

Rebuttal to pass-through charging for park utility and/or maintenance costs, and/or other capital improvements:

Basic Expectations: Tenants expect basic utilities (like water, heating, and electricity) to be part of their rental agreement. If landlords pass charges for necessary infrastructure improvements, it can be seen as shifting responsibility away from them.

Investment in Infrastructure: If the landowner decides to upgrade their plumbing to provide better service, or to restore faulty service, they should absorb those costs because it's part of maintaining their business. Similarly, landlords should invest in utility infrastructure as part of their property management duties, rather than passing those costs onto tenants.

Quality of Service: Upgrading utility infrastructure should enhance the living experience for tenants. When landlords impose these costs on tenants, it appears that they are capitalizing on necessary improvements rather than genuinely enhancing the quality of life for their residents.

Overall, passing through charges for utility infrastructure improvements can conflict with the landlord's obligation to provide a safe and comfortable living environment. Tenants want to feel that their landlord is invested in maintaining and improving property conditions without shifting costs to them.

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