

SECTION 5 – FORMS

5.4 Residential Tenancy:

- 5.4.1 [Entering into a Tenancy](#)
- 5.4.2 [Rent Increases](#)
- 5.4.3 [Dispute Resolution](#)
- 5.4.4 [Dispute Resolution Decisions and Orders](#)
- 5.4.5 [End of Tenancy](#)
- 5.4.6 [Condition Inspection](#)
- 5.4.7 [Other Forms](#)
- 5.4.8 [Courts Forms](#)

5.4.1 Entering into a Tenancy

1. [Residential Tenancy Agreement](#) - RTB-1 (PDF)
The Residential Tenancy Branch is of the opinion that this Residential Tenancy Agreement accurately reflects the Residential Tenancy Act and accompanying regulations. The RTB makes no representations or warranties regarding the use of this Agreement. A landlord and tenant may wish to obtain independent advice regarding whether this agreement satisfies their own personal or business needs.
2. [Manufactured Home Site Tenancy Agreement](#) - RTB-5 (PDF)
The Residential Tenancy Branch is of the opinion that this Manufactured Home Site Tenancy Agreement accurately reflects the Manufactured Home Park Tenancy Act and accompanying regulations. The RTB makes no representations or warranties regarding the use of this agreement. A landlord and tenant may wish to obtain independent advice regarding whether this agreement satisfies their own personal or business needs.
3. [Condition Inspection Report](#) - RTB-27 (PDF)
Landlords and tenants or their representatives can use this form to record the condition of a rental unit at the time of move-in and at the time of move-out by the tenant.
4. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.

5.4.2 Rent Increases

1. [Notice of Rent Increase - Residential Rental Units](#) - RTB-7 (PDF)
Landlords must use this notice to notify tenants of rent increases.
2. [Notice of Rent Increase - Manufactured Home Site \(auto-calculating version\)](#) - RTB-11A (PDF)
[Notice of Rent Increase - Manufactured Home Site \(fillable version\)](#) - RTB-11F (PDF)
Park owners must use this notice to notify tenants of site rent increases. This notice is not used where a tenant rents a manufactured home - as well as the site - under the single tenancy agreement.
3. [Application for Additional Rent Increase](#) - RTB-16 (PDF)
A landlord must use this form to apply for a dispute resolution officer's approval for a rent increase in an amount greater than the amount specified in the Residential Tenancy Act, the Manufactured Home Park Tenancy Act and associated regulations.
4. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.

5.4.3 Dispute Resolution

1. [Landlord's Application for Dispute Resolution](#) - RTB-12-L (PDF)
[Tenant's Application for Dispute Resolution](#) - RTB-12-T (PDF)

[Online Application for Dispute Resolution](#) - To submit an Application for Dispute Resolution over the web.
Landlords and tenants must complete and file this form, to request a hearing before a dispute resolution officer to resolve a residential tenancy dispute.
2. [Application to Waive Filing Fee](#) - RTB-17 (PDF)
A person bringing a dispute to dispute resolution may use this form to request that the Residential Tenancy Branch waive the fee for filing an Application for Dispute Resolution.
3. [Application for Substituted Service](#) - RTB-13 (PDF)
Landlords and tenants must use this form to request a dispute resolution officer order documents be served in a method other than those required by the Residential Tenancy Act.
4. [Tenant's Request to Join Applications for Dispute Resolution](#) - RTB-19 (PDF)
Tenants may use this application to request that the Director of the Residential Tenancy Branch order that two or more dispute resolutions be heard together. Applications may be joined when the matters to be determined are related and it makes sense that the matters be joined.

5. [Landlord's Request to Join Applications for Dispute Resolution](#) - RTB-18 (PDF)
Landlords may use this application to request that the Director of the Residential Tenancy Branch order that two or more dispute resolutions be heard together. Applications may be joined when the matters to be determined are related and it makes sense that the matters be joined.
6. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.
7. [Monetary Order Worksheet](#) - RTB-37 (PDF)
When the dispute resolution application involves a monetary order, the applicant may use this form to present evidence.

5.4.4 Dispute Resolution Decisions and Orders

1. [Application for Review Consideration](#) - RTB-2 (PDF)
Landlords and tenants may use this form to apply to the Director or the Residential Tenancy Branch for review of a dispute resolution officer's order or decision.
2. [Request for Correction](#) - RTB-6 (PDF)
Tenants and landlords may use this form to request that a dispute resolution officer correct any obvious error or inadvertent omission.
3. [Request for Clarification](#) - RTB-38 (PDF)
Tenants and landlords may use this form to request that a dispute resolution officer clarify a decision
4. [Request/Approval for Release of Originals](#) - RTB-9 (PDF)
Use this form to request the return of original evidence used in a residential tenancy dispute resolution hearing.
5. [Application for Substituted Service](#) - RTB-13 (PDF)
Landlords and tenants must use this form to request a dispute resolution officer order documents be served in a method other than those required by the Residential Tenancy Act.
6. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.

5.4.5 Notices to End Tenancy

Landlords must use one of these forms to end tenancy agreements, unless the tenancy is a fixed-term agreement that contains a predetermined expiry date and the tenant has agreed to vacate, or the landlord and tenant have agreed in writing to end the tenancy

1. [Notice to End Tenancy](#) - RTB-33 (PDF)
1 Month Notice to End Tenancy for Cause
1 Month Notice to End Tenancy for End of Employment
2. [Notice to End Tenancy](#) - RTB-32 (PDF)
2 Month Notice to End Tenancy for Landlord's Use of Property
2 Month Notice to End Tenancy Because the Tenant Does Not Qualify for Subsidized Rental Unit
3. [Notice to End Tenancy](#) - RTB-30 (PDF)
10 Day Notice to End Tenancy for Unpaid Rent or Utilities

[10 Day Notice - Proof of Service](#) - RTB 34 (PDF)
Landlords can use this form to prove service of the 10 Day Notice to End Tenancy.
4. [Notice to End Tenancy](#) - RTB-31 (PDF)
12 Month Notice to End Tenancy for Conversion of Manufactured Home Park
5. [Mutual Agreement to End a Tenancy](#) - RTB-8 (PDF)
Tenants and landlords may use this form to voluntarily end residential tenancies.
6. [Notice of Final Opportunity to Schedule a Condition Inspection](#) - RTB-22 (PDF)
A landlord must use this form where a tenant was not available at the date(s) and time(s) first offered by the landlord for a condition inspection, and where the landlord was not available at an alternate time proposed by the tenant.
7. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.

5.4.6 Condition Inspection

1. [Condition Inspection Report](#) - RTB-27 (PDF)
Landlords and tenants or their representatives can use this form to record the condition of a rental unit at the time of move-in and move-out by the tenant.
2. [Notice of Final Opportunity to Schedule a Condition Inspection](#) - RTB-22 (PDF)
A landlord must use this form where a tenant was not available at the date(s) and time(s) first offered by the landlord for a condition inspection, and where the landlord was not available at an alternate time proposed by the tenant.

3. [Schedule of Parties](#) - RTB-26 (PDF)
If the form you are completing does not have enough room for additional applicants or respondents, use this Schedule of Parties to continue. It is to be filed with your completed application.

5.4.7 Other Forms

1. [10 Day Notice - Proof of Service](#) - RTB 34 (PDF)
Landlords can use this form to prove service of the 10 Day Notice to End Tenancy.
2. [Notice Terminating or Restricting a Service or Facility](#) - RTB-24 (PDF)
A landlord must use this form to terminate or restrict a service or facility to a rental unit or manufactured home site.
3. [Request for Consent to Assign a Manufactured Home Site Tenancy Agreement](#) - RTB-10 (PDF)
Use this form if you are a manufactured home owner and you are requesting the park owner's consent to assign your site tenancy agreement to the purchaser of your manufactured home.
4. [Request for Consent to Sublet a Manufactured Home Site Tenancy Agreement](#) - RTB-25 (PDF)
A manufactured home owner may use this form to request a park owner's consent to sublet a site tenancy agreement to the renter of the manufactured home.

5.4.8 Courts Forms

Click on the links below to access Provincial and Supreme Courts Forms

1. [Provincial Court](#)
2. [Supreme Court](#)