

# Landlord's Application for Dispute Resolution

For RTB Use only: File #

#RTB – 12-L

- This application is being made under the *Manufactured Home Park Tenancy Act*  
 This application is being made under the *Residential Tenancy Act*

If additional space is required to list all parties, use and attach the *Schedule of Parties (form RTB-26)*

## LANDLORD(S) INFORMATION: Applicant(s) - the person asking for dispute resolution

If entry is a business name, use 'last name' field box to enter the full legal business name

1st applicant first and middle name(s)

1st applicant last name or full legal business name

2nd applicant first and middle name(s)

2nd applicant last name

provide one email address for primary applicant

**Email is not for service of documents. RTB will send decision/orders by email unless you ask RTB to send by a different method at the hearing.**

**Applicant Address: Address for service of documents or notices - where material will be given personally, left, faxed or mailed**

unit/site #

street # and street name

city

province

postal code

daytime phone



phone

fax  other

Yes, I can receive my Notice of Hearing Package by email and print copies for serving

Yes, a *Schedule of Parties (form RTB-26)* is being used to add more Applicants to this application and is attached

Yes, the Mailing Address is different from the Applicant Address, and is attached

## DISPUTE ADDRESS: Address of the rental unit or manufactured home site

unit/site #

street # and street name

city

BC  
province

postal code

## TENANT(S) INFORMATION: Respondent(s) - the other party to the dispute

1st respondent first and middle name(s)

1st respondent last name

2nd respondent first and middle name(s)

2nd respondent last name

provide one email address, if known, for primary tenant

**Email is not for service of documents. RTB will send decision by email unless Tenant asks RTB to send by a different method at the hearing.**

**Respondent Address: Address for service of documents or notices - where material will be given personally, left, faxed or mailed**

unit/site #

street # and street name

city

province

postal code

daytime phone



phone

fax  other

Yes, a *Schedule of Parties (form RTB-26)* is being used to add more Respondents to this application and is attached

Yes, the Mailing Address is different from the Respondent Address, and is attached

## TO FILE THIS APPLICATION:

Submit your application and a copy of your available evidence in-person to:

- Burnaby Residential Tenancy Branch: 400 – 5021 Kingsway or any Service BC Office

Do not give a copy of the Application to the Respondent(s) until the Residential Tenancy Branch accepts it and you pay the application fee or obtain a fee waiver.

Your personal information is collected under section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of administering the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act*. If you have any questions regarding the collection of your personal information, please contact an information officer by calling 604-660-1020 in Greater Vancouver; 250-387-1602 in Victoria; or 1-800-665-8779 elsewhere in B.C.

*RTB use only – date stamp & initial*

**NATURE OF DISPUTE:**

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**Ending tenancy and seeking an Order of Possession:**

**Notice to End Tenancy**

When the dispute involves a *Notice to End Tenancy*, the *Notice to End Tenancy* must be given to the tenant before applying for Dispute Resolution **and** the *Notice to End Tenancy* must be submitted to the Residential Tenancy Branch.

Date the *Notice to End Tenancy* referred to in this application was served:

day month year

How was it served?

**Reason for ending tenancy:**

- Employment with landlord has ended.....OPE
- The tenant has not paid rent or utilities.....OPR
- The landlord wants the unit or property for another use.....OPL
- The landlord has cause, as described in the Act, regulation (state section in the 'Details of the Dispute' box below), or tenancy agreement (provide a copy).....OPC
- The tenant does not qualify for subsidized housing.....OPQ
- The tenant has breached an agreement with the landlord (provide a copy of agreement).....OPB

**Monetary Order:**

Provide a detailed calculation in *Monetary Order Worksheet* (form RTB-37) or 'Details of the Dispute' below

- For damage to the unit, site or property.....MND
- For unpaid rent or utilities.....MNR
- To keep all or part of the pet damage deposit or security deposit.....MNSD
- For money owed or compensation for damage or loss under the Act, regulation or tenancy agreement....MNDC

**The request for a Monetary Order is for the following amount:**

\$

**Other:**

- Recover filing fee from the tenant for the cost of this application.....FF
- Serve documents (not including Notice of Hearing package) in a different way than required by the Act.....SS
- End Tenancy Early **and** obtain an Order of Possession.....ET
- Other (provide details in the 'Details of the Dispute' box below).....O

**DETAILS OF THE DISPUTE:**

In two or three sentences, describe the issue. Include any dates, times, people or other information that says who, what, where and when the issue arose or the event occurred. Provide a detailed calculation of any monetary claim below or attached using *Monetary Order Worksheet* (form RTB-37). Attach a separate sheet if necessary. Any additional sheets must be numbered and signed.

**Signature:** \_\_\_\_\_

**Date:**     
day month year

last name

first and middle name(s)

**FOR MORE INFORMATION**

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602