

# Landlord's Application for Dispute Resolution

For RTB use only: File # \_\_\_\_\_

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

## Landlord(s) (Applicant(s): The person asking for dispute resolution)

If additional space is required to list all parties, use and attach "Schedule of Parties", form #RTB-26.

<input type="text"/>	<input type="text"/>
Last name or the full legal business name	First and middle names
<input type="text"/>	<input type="text"/>
Last name (if more than one landlord, also use form #RTB-26)	First and middle names

## Applicant Address (address for service of documents or notices – where material will be given personally, left for, faxed, or mailed)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unit/site #	Street # and street name	City	Province	Postal Code
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Daytime phone number	Other phone number	Fax number for document service		

- Yes, a Schedule of Parties (#RTB-26) is being used to add more Applicants to this application and it is attached.  
 Yes, the **Mailing Address** is different from the Applicant Address, and it is attached.

## Dispute Address (address of the rental unit or manufactured home site)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unit/site #	Street # and street name	City	Province	Postal Code
			BC	

## Tenant(s) (Respondent(s): The other party to the dispute)

If additional space is required to list all parties, use and attach "Schedule of Parties", form #RTB-26.

<input type="text"/>	<input type="text"/>
Last name	First and middle names
<input type="text"/>	<input type="text"/>
Last name	First and middle names

## Respondent Address (address for service of documents or notices – where material will be given personally, left for, faxed, or mailed)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unit/site #	Street # and street name	City	Province	Postal Code
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Daytime phone number	Other phone number	Fax number for document service		

- Yes, a Schedule of Parties (#RTB-26) is being used to add more Respondents to this application and it is attached.  
 Yes, the **Mailing Address** is different from the Respondent Address, and it is attached.

### TO FILE THIS APPLICATION:

1. On this page, fill in the information boxes.
2. On page 2, check the boxes that apply to your request, provide details and sign at the bottom.
3. Submit your application in-person at:
  - RTB Burnaby: 400 – 5021 Kingsway Avenue
  - RTB Kelowna: 305–478 Bernard Avenue
  - RTB Victoria: 1<sup>st</sup> floor, 1019 Wharf Street
  - Any Service BC-Government Agents Office
- Applications may also be submitted online at [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca).
- Do not give a copy of your Application to the Respondent(s) until the Residential Tenancy Branch accepts it and you have paid the application fee or obtained a fee waiver.

RTB use only – date stamp & initial

### Ministry of Housing and Social Development

Residential Tenancy Branch  
Lower Mainland: 604-660-1020 Victoria: 250-387-1602 Elsewhere in BC: 1-800-665-8779  
Website: [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)

#RTB-12-L (2009/09)



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### Nature of the Dispute

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: \_\_\_\_\_

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:**

- For damage to the unit, site or property ..... MND
- For unpaid rent or utilities ..... MNR
- To keep all or part of 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:**

Provide a detailed calculation of the amount in the 'Details of the Dispute' box below.

\$

**Other**

- Recover filing fee from the tenant for the cost of this application ..... FF
- Serve documents or evidence 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. When you are asking for a Monetary Order, include a detailed calculation. Attach a separate sheet if necessary. Any additional sheets must be signed.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_