and restrictions, including municipal bylaws regarding noise.
2. A copy of the certificate that this pet is neutered or spayed must be provided to the landlord within one week of request.
3. The pet must be kept on a leash whenever it is off the tenant's site.

4. The pet shall not be permitted on landscaping or lawns in the Park's common areas or the lots of other tenants. (In particular, every effort should be made to ensure that the pet does not urinate or defecate on other tenants' sites).
5. The tenant agrees that the pet's waste will be picked up immediately from any area outside the tenant's site, and at least daily from the tenant's site.
6. The tenant is responsible for any and all damages caused by the pet, whether the pet is in the tenant's custody at the time or not. At the landlord's option, such damage will either be repaired by the tenant to the landlord's satisfaction, or repaired by the landlord with the costs of repairs paid by the tenant. The landlord may, upon proper notice, inspect the tenant's site at any time for this purpose.
7. If the pet becomes a nuisance or annoyance in any manner including behaviour, noise, smell or cleanliness, or if the pet is determined by the landlord to interfere with the rights or quiet enjoyment of other tenants, or if the tenant has breached this Agreement, the landlord may revoke this approval and require that the pet be removed from the Park upon reasonable notice.
8. This Pet Agreement covers only the pet described in this agreement. Should the tenant no longer own this particular pet, or the pet dies, this Pet Agreement automatically terminates.
9. No other pets are permitted in the tenant's premises at any time, whether owned by the tenant or by any guest of the tenant, without the approval of the landlord or a Pet Agreement having been entered into for that pet, or as agreed to here: _____

10. This agreement forms part of the Tenancy Agreement and is enforceable accordingly. Failure by the tenant to comply with any of the terms and conditions of this Pet Agreement will result in penalties under the *Manufactured Home Park Tenancy Act*, which may include an order from an Arbitrator for compliance, or a Notice to End the Tenancy.

UNDERSTOOD AND AGREED UPON THIS: _____ day of _____, 20____

LANDLORD:

TENANT(S):

 [Landlord or Authorized Agent's Signature]

 [Tenant's Signature]

 [Tenant's Signature]



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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