



ALBERTA  
SERVICE ALBERTA

Office of the Minister  
MLA, Strathcona-Sherwood Park

## MINISTERIAL ORDER NO. SA:004/2020

WHEREAS the Lieutenant Governor in Council made Order in Council 080/2020 under section 52.1(1) of the *Public Health Act* (PHA) on March 17, 2020 declaring a state of public health emergency in Alberta due to pandemic COVID-19 and the significant likelihood of pandemic influenza;

WHEREAS Order in Council 080/2020 has effect for 90 days following March 17, 2020 under section 52.8(1)(a) of the PHA;

WHEREAS section 52.1(3) of the PHA authorizes the Minister of Service Alberta (Minister), to make an order without consultation, to suspend or modify the application or operation of all or part of an enactment, subject to the terms and conditions the Minister prescribes, if the Minister is satisfied that the application or operation of all or part of the enactment is not in the public interest; and

WHEREAS I am satisfied that the application or operation of section 24(1) of the *Mobile Home Site Tenancies Act*, RSA 2000, c M-20 is not in the public interest because tenants face unforeseen financial circumstances wherein they may be unable to pay rent on time unless and until they receive financial assistance, but it may be unsafe for them to leave their places of residence if they are self-isolating or in quarantine;

THEREFORE, I, Nate Glubish, Minister of Service Alberta, pursuant to section 52.1(2) of the *Public Health Act*, do hereby order that:

1. Section 24(1) of the *Mobile Home Sites Tenancies Act* is hereby modified to read:

**“24(1)** Prior to a person entering into a tenancy agreement with a landlord, the landlord shall disclose in writing to that person all fees, charges and assessments payable by that person to the landlord in respect of the tenancy that are in addition to the rent payable. Notwithstanding, the existence of late fees in the tenancy agreement,

these late fees shall not be payable by the tenant for the period of April 1, 2020 to June 30, 2020 and shall not be at any time enforceable by the landlord.”

2. Section 1 applies to:
  - a) Every mobile home site tenancy agreement in effect on April 1, 2020, and
  - b) Every mobile home site tenancy agreement entered into between April 1, 2020 and June 30, 2020.
3. This order voids any provision in a mobile home site tenancy agreement referred to above with respect to:
  - a) the imposition or charging of late fees or penalties for the period between April 1, 2020 and June 30, 2020, and
  - b) the enforcement or collection of late fees or penalties charged on or after July 1, 2020 for the period between April 1, 2020 and June 30, 2020.

This Order lapses, unless it is sooner continued by an order of the Lieutenant Governor in Council under section 52.811(3) of the PHA, at the earliest of the following:

- (a) August 14, 2020;
- (b) 60 days after Order in Council 080/2020 is terminated by the Lieutenant Governor in Council, if Order in Council 080/2020 is terminated before June 15, 2020;
- (c) when this Order is terminated by the Minister under section 52.811(2) of the PHA because the Minister is satisfied that this Order is no longer in the public interest; or
- (d) when this Order is terminated by the Lieutenant Governor in Council under section 52.811(1)(c) of the PHA.

DATED at Edmonton, Alberta this 27<sup>th</sup> day of March, 2020.



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Honourable Nate Glubish  
Minister of Service Alberta