

Water Meter Installation in Land Lease Communities

The Residential Tenancies Act:

- Landlords of Land Lease Communities are permitted to establish rules that are considered reasonable. The *Residential Tenancies Act* does not consider creating a rule to compel a tenant to install a water meter and pay for the installation of the water meter a reasonable rule.
- The Regulations indicate that utilities are included in operating expenses to operate land-lease communities.
- If a land-lease community requests permission to increase rent by an amount greater than the annual allowable rent increase amount (AARIA), increased operating expenses, including water and wastewater, can be included.
- Requiring a tenant to install a new water meter in a land-leased community is not permitted.

Reference:

Residential Tenancies Act: Section 9(2) 3.(2)

Residential Tenancies Act: Section 9A

Residential Tenancies Regulations: Sections 26(b), 28(b)(i), 28(c)(iii)

Details:

The Residential Tenancies Program does not consider a landlord's rule to have a water meter installed on a manufactured home to be considered reasonable equipment for a manufactured home. The cost should not be placed on the tenant for metering their water consumption.

Water meters are not permitted to be installed on manufactured homes in land-lease communities. This applies to homes that do not currently have a water meter on their manufactured home. If a manufactured home has been sold, the new owner is not required to install a water meter.

Procedure:

- This policy does not apply to tenants with existing water meters installed on their manufactured homes.
- This policy applies to all current and future tenants who do not have a water meter installed on their manufactured home.