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Trailer park resident doubts eviction fight will succeed

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The Guardian

A homeowner is doubtful plans to fight the eviction facing all residents of a trailer park in Charlottetown will end in success. "With everything that has gone on, I don't feel we have a lot of hope ... but at the same time we have to try every way" to thwart the eviction plan, says Lana Baglole.

Baglole, a resident of Idlewheels Trailer Park since April 2003, has led the charge to fight the eviction ordered by landowner Ken MacEachern who wants to develop a two-building apartment complex on the site.

Baglole says residents of the 19 mobile homes located in the trailer park bounded by Mount Edward and St. Peter's roads and Harley Street in Charlottetown received eviction notices in envelopes taped to their homes on May 30. They have been ordered to vacate the premises and remove their mobile homes by May 31, 2010.

The City of Charlottetown rejected the apartment proposal but L & A MacEachern Holdings Ltd., which bought the land in April 2003, appealed to IRAC and won. The city declined to counter-appeal.

Baglole says she and nine other homeowners plan to appeal the eviction. A tentative date for the appeal has been set for July 9 with IRAC's rental board.

Baglole says she made the choice years ago to buy a home she could afford, rather than pay rent to live in an apartment. Her final mortgage payment on her mobile home is set for March 2010 — just two months before the eviction date.

Her options, if the group fails in their appeal bid, are limited.

She says she would not be able to move her mobile home into another trailer park because of restrictions in those places. Buying a lot to move her mobile home to would be an expensive option.

Or she could sell her mobile home and rent an apartment, which she doesn't want to do.

"I've chosen to live there (at Idlewheels Trailer Park) and make my life there," she said.

"On a personal level I don't deal with change well."

She says many other residents share her concerns over having their comfortable living arrangements at the trailer park thrown into turmoil through eviction.

22/06/09



Comments:

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MoveOnWithIt from AB writes: Again....

The tenants shouldn't have grounds to appeal. This woman says she chose to make her life on a piece of property that she didn't own. Did she suspect the land would be there at HER disposal for all eternity? YEAH RIGHT. I'm ashamed to be an Islander when I hear about stuff like this. You think the landowner cares about you? He/she/corporation certainly does not. Get a mortgage like the rest of us ...or can't afford it? Then suck it up and rent a place... Cry me a river

Posted 22/06/2009 at 6:57 AM | [Alert an Editor](#) | [Link to comment](#)

Bill from Ch'town, PE writes: I would think that the residents should be a little more appreciative that the current land owner is giving them ample time and then some to move on out, if it were me, I would be moving along a little faster with the plans. If this person is so worried about the price of lots verses renting an apartment, why doesn't she go to the bank and remortgage her home for enough to pay for a lot and to set it up ? She said that she is on the last year of her payments, Which I wish that was, there are less expensive areas to purchase property, actually my neighbor is selling lots just outside of town, take a drive and look around.

For pettes sake, this has been ridiculous right from the get go, the land OWNER wants to develop their land, and a bunch of people whom are renting it are trying to block them. Who is the dead holder here ? Should they not have the right to do as they wish as long as it fits in with the city bylaws ?

Posted 22/06/2009 at 9:11 AM | [Alert an Editor](#) | [Link to comment](#)

Dan from Charlottetown, PE writes: Whine whine whine. People have listened to you enough.

Posted 22/06/2009 at 11:07 AM | [Alert an Editor](#) | [Link to comment](#)

Another View from PEI writes: I thought I read that the land where the trailer park exists presently was zoned Residential and was then changed to Commercial when the owner decided to build an apartment complex? I don't fully agree with the decision of rezoning if that was the case.

However, IRAC was given the authority to overrule the City's decision on this property so any hope of changing the decision made by IRAC or the Property Owner is nil.

The occupants of the Mobile Homes have been given a sufficient time period to find new living accomodations and location. I believe their time would be better spent in finding a place to live rather than trying to persuade IRAC or the Property Owner to change their mind.

Many people rent houses and when the owner decides to sell the house they are faced with the same perdicament. There is nothing they can do. This situation is very similar except these tenants own the house (mobile home) and the landowner owns the property. The owner of the structure or the property has the right to do what with it what they choose.

It's unfortunate, but legally these tenants renting lots do not have a case.

Posted 22/06/2009 at 11:38 AM | [Alert an Editor](#) | [Link to comment](#)

LA from PEI writes: It's unfortunate, but they don't have any grounds. If you chose the disadvantages of owning a trailer, or if you don't deal well with change, that's not the landowner's problem, is it?

Trailers are cheaper for a reason - they don't have the advantages of land ownership.

Posted 22/06/2009 at 3:54 PM | [Alert an Editor](#) | [Link to comment](#)

Melissa Gallacher from Cornwall, PEI writes: Look around for someone wanting to buy a minihome (check Kijiji, MLS, etc.).

Use the money to put a downpayment on a new house where you'll own the building and land. Of course, you'll need good credit for this option. All the best.

Posted 22/06/2009 at 5:34 PM | [Alert an Editor](#) | [Link to comment](#)

Possibility from PEI writes: Melissa has a good idea. And this time of year there may also be people that would buy mini homes or house trailers for cottages if advertised.

Posted 22/06/2009 at 11:54 PM | [Alert an Editor](#) | [Link to comment](#)

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