Victorian Small Business Commission form a tenant can use to request a binding order

**A tenant can only apply for a binding order if the Victorian Small Business Commission (VSBC) has issued a certificate under regulation 20A of the COVID-19 Omnibus (Emergency Measures) (Commercial Leases and Licences) Regulations 2020 stating that:**

* **the landlord has failed to respond to a dispute notice in the form required under regulation 20(2C) or**
* **has not engaged in mediation in good faith, in the VSBC’s opinion.**

**A tenant who has been issued this certificate can use the below email to guide their application to the VSBC for a binding order, though only if proceedings have not started in VCAT or a court. When doing so, they will need to supply all of the relevant correspondence and related materials that they haven’t yet provided to the VSBC.**

**Form to request for a binding order**

**VSBC file reference number: [INSERT NUMBER]**

Dear [INSERT NAME OF THE VSBC DISPUTE RESOLUTION OFFICER]

I hereby apply for a binding order for rent relief under regulation 21A of the *COVID-19 (Emergency Measures) (Commercial Leases and Licences) Regulations 2020.*

I confirm I have not commenced proceedings in the Victorian Civil and Administrative Tribunal (VCAT) or a court in relation to the dispute.

Yours sincerely

[insert name]