

THE KING'S BENCH
Winnipeg Centre

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER
PURSUANT TO SECTION 243 OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C.
1985, c. B-3, AS AMENDED AND SECTION 55 OF
THE COURT OF KING'S BENCH ACT, C.C.S.M.
c. C280

BETWEEN:

FIRST NATIONAL FINANCIAL GP CORPORATION,

Applicant.

- and -

6525785 MANITOBA LTD., 6472240 MANITOBA LTD., and PGRP
PROPERTIES INC.

Respondents.

AFFIDAVIT OF: PATRICK PENNER
AFFIRMED: March 1st, 2023

SMITH NEUFELD JODOIN LLP
Barristers and Solicitors
#85 PTH 12 North, Steinbach, Manitoba, R5G 1A7
GRANT M. DRIEDGER
Phone No. (204) 326-3442
EMAIL: gdriedger@snj.ca
File No. 104486-23 and 104487-23/GMD

RP

File No. CI 23-01-39421

THE KING'S BENCH
Winnipeg Centre

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER
PURSUANT TO SECTION 243 OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C.
1985, c. B-3, AS AMENDED AND SECTION 55 OF
THE COURT OF KING'S BENCH ACT, C.C.S.M.
c. C280

BETWEEN:

FIRST NATIONAL FINANCIAL GP CORPORATION,

Applicant.

- and -

6525785 MANITOBA LTD., 6472240 MANITOBA LTD., and PGRP
PROPERTIES INC.

Respondents.

AFFIDAVIT OF PATRICK PENNER

I, PATRICK PENNER, of the City of Winnipeg in the Province of Manitoba,

AFFIRM AND SAY:

1. I am a director of PGRP PROPERTIES INC., which is a Manitoba corporation and a Respondent in the above action, and as such have personal knowledge of the facts and matters hereinafter deposed to by me save and except where same are stated to be based upon information and belief, in which case I verily believe them to be true.



2. I am the sole director of K & P PROPERTIES INC., which is a Manitoba corporation and a Respondent in court matter **CI 23-01-39420**, which is being heard simultaneously with the above court matter, and as such have personal knowledge of the facts and matters hereinafter deposed to by me save and except where same are stated to be based upon information and belief, in which case I verily believe them to be true.

480 Young Street in Winnipeg, Manitoba (“Young Property”)

3. The Young Property has been the subject of a series of unfortunate events.

These include:

- (a) On or about July 12, 2020, there was a fire at the Young Property;
- (b) On or about September 10, 2021, there was a second fire at the Young Property; and
- (c) On or about November 6, 2022, there was a third fire at the Young Property.

(Collectively, “the Fires”)

4. Each of the Fires caused damage to the Young Property. After each of the Fires referenced efforts were made to claim insurance proceeds. Attached hereto and marked as Exhibit “A” is a record I have maintained of the insurance claims made and paid out.



5. After the Fires I have made extensive efforts to repair the Young Property.

These include the following:

(a) Attached hereto and marked as Exhibit "B" are construction plans for the Young Property;

(b) Attached hereto and marked as Exhibit "C" is an invoice that was paid on construction work done as a result of the fire damage to the Young Property;

(c) The process of obtaining construction permits from the City of Winnipeg has been underway for some time. Attached hereto and marked as Exhibit "D" are construction permit application materials from and filed with the City of Winnipeg.

6. The Fires rendered the Young Property uninhabitable. The extensive efforts have resulted in the improvement of the Young Property, such that it has recently become able to be rented out to tenants. Attached hereto and marked as Exhibit "E" are photographs which I took of the Young Property, on February 22, 2023, which are accurate representations of the current status of the Young Property. The photographs attached hereto and marked as Exhibit "E" further demonstrate the fact that there are currently tenants residing in the Young Property.



7. I have been making extensive efforts to find tenants to rent out the apartments in the Young Property which are currently habitable, while under control of the PGRP Properties Inc., attached hereto and marked as Exhibit "F" is the rent roll for the Young Property. As of today's date I have entered into lease agreements with tenants for fourteen (14) of the units. Copies of the fourteen lease agreements are attached and marked as Exhibit "G".
8. As is evident from the rent roll, these units only became rented in January, 2023, and in some cases, will only be occupied effective March 1st. That is because it took some time after the Fires to repair the Young Property, and to thereafter come to terms with tenants.
9. I believe the extensive efforts I have made over the past weeks and months have significantly improved the profitability and value of the Young Property.
10. After being served with notice under the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, efforts were made to cooperate with the Applicant. Attached hereto and marked as Exhibit "H" are email exchanges between myself and counsel for the Applicant. I also attempted to speak with representatives of the Applicant, however, I found it difficult to know who to talk to, as I was often directed from one person to another.



11. Insurance claims were made. Attached hereto and marked as Exhibit "I" are photocopies of cheques which I signed over to the Applicant on February 23, 2023.
12. Attached hereto and marked as Exhibit "J" is the Tax Installment Payment Plan application, and corresponding email exchange with the City of Winnipeg, to demonstrate my effort towards the property taxes on the Young Property.
13. Both prior to and since my attendance at Court on Thursday, February, 23rd, I have been engaged in trying to obtain further payments from the insurers for the repair of the Young Property. As recently as earlier this afternoon, of March 1st, 2023, I have been in communication with insurance adjusters in an effort to obtain further payments which would be used towards completing the repairs of the Young Property.
14. I have also been engaged in obtaining further insurance for the Young Property. Attached as Exhibit "K" to this Affidavit is a quote for builder's risk coverage while the repairs are completed. I am in the process of finalizing this coverage. In addition to that, also attached at Exhibit "K" is an email from Ryan Siemens, my insurance broker, in which he advised that he is



continuing to work on obtaining further coverage for the entire building. I believe that will be possible, if I am given more time.

15. Repairs of the Young Property are ongoing. Even since the hearing at Court on February 23rd I have had crews working at the Young Property, in an effort to repair the units which remain vacant.

485 Furby Street, Winnipeg, Manitoba (“Furby Property”)

16. The Furby Property has also suffered some unfortunate events. On or about August 31, 2022, the Furby Property sustained substantial damage due to fire. On or about, September 18, 2022, the Furby Property sustained further damage due to a second fire.

17. Since the fires referenced in paragraphs 16 occurred, efforts have been made to repair the Furby Property. Attached hereto and marked as Exhibit “L” are construction permit materials with the City of Winnipeg for the Furby Property.

18. I have also been engaged in obtaining further insurance for the Furby Property. Attached as Exhibit “M” to this Affidavit is a Certificate of Property Insurance for the Furby Property, which names the Applicant.



19. I have maintained the Furby Property in as safe and controlled a manner as is possible for a building which is currently vacant, while under repair. I believe it is in compliance with the City of Winnipeg's applicable rules and regulations for vacant buildings. Attached as Exhibit "N" to this Affidavit are two pictures of the exterior of the Furby Property, taken earlier this week.

20. I am continuing to use my best efforts to repair the Furby Property.

Conclusion

21. If permitted to remain in control of both the Furby Property and Young

Property, I will continue my efforts towards:

- a. Regular mortgage payments, and payment of mortgage arrears;
- b. Timely and full property tax payments;
- c. Repairs and maintenance; and
- d. Renting out units as they are repaired.

22. I am concerned that if a Receiver is appointed it will jeopardize the progress that has been made in repairing these properties. It will take time for the Receiver to designate property managers, construction contractors, etc.. There will be inevitable delay in repairing the properties.



23. I am also concerned that the appointment of a Receiver may cause delays in getting tenants into the Young Property, and collecting rents. I know from my personal experience in managing properties that there is a high risk of losing rental income if there is no individual staying on top of making sure the rents are being paid. I have grave concerns that the change in control from the Respondents to a Receiver will cause a lose of income, delay in repairs, and an overall loss of value related to these properties.

24. I accept that the Respondents have fallen into arrears regarding payments of the mortgage on the two properties. That this occurred was the result of the fires, which required the tenants to move out of the buildings. I believe that the state of both properties is significantly improved, and the Young Property is now in a position to generate revenue again. If the Respondents are given more time the Applicants can be paid in full, without the need of the appointment of the Receiver.

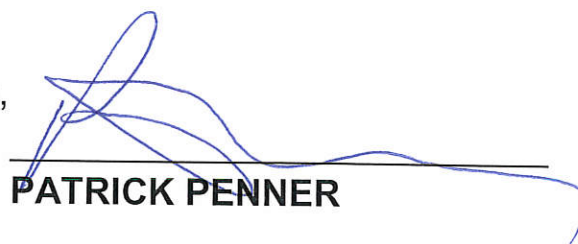
Additional Fact Regarding Young Property

25. At 4:57 p.m. on March 1st, 2023, I received an email containing further information from Centra Claims Management Inc. Attached as Exhibit "O" to this Affidavit is the email, and an attachment from NEL Construction Consultants. As I understand the email and attachment, this is approval for payment of \$395,112.51 towards the further repairs at the Young Property.

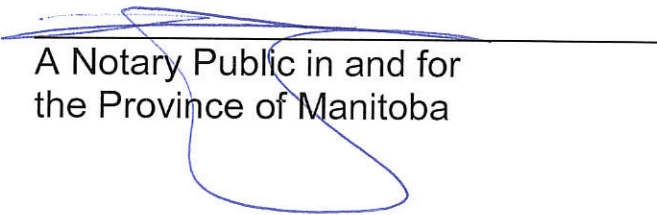


26. I make this Affidavit *bona fide* in opposition of the appointment of a receiver,
in CI 23-01-39420 and CI 23-01-39421.

Affirmed before me at the
City of Steinbach, in the Province of Manitoba,
this 1st day of March, 2023.



PATRICK PENNER

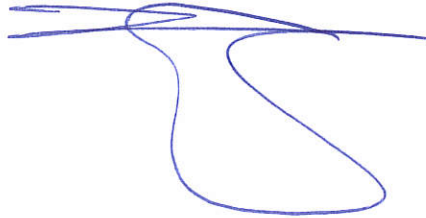


A Notary Public in and for
the Province of Manitoba

This is Exhibit "A" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line with a large, stylized loop underneath.

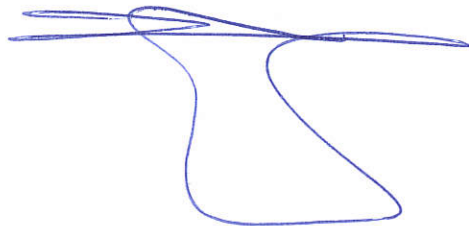
Item	Reference	Amount	Less: Co-insurance penalty	Net Payable	Ascot - 60%	Arch - 40%
Winnipeg Building Emergency invoice	N-73375	\$238,112.63	\$90,887.59	\$147,225.04	\$88,335.02	\$58,890.02
Building Repairs as per bid		\$578,954.72	\$220,987.02	\$357,967.70	\$214,780.62	\$143,187.08
Hydro Invoices	Report #8	\$21,306.41	\$8,132.66	\$13,173.75	\$7,904.25	\$5,269.50
Less: Deductible		(\$5,000.00)		(\$5,000.00)		
TOTALS		\$833,373.76	\$320,007.26	\$513,366.50	\$308,019.90	\$205,346.60
Less: Payments to date						
6525785 Manitoba Ltd	Report #3	\$200,000.00		(\$200,000.00)	(\$120,000.00)	(\$80,000.00)
Winnipeg Building and Decorating	Report #5	\$26,773.93	\$10,219.61	(\$16,554.32)	(\$16,064.35)	(\$10,709.57)
Winnipeg Building and Decorating	Report #7	\$210,000.00		(\$210,000.00)	(\$126,000.00)	(\$84,000.00)
6525785 Manitoba Ltd		\$21,306.41	\$8,132.66	(\$13,173.75)	(\$12,783.85)	(\$8,522.56)
Total Payments		(\$439,728.07)		(\$439,728.07)	(\$274,848.20)	(\$183,232.13)
Balance Owning				\$73,638.42	\$33,171.70	\$22,114.47

File 65077
 Ascot
 160%

Date	Heading of Cover	Amount	Payee
24-Jan-22	Building	\$120,000	6525785 Manitoba Ltd
24-Jan-22	Business Interruption	\$57,000	6525785 Manitoba Ltd
24-Jan-22	Expert Expense	\$1,794.78	JS Held
24-Jan-22	Expert Expense	\$3,558.70	Nel Construction Consultants
11-Mar-22	Expert Expense	\$2,309.42	EFI Global
22-Jun-22	Business Interruption	\$41,529	6525785 Manitoba Ltd
22-Jun-22	Building	\$126,000	Winnipeg Building & Decorating
24-Aug-22	Building	\$12,783.85	6525785 Manitoba Ltd.
24-Aug-22	Business Interruption	\$10,382.15	6525785 Manitoba Ltd.
7-Dec-22	Building	\$961.49	SMS Engineering
7-Dec-22	Building	\$33,171.70	6525785 Manitoba Ltd & Winnipeg Building & Decorating
7-Dec-22	Building	\$2,022.33	Nel Consultants

This is Exhibit "B" referred
to in the Affidavit of

Patrick Penner
Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line with a loop and a vertical line extending downwards.

480 Young Street Demolition Scope of Work

Below is a link to the imagery, for this building:

[480 Young Street Matterport Link Click Here](#)

Third Floor Common Areas

Corridor 1 (East side)

- No demolition identified, see clean allowance and repair scope.

Corridor 2 (West Side)

- Remove fire exit steel door & frame.
- Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater was not installed)
- Remove x 1 - heat detector.
- Remove x 1 - horn strobe.
- Remove x 1 - pull station.
- Remove x 1 - receptacle.
- Remove x 2 - combo exit signs.
- Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)

Stairs

- No demolition identified, see clean allowance and repair scope.

Third Floor Suites

Suite 301

- No demolition identified, see clean allowance and repair scope.

Suite 302

- No demolition identified, see clean allowance and repair scope.

Suite 303

- No demolition identified, see clean allowance and repair scope.

Suite 304

- No demolition identified, see clean allowance and repair scope.

Suite 305

- ALL-Remove bulkhead drywall (around ducting).
- ALL-Remove ducting & diffusers.
- Bedroom 2-Remove fire exit steel door & frame.
- Bedroom 2-Remove drywall to ceilings.
- Bedroom 2-Remove drywall to walls.
- Bedroom 2-Remove electrical fixtures and devices.
- Bedroom 2-Remove laminate flooring.
- Bedroom 2-Remove insulation and vapour barrier on exterior wall.
- Bedroom 2-Remove closet rod & shelf.
- Bedroom 2-Remove base board.
- Bedroom 2-Remove window and frame.
- Living room-Remove laminate flooring.
- Living room-Remove base board.
- Utility area-Remove HRV.

Suite 306

- ALL-Remove drywall to ceilings.
- ALL-Remove drywall to walls.
- Kitchen-Remove kitchen cabinets (uppers).

Level 3 End

Second Floor Common Areas

Corridor 1 (East side)

- No demolition identified, see clean allowance and repair scope.

Corridor 2 (West Side)

- Remove fire exit steel door & frame.
- Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater was not installed)
- Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)
- Remove x 1 - heat detector.
- Remove x 1 - horn strobe.
- Remove x 1 - pull station.
- Remove x 1 - receptacle.
- Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)

Stairs

- No demolition identified, see clean allowance and repair scope.

Second Floor Suites

Suite 201

- No demolition identified, see clean allowance and repair scope.

Suite 202

- No demolition identified, see clean allowance and repair scope.

Suite 203

- No demolition identified, see clean allowance and repair scope.

Suite 204

- No demolition identified, see clean allowance and repair scope.

Suite 205

- Bathroom-Remove bathroom vanity and kitchen uppers & lowers.
- Kitchen-Remove kitchen cabinets (uppers & lowers).
- ALL-Full strip throughout.
- ALL-Full strip throughout.
- ALL-Full strip throughout.
- ALL-Full strip throughout (includes ceramic tile and laminate).
- ALL-Full strip throughout, including HRV and ducting.
- ALL-Remove insulation and vapour barrier on exterior wall.
- ALL-Full strip throughout, including toilet, bath, vanity sink, kitchen sink, HWT.
- ALL-Remove base board and door trims.
- Bathroom-Full strip throughout.
- Bedroom 2-Remove fire exit steel door & frame (no other doors were in place).
- Bedroom 2-Remove window and frame.

Suite 206

- Bedroom 2-Remove fire exit steel door & frame.
- ALL-Remove drywall to ceilings.
- ALL-Remove wiring, this unit is uncomplete, minimal strip for electrical.
- ALL-Remove 2" x 4" framing for access to ceiling drywall.
- Kitchen-Remove burnt 2" x 4" exterior wall framing.

Level 2 End

First Floor Common Areas

Corridor 1 (East side)

- No demolition identified, see clean allowance and repair scope.

Corridor 2 (West Side)

- Remove fire exit steel door & frame.
- Remove x 0 - combo exit signs. (Electrical report incorrect, sign not installed)
- Remove x 1 - 2 kw fan force heater.(Electrical Report incorrect, heater was not installed)
- Remove x 1 - heat detector.
- Remove x 1 - horn strobe.
- Remove x 1 - pull station.
- Remove x 1 - receptacle.
- Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)

Stairs

- No demolition identified, see clean allowance and repair scope.

First Floor Suites

Suite 101

- No demolition identified, see clean allowance and repair scope.

Suite 102

- No demolition identified, see clean allowance and repair scope.

Suite 103

- No demolition identified, see clean allowance and repair scope.

Suite 104

- No demolition identified, see clean allowance and repair scope.

Suite 105

- Bathroom-Remove bathroom vanity and kitchen uppers & lowers.
- Kitchen-Remove kitchen cabinets (uppers & lowers).
- ALL-Full strip throughout.
- ALL-Full strip throughout.
- ALL-Full strip throughout.
- ALL-Full strip throughout (includes ceramic tile and laminate).
- ALL-Full strip throughout, including HRV and ducting.
- ALL-Remove insulation and vapour barrier on exterior wall.
- ALL-Full strip throughout, including toilet, bath, vanity sink, kitchen sink, HWT.
- ALL-Remove base board and door trims.
- Bathroom-Full strip throughout.
- Bedroom 1-Remove door and frame.
- Bedroom 1-Remove window and frame.
- Bedroom 2-Remove fire exit steel door & frame (no other doors were in place).
- Bedroom 2-Remove window and frame.
- Living room-Remove window and frame.

Suite 106

- Kitchen-Remove fire exit steel door & frame.
- ALL-Remove drywall to ceilings.
- ALL-No Scope as unit is bare, main feed to panel still to be confirmed for strip out.
- ALL-Remove 2" x 4" framing for access to ceiling drywall.
- Kitchen-Remove burnt 2" x 4" exterior wall framing.
- Living room-Remove roxul insulation in wall (west wall only).

Level 1 End

Basement Common Areas

Corridor 1 (East side)

- No demolition identified, see clean allowance and repair scope.

Corridor 2 (West Side)

- West Corridor-Remove fire exit steel door & frame.
- West Corridor-Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater not installed)
- West Corridor-Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)
- West Corridor-Remove x 1 - heat detector.
- West Corridor-Remove x 1 - horn strobe.
- West Corridor-Remove x 1 - pull station.
- West Corridor-Remove x 1 - receptacle.
- West Corridor-Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures not installed)

Stairs

- No demolition identified, see clean allowance and repair scope.

Basement Suites and facility Rooms

Water pipes Room

- No demolition identified, see clean allowance and repair scope.

Storage Room

- No demolition identified, see clean allowance and repair scope.

Suite 001

- No demolition identified, see clean allowance and repair scope.

Suite 002

- No demolition identified, see clean allowance and repair scope.

Suite 003

- No demolition identified, see clean allowance and repair scope.

Suite 004

- No demolition identified, see clean allowance and repair scope.

Suite 005

- Remove bulkhead drywall (around ducting).
- Remove drywall from ceiling.
- Remove drywall to west wall.
- Remove ducting & diffusers.
- Remove insulation and vapour barrier on exterior/west wall.

Suite 006

- ALL-Remove roxul insulation in-between ceiling joists.
- ALL-No demolition identified, see notes.

Laundry Room

- No demolition identified, see clean allowance and repair scope.

Electrical Room

- No demolition identified, see clean allowance and repair scope.

Basement End

Exterior work

West Elevation

- ALL-Demolish remaining wood fire escape structure (excluding foundations).

Exterior works End

480 Young Street - Basement Level Demolition & Repair Scope

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Basement	001	ALL	Clean	Cleaning	Clean Allowance.	
Basement	001	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	002	ALL	Clean	Cleaning	Clean Allowance.	
Basement	002	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	003	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	003	ALL	Repairs	Cleaning	Clean Allowance.	
Basement	004	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	004	ALL	Repairs	Cleaning	Clean Allowance.	
Basement	005	Kitchen/Living Room	Demo	Drywall ceilings	Remove bulkhead drywall (around ducting).	
Basement	005	Kitchen/Living Room	Demo	Drywall ceilings	Remove drywall to ceiling.	
Basement	005	Kitchen/Living Room	Demo	Drywall walls	Remove drywall to west wall.	
Basement	005	Kitchen/Living Room	Demo	HVAC	Remove ducting & diffusers.	
Basement	005	Kitchen/Living Room	Demo	Insulation	Remove insulation and vapour barrier on exterior/west wall.	
Basement	005	ALL	Repairs	Cleaning	Clean Allowance.	
Basement	005	Kitchen/Living Room	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Basement	005	Kitchen/Living Room	Repairs	Drywall ceilings	New drywall to bulkheads (around ducting).	
Basement	005	Kitchen/Living Room	Repairs	Drywall walls	Drywall 5/8" type x to exterior wall & demising walls.	
Basement	005	Kitchen/Living Room	Repairs	HVAC	Replace ducting & round air diffusers.	
Basement	005	Kitchen/Living Room	Repairs	Insulation	Insulation and vapour barrier to exterior wall.	
Basement	006	ALL	Demo	Insulation	Remove roxul insulation in-between ceiling joists.	
Basement	006	ALL	Repairs	NA	No demolition identified, see notes.	
Basement	006	ALL	Repairs	Cleaning	Clean Allowance.	
Basement	006	ALL	Repairs	Insulation	Replace roxul insulation in-between ceiling joists.	
Basement	Corridor 1	ALL	Clean	Cleaning	Clean Allowance.	
Basement	Corridor 1	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	Corridor 2	West Corridor	Demo	Doors	Remove fire exit steel door & frame.	
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater was not installed)	Exclude this heater as not installed from last loss
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - heat detector.	
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - horn strobe.	
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - pull station.	
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - receptacle.	
Basement	Corridor 2	West Corridor	Demo	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Basement	Corridor 2	West Corridor	Repairs	Cleaning	Clean walls floors & ceilings.	
Basement	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Basement	Corridor 2	West Corridor	Repairs	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Basement	Corridor 2	West Corridor	Repairs	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Basement	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - 2 kw fan force heater. (exclude).	Exclude this heater as not installed from last loss
Basement	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - heat detector.	
Basement	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - horn strobe.	
Basement	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - pull station.	
Basement	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - receptacle.	
Basement	Electrical Room	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Basement	Electrical Room	ALL	Repairs	Cleaning	Clean Allowance.	
Basement	Laundry Room	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	

480 Young Street - Main Floor Demolition & Repair Scope



Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Main Floor	101	ALL	Clean	Cleaning	Clean Allowance.	
Main Floor	101	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Main Floor	102	ALL	Clean	Cleaning	Clean Allowance.	
Main Floor	102	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Main Floor	103	ALL	Clean	Cleaning	Clean Allowance.	
Main Floor	103	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Main Floor	104	ALL	Clean	Cleaning	Clean Allowance.	
Main Floor	104	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Main Floor	105	ALL	Demo	Drywall ceilings	Full strip throughout.	
Main Floor	105	ALL	Demo	Drywall walls	Full strip throughout.	
Main Floor	105	ALL	Demo	Electrical	Full strip throughout.	
Main Floor	105	ALL	Demo	Flooring	Full strip throughout (includes ceramic tile and laminate).	
Main Floor	105	ALL	Demo	HVAC	Full strip throughout, including HRV and ducting.	
Main Floor	105	ALL	Demo	Insulation	Remove insulation and vapour barrier on exterior wall.	
Main Floor	105	ALL	Demo	Plumbing	Full strip throughout, including toilet, bath, vanity sink, kitchen sink, HWT.	
Main Floor	105	ALL	Demo	Trims	Remove base board and door trims.	
Main Floor	105	Bathroom	Demo	Cabinetry	Remove bathroom vanity and kitchen uppers & lowers.	
Main Floor	105	Bathroom	Demo	Ceramic tile on wall	Full strip throughout.	
Main Floor	105	Bedroom 1	Demo	Doors	Remove door and frame.	All other doors were not in place other than fire exit door
Main Floor	105	Bedroom 1	Demo	Windows	Remove window and frame.	
Main Floor	105	Bedroom 2	Demo	Doors	Remove fire exit steel door & frame (no other doors were in place).	
Main Floor	105	Bedroom 2	Demo	Windows	Remove window and frame.	
Main Floor	105	Kitchen	Demo	Cabinetry	Remove kitchen cabinets (uppers & lowers).	
Main Floor	105	Living room	Demo	Windows	Remove window and frame.	
Main Floor	105	ALL	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Main Floor	105	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	
Main Floor	105	ALL	Repairs	Drywall walls	Drywall 5/8" type x to exterior wall & demising walls.	
Main Floor	105	ALL	Repairs	Electrical	New fit out complete, including panel, wiring fixtures & fittings.	
Main Floor	105	ALL	Repairs	Insulation	New fit out complete, including panel, wiring fixtures & fittings.	
Main Floor	105	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	
Main Floor	105	ALL	Repairs	Smoke Seal	Prime & paint (3 coats total) walls throughout.	
Main Floor	105	ALL	Repairs	Trims	Smoke seal floor sheathing, wall framing, ceiling joists.	
Main Floor	105	ALL	Repairs	Trims	4" wood door trims.	
Main Floor	105	ALL	Repairs	Trims	4" x 3/4" wood baseboard.	
Main Floor	105	Bathroom	Repairs	Flooring	Ceramic tile on floor.	
Main Floor	105	Bathroom	Repairs	Plumbing	Bathtub c/w with mixer faucet, integrated shower head and curtain rod.	
Main Floor	105	Bathroom	Repairs	Plumbing	Hot water tank - 40 Gallon.	
Main Floor	105	Bathroom	Repairs	Plumbing	Kitchen sink & faucet (single).	
Main Floor	105	Bathroom	Repairs	Plumbing	Toilet & bath accessories allowance.	
Main Floor	105	Bathroom	Repairs	Plumbing	Toilet.	
Main Floor	105	Bathroom	Repairs	Plumbing	Washroom single vanity unit c/w mixer faucet and single cabinet below.	
Main Floor	105	Bathroom	Repairs	Wall tiles	Ceramic tiles around bath to ceiling.	

480 Young Street - Main Floor Demolition & Repair Scope



Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Main Floor	105	Bedroom 1	Repairs	Flooring	Laminate flooring.	
Main Floor	105	Bedroom 1	Repairs	Windows	Vinyl window and frame as per existing c/w hardware and trims.	
Main Floor	105	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Main Floor	105	Bedroom 2	Repairs	Flooring	Laminate flooring.	
Main Floor	105	Bedroom 2	Repairs	Windows	Vinyl window and frame as per existing c/w hardware and trims.	
Main Floor	105	Hallway	Repairs	Flooring	Ceramic tile on floor.	
Main Floor	105	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - Lower, use existing stone counter.	
Main Floor	105	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - Uppers.	
Main Floor	105	Kitchen	Repairs	Flooring	Ceramic tile on floor.	
Main Floor	105	Living room	Repairs	Flooring	Laminate flooring.	
Main Floor	105	Living room	Repairs	Windows	Vinyl window and frame as per existing c/w hardware and trims.	
Main Floor	105	Utility area	Repairs	Flooring	Ceramic tile on floor.	
Main Floor	106	ALL	Demo	Drywall ceilings	Remove drywall to ceilings.	
Main Floor	106	ALL	Demo	Electrical	No Scope as unit is bare, main feed to panel still to be confirmed for strip out.	
Main Floor	106	ALL	Demo	Framing	Remove 2" x 4" framing for access to ceiling drywall.	
Main Floor	106	Kitchen	Demo	Doors	Remove fire exit steel door & frame.	
Main Floor	106	Kitchen	Demo	Framing	Remove burnt 2" x 4" exterior wall framing.	
Main Floor	106	Living room	Demo	Insulation	Remove roxul insulation in wall (west wall only).	
Main Floor	106	ALL	Repairs	Cleaning	Clean suite, including floors and walls.	
Main Floor	106	ALL	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Main Floor	106	ALL	Repairs	Electrical	Main feed supply repair still to be confirmed.	
Main Floor	106	ALL	Repairs	Framing	Reinstall 2" x 4" framing.	
Main Floor	106	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Main Floor	106	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Main Floor	106	Kitchen	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Main Floor	106	Kitchen	Repairs	Framing	New 2" x 4" framing that was burnt.	
Main Floor	106	Living room	Repairs	Insulation	Roxul insulation to west wall only.	
Main Floor	Corridor 1	ALL	Clean	Cleaning	Clean Allowance.	
Main Floor	Corridor 1	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Main Floor	Corridor 2	West Corridor	Demo	Doors	Remove fire exit steel door & frame.	
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 0 - combo exit signs. (Electrical report incorrect, sign not installed)	Exit signs not in place
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - 2 kw fan force heater. (Electrical Report Incorrect, heater was not installed)	Exclude this heater as not installed from last loss
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - heat detector.	
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - horn strobe.	
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - pull station.	
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - receptacle.	
Main Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Main Floor	Corridor 2	West Corridor	Repairs	Cleaning	Clean walls floors & ceilings.	
Main Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 0 - combo exit signs. (Electrical report incorrect, sign not installed)	Exit signs not in place
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - 2 kw fan force heater (exclude).	Exclude this heater as not installed from last loss
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - heat detector.	
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - horn strobe.	
Main Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - pull station.	

480 Young Street - Main Floor Demolition & Repair Scope



Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Main Floor	Corridor 2	West Corridor	Repairs	Electrical		
Main Floor	Corridor 2	West Corridor	Repairs	Paint	Replace x 1 - receptacle.	
Main Floor	Corridor 2	West Corridor	Repairs	Paint	Paint walls & ceilings to fire door at stairwell.	
Main Floor	Stairs	ALL	Clean	Cleaning	Paint walls & ceilings to fire door at stairwell.	
					Clean Allowance.	

480 Young Street - Second Floor Demolition & Repair Scope



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Second Floor	201	ALL	Clean	Clearing	Clean Allowance.	
Second Floor	201	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	202	ALL	Clean	Clearing	Clean Allowance.	
Second Floor	202	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	203	ALL	Clean	Clearing	Clean Allowance.	
Second Floor	203	ALL	Paint	Paint	Paint to walls (two coats + primer).	Walls in good condition, clean only
Second Floor	203	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	204	ALL	Clean	Clearing	Clean Allowance.	
Second Floor	204	ALL	Paint	Paint	Paint to walls (two coats + primer).	
Second Floor	204	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	205	ALL	Demo	Drywall ceilings	Full strip throughout.	
Second Floor	205	ALL	Demo	Drywall walls	Full strip throughout.	
Second Floor	205	ALL	Demo	Electrical	Full strip throughout.	
Second Floor	205	ALL	Demo	Flooring	Full strip throughout (includes ceramic tile and laminate).	
Second Floor	205	ALL	Demo	HVAC	Full strip throughout, including HRV and ducting.	
Second Floor	205	ALL	Demo	Insulation	Remove insulation and vapour barrier on exterior wall.	
Second Floor	205	ALL	Demo	Plumbing	Full strip throughout, including toilet, bath, vanity sink, kitchen sink, HWT.	
Second Floor	205	ALL	Demo	Trims	Remove base board and door trims.	
Second Floor	205	Bathroom	Demo	Cabinetry	Remove bathroom vanity and kitchen uppers & lowers.	
Second Floor	205	Bathroom	Demo	Ceramic tile on wall	Full strip throughout.	
Second Floor	205	Bedroom 2	Demo	Doors	Remove fire exit steel door & frame (no other doors were in place).	
Second Floor	205	Bedroom 2	Demo	Windows	Remove window and frame.	
Second Floor	205	Kitchen	Demo	Cabinetry	Remove kitchen cabinets (uppers & lowers).	
Second Floor	205	ALL	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Second Floor	205	ALL	Repairs	Drywall walls	New drywall to bulkheads (around ducting).	
Second Floor	205	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	
Second Floor	205	ALL	Repairs	Electrical	Drywall 5/8" type x to exterior wall & demising walls.	
Second Floor	205	ALL	Repairs	Electrical	New fit out complete, including panel, wiring fixtures & fittings.	
Second Floor	205	ALL	Repairs	HVAC	HRV with ducting and round air diffusers.	
Second Floor	205	ALL	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapor barrier.	
Second Floor	205	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	
Second Floor	205	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	
Second Floor	205	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Second Floor	205	ALL	Repairs	Trims	4" wood door trims.	
Second Floor	205	ALL	Repairs	Trims	4" x 3/4" wood baseboard.	
Second Floor	205	Bathroom	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Bathroom	Repairs	Plumbing	Bathub c/w with mixer faucet, integrated shower head and curtain rod.	
Second Floor	205	Bathroom	Repairs	Plumbing	Hot water tank - 40 Gallon.	
Second Floor	205	Bathroom	Repairs	Plumbing	Kitchen sink & faucet (single).	
Second Floor	205	Bathroom	Repairs	Plumbing	Toilet & bath accessories allowance.	
Second Floor	205	Bathroom	Repairs	Plumbing	Toilet.	
Second Floor	205	Bathroom	Repairs	Plumbing	Washroom single vanity unit c/w mixer faucet and single cabinet below.	
Second Floor	205	Bathroom	Repairs	Wall tiles	Ceramic tiles around bath to ceiling.	
Second Floor	205	Bedroom 1	Repairs	Flooring	Laminate flooring.	

480 Young Street - Second Floor Demolition & Repair Scope



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Second Floor	205	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Second Floor	205	Bedroom 2	Repairs	Flooring	Laminate flooring.	
Second Floor	205	Bedroom 2	Repairs	Windows	Vinyl window and frame as per existing c/w hardware and trims.	
Second Floor	205	Hallway	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - Lower, use existing stone counter.	
Second Floor	205	Kitchen	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Living room	Repairs	Flooring	Laminate flooring.	
Second Floor	205	Utility area	Repairs	Flooring	Laminate flooring.	
Second Floor	206	ALL	Demo	Drywall ceilings	Ceramic tile on floor.	
Second Floor	206	ALL	Demo	Electrical	Remove drywall to ceilings.	
Second Floor	206	ALL	Demo	Framing	Remove wiring, this unit is incomplete, minimal strip for electrical.	
Second Floor	206	Bedroom 2	Demo	Doors	Remove 2" x 4" framing for access to ceiling drywall.	
Second Floor	206	Kitchen	Demo	Doors	Remove fire exit steel door & frame.	
Second Floor	206	ALL	Repairs	Framing	Clean suite, including floors and walls.	At fire exit door
Second Floor	206	ALL	Repairs	Cleaning	Drywall 5/8" type x at two layers to ceiling.	
Second Floor	206	ALL	Repairs	Electrical	New wiring and outlets, panel was empty & no light fixtures	
Second Floor	206	ALL	Repairs	Framing	Reinstall 2" x 4" framing.	
Second Floor	206	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Second Floor	206	Kitchen	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Second Floor	206	Kitchen	Repairs	Framing	New 2" x 4" framing that was burnt.	
Second Floor	Corridor 1	ALL	Clean	Cleaning	Clean Allowance.	
Second Floor	Corridor 1	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	Corridor 2	West Corridor	Demo	Doors	Remove fire exit steel door & frame.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater was not installed)	Exclude this heater as not installed from last loss
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - heat detector.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - horn strobe.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - pull station.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - receptacle.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, lamp light only
Second Floor	Corridor 2	West Corridor	Repairs	Cleaning	Clean walls floors & ceilings.	Fixtures not installed, lamp light only
Second Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	Exclude this heater as not installed from last loss
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, lamp light only
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - 2 kw fan force heater. (exclude)	Exclude this heater as not installed from last loss
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - heat detector.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - horn strobe.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - pull station.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - receptacle.	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Paint walls & ceilings to fire door at stairwell.	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Paint walls & ceilings to fire door at stairwell.	From west side exit door to unit 305 doorway
Second Floor	Stairs	ALL	Clean	Cleaning	Clean Allowance.	

480 Young Street - Third Floor Demolition & Repair Scope



Room	Unit No or Area	Phase	Category	Repair Scope	Note
Second Floor	201	Clean	Cleaning	Clean Allowance.	
Second Floor	201	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	202	Clean	Cleaning	Clean Allowance.	
Second Floor	202	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	203	Clean	Cleaning	Clean Allowance.	
Second Floor	203	Clean	Paint	Paint to walls (two coats + primer).	Walls in good condition, clean only
Second Floor	203	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	204	Clean	Cleaning	Clean Allowance.	
Second Floor	204	Clean	Paint	Paint to walls (two coats + primer).	
Second Floor	204	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	205	Demo	Drywall ceilings	Full strip throughout.	Loss 1 damage still in place
Second Floor	205	Demo	Drywall walls	Full strip throughout.	
Second Floor	205	Demo	Electrical	Full strip throughout.	
Second Floor	205	Demo	Flooring	Full strip throughout (includes ceramic tile and laminate).	
Second Floor	205	Demo	HVAC	Full strip throughout, including HRV and ducting.	
Second Floor	205	Demo	Insulation	Remove insulation and vapour barrier on exterior wall.	
Second Floor	205	Demo	Plumbing	Full strip throughout, including toilet, bath, vanity sink, kitchen sink, HWT.	
Second Floor	205	Demo	Trims	Remove base board and door trims.	
Second Floor	205	Demo	Cabinetry	Remove bathroom vanity and kitchen uppers & lowers.	
Second Floor	205	Demo	Ceramic tile on wall	Full strip throughout.	
Second Floor	205	Demo	Doors	Remove fire exit steel door & frame (no other doors were in place).	
Second Floor	205	Demo	Windows	Remove window and frame.	
Second Floor	205	Demo	Cabinetry	Remove kitchen cabinets (uppers & lowers).	
Second Floor	205	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Second Floor	205	Repairs	Drywall walls	New drywall to bulkheads (around ducting).	
Second Floor	205	Repairs	Drywall walls	Drywall 5/8" to interior walls.	
Second Floor	205	Repairs	Drywall walls	Drywall 5/8" type x to exterior wall & demising walls.	
Second Floor	205	Repairs	Electrical	New fit out complete, including panel, wiring fixtures & fittings.	
Second Floor	205	Repairs	Electrical	HRV with ducting and round air diffusers.	
Second Floor	205	Repairs	HVAC	HRV with ducting and round air diffusers.	
Second Floor	205	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapor barrier.	
Second Floor	205	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	
Second Floor	205	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	
Second Floor	205	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Second Floor	205	Repairs	Trims	4" wood door trims.	
Second Floor	205	Repairs	Trims	4" x 3/4" wood baseboard.	
Second Floor	205	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Repairs	Plumbing	Bathub c/w with mixer faucet, integrated shower head and curtain rod.	
Second Floor	205	Repairs	Plumbing	Hot water tank - 40 Gallon.	
Second Floor	205	Repairs	Plumbing	Kitchen sink & faucet (single).	
Second Floor	205	Repairs	Plumbing	Toilet & bath accessories allowance.	
Second Floor	205	Repairs	Plumbing	Toilet.	
Second Floor	205	Repairs	Plumbing	Washroom single vanity unit c/w mixer faucet and single cabinet below.	
Second Floor	205	Repairs	Wall tiles	Ceramic tiles around bath to ceiling.	
Second Floor	205	Repairs	Flooring	Laminate flooring.	

480 Young Street - Third Floor Demolition & Repair Scope



Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Second Floor	205	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Second Floor	205	Bedroom 2	Repairs	Flooring	Laminate flooring.	
Second Floor	205	Bedroom 2	Repairs	Windows	Vinyl window and frame as per existing c.w hardware and trims.	
Second Floor	205	Hallway	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - Lower, use existing stone counter.	
Second Floor	205	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - Uppers.	
Second Floor	205	Living room	Repairs	Flooring	Ceramic tile on floor.	
Second Floor	205	Utility area	Repairs	Flooring	Laminate flooring.	
Second Floor	206	ALL	Demo	Drywall ceilings	Ceramic tile on floor.	
Second Floor	206	ALL	Demo	Electrical	Remove drywall to ceilings.	
Second Floor	206	ALL	Demo	Framing	Remove wiring, this unit is incomplete, minimal strip for electrical.	
Second Floor	206	Bedroom 2	Demo	Doors	Remove 2" x 4" framing for access to ceiling drywall.	
Second Floor	206	Kitchen	Demo	Framing	Remove fire exit steel door & frame.	
Second Floor	206	ALL	Repairs	Framing	Remove burnt 2" x 4" exterior wall framing.	At fire exit door
Second Floor	206	ALL	Repairs	Cleaning	Clean suite, including floors and walls.	
Second Floor	206	ALL	Repairs	Drywall ceilings	Drywall 5/8" type x at two layers to ceiling.	
Second Floor	206	ALL	Repairs	Electrical	New wiring and outlets, panel was empty & no light fixtures	
Second Floor	206	ALL	Repairs	Framing	Reinstall 2" x 4" framing.	
Second Floor	206	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing, wall framing, ceiling joists.	
Second Floor	206	Kitchen	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Second Floor	206	Kitchen	Repairs	Framing	New 2" x 4" framing that was burnt.	
Second Floor	Corridor 1	ALL	Clean	Cleaning	Clean Allowance.	
Second Floor	Corridor 1	ALL	Demo	No Demolition	No demolition identified, see clean allowance and repair scope.	
Second Floor	Corridor 2	West Corridor	Demo	Doors	Remove fire exit steel door & frame.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - 2 kw fan force heater. (Electrical Report incorrect, heater was not installed)	Exclude this heater as not installed from last loss
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - heat detector.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - horn strobe.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - pull station.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 1 - receptacle.	
Second Floor	Corridor 2	West Corridor	Demo	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Second Floor	Corridor 2	West Corridor	Repairs	Cleaning	Clean walls floors & ceilings.	All walls and ceilings in this corridor, including stairs area
Second Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 1 - combo exit signs. (West end sign was not installed so x 1 only)	Exit sign at west end was not installed
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Remove x 3 - light fixtures. (Electrical report incorrect, light fixtures were not installed)	Fixtures not installed, temp light only
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - 2 kw fan force heater (exclude).	Exclude this heater as not installed from last loss
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - heat detector.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - horn strobe.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - pull station.	
Second Floor	Corridor 2	West Corridor	Repairs	Electrical	Replace x 1 - receptacle.	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Paint walls & ceilings to fire door at stairwell.	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Paint walls & ceilings to fire door at stairwell.	From west side exit door to unit 305 doorway
Second Floor	Stairs	ALL	Clean	Cleaning	Clean Allowance.	

480 Young Street - Exterior Works Demolition & Repair Scope

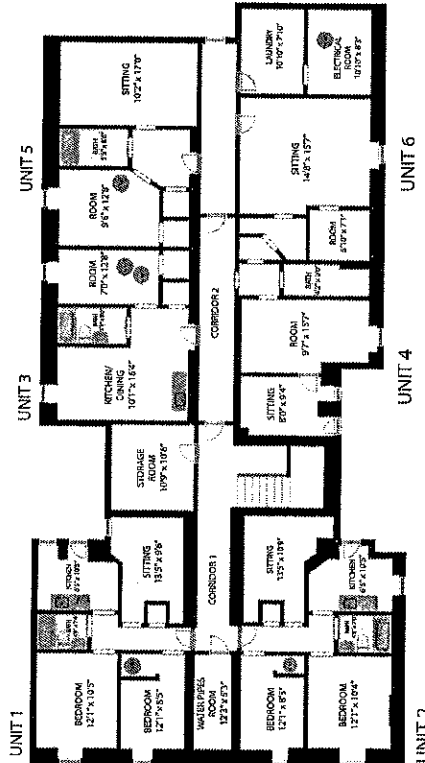
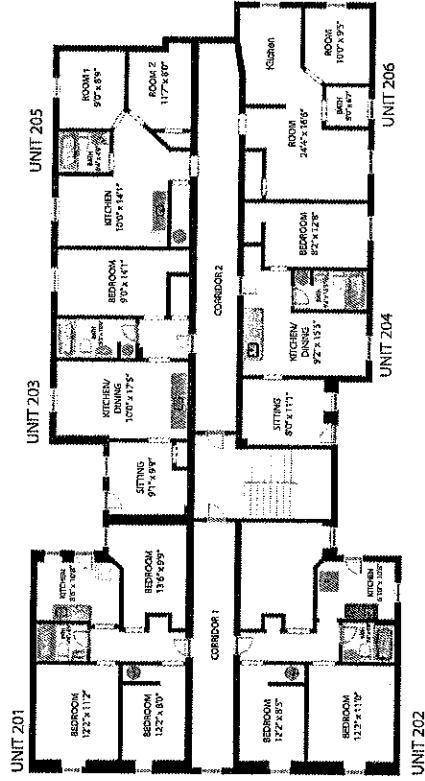


Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Note
Exterior	Fire Escape West	ALL	Demo	Structural	Demolish remaining wood fire escape structure (excluding foundations).	
Exterior	Fire Escape West	ALL	Repairs	Clean	Jet wash exterior brick work	
Exterior	Fire Escape West	ALL	Repairs	Masonry	Re-point brick work as required	
Exterior	Fire Escape West	ALL	Repairs	Paint	Repaint west elevation exterior brick	
Exterior	Fire Escape West	ALL	Repairs	Structural	Replace wood framed fire escape structure, complete with stairs and railing as before, see structural report.	

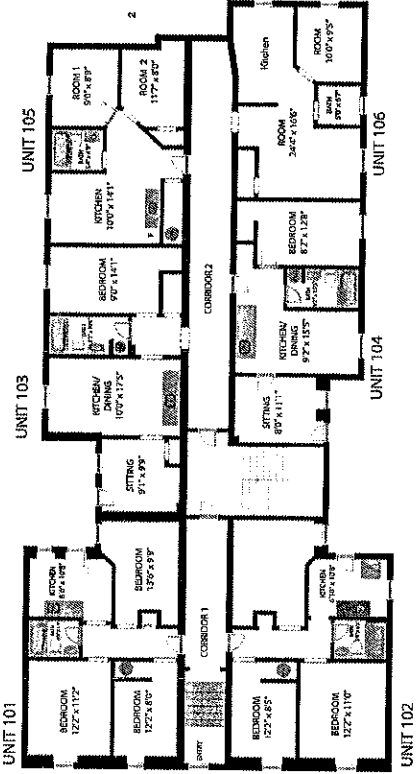
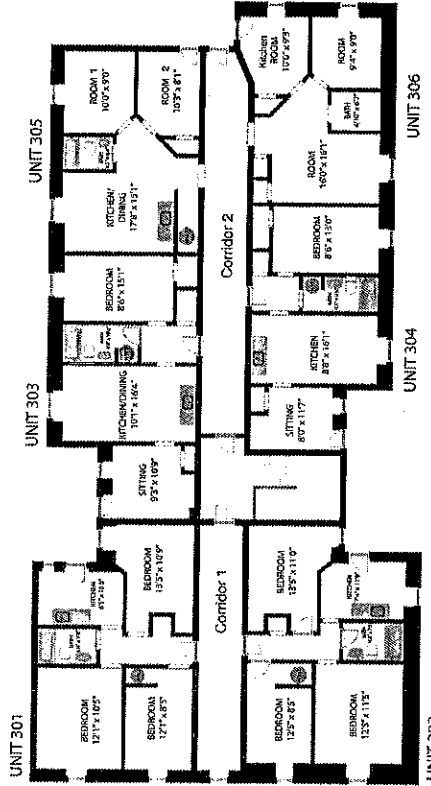


Second Floor



Basement

Third Floor

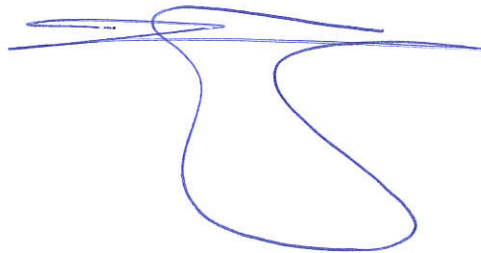


Main Floor

This is Exhibit "C" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line with a large, stylized loop underneath.

Harpenn Construction Inc
 PO Box 285
 Winnipeg MB R3M 3S7
 (204)797-6742
 pkharpenn@shaw.ca
 GST Registration No.:
 827613670RT0001

BILL TO
 6525785 Manitoba Ltd
 971 Corydon Ave.
 Winnipeg, MB

INVOICE 4446

DATE 16/01/2023 TERMS Net 30

DUE DATE 15/02/2023

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
15/01/2023	FL902 Flooring Material	Flooring - Material burnt in fire	G	1	9,271.65	9,271.65
15/01/2023	AD1401 - Soft Costs	PST on Materials	Out of Scope	1	649.02	649.02
15/01/2023	AD1401 - Soft Costs	Profit	G	1	695.37	695.37
15/01/2023	AD1401 - Soft Costs	overhead	G	1	695.37	695.37

SUBTOTAL 11,311.41
 GST @ 5% 533.12
 TOTAL 11,844.53

TOTAL DUE \$11,844.53

TAX SUMMARY

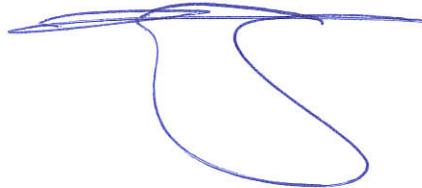
RATE	TAX	NET
GST @ 5%	533.12	10,662.39

This is Exhibit "D" referred
to in the Affidavit of

Patrick Penner

~~Sworn~~/Affirmed before me this

1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, a vertical line on the left, and a large, sweeping loop on the right that ends in a horizontal tail.



CUSTOMER APPLICATION INFORMATION

Applicant: Patrick Penner
6528785 Manitoba Ltd
971 Corydon AVE 285
Winnipeg, MB R3M 3S7
Phone: (204) 797-6742
pkharpenn@shaw.ca

Date Application Received: Tuesday, February 21, 2023

Application #: 23 117291 MU

Address: 480 Young ST

Description: Apartments / Interior Alteration

Landlord work, - Interior alterations for restoring fire rating in 3 units in an existing multi storey, multi-tenant building (1-3 Floor). Structural, mechanical and electrical work being done.

Manage your active permits and applications by tracking the status, submitting documents, and making payments online:
www.winnipeg.ca/PermitsOnline

If you have additional questions, call Permits Direct Line at 204-986-5140.

***** THIS IS NOT A PERMIT *****

Lindsay Forest

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: Tuesday, February 28, 2023 11:27 AM
To: Lindsay Forest; Grant M. Driedger
Subject: Fwd: Complete Permit Application
Attachments: CustomerApplicationInformationfor480YoungStreet.pdf

Sent from my iPhone

Begin forwarded message:

From: ppd-permit@winnipeg.ca
Date: February 28, 2023 at 11:11:39 AM CST
To: pkharpenn@shaw.ca
Cc: pkharpenn@shaw.ca
Subject: Complete Permit Application

Zoning & Permits



Hello,

Application Number: 23-117291 MU
Address: 480 Young ST Unit 305, 205, 105
Status: Complete Permit Application

Thank you for submitting your permit application on February 20, 2023.

Your permit application is deemed **complete** for processing and will proceed for technical review. Upon review, additional documentation may be requested to support the approval of your permit application. To track the status of your permit application, login to [Permits Online](#).

If you have any questions related to this permit application, please call Permits Direct Line at 204-986-5140 or email ppd-permit@winnipeg.ca.

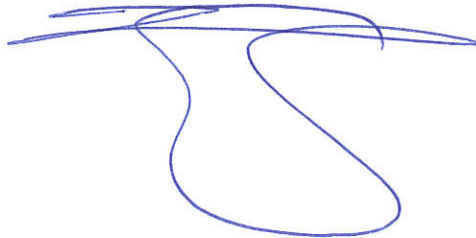
Thank you.

This is exhibit "E" referred
to in the Affidavit of

Patrick Penner

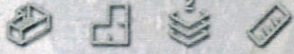
~~Sworn~~/Affirmed before me this

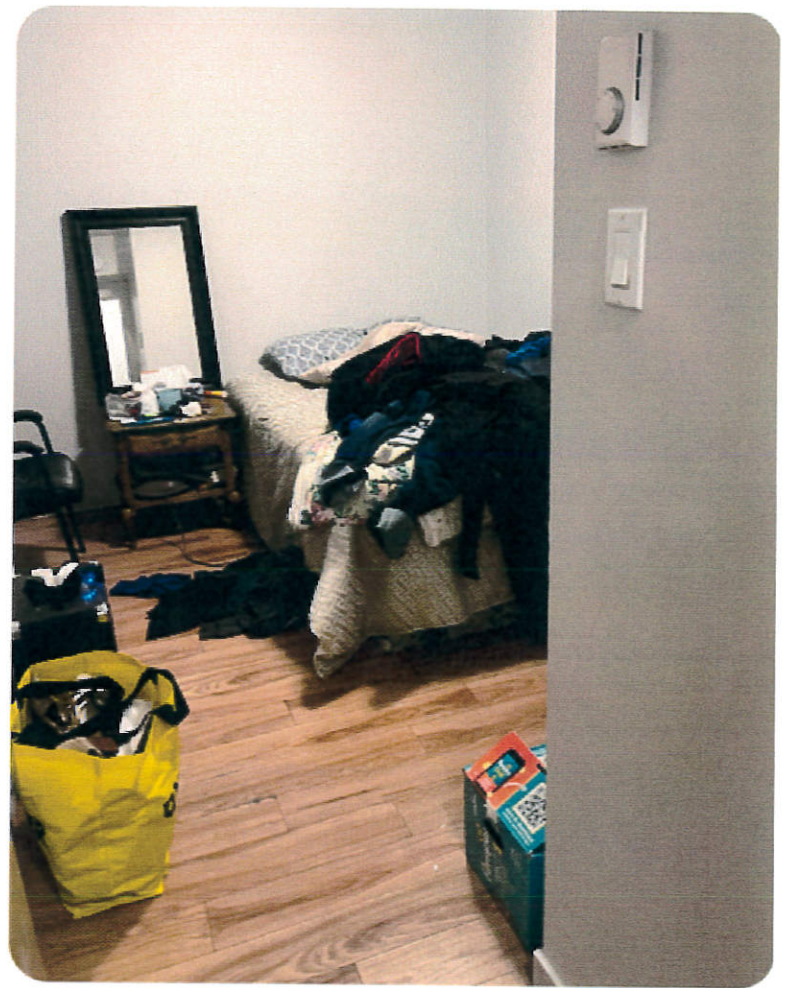
1st day of March A.D. 20 23

A large, stylized handwritten signature in blue ink, consisting of a horizontal line at the top and a large, rounded loop below it.

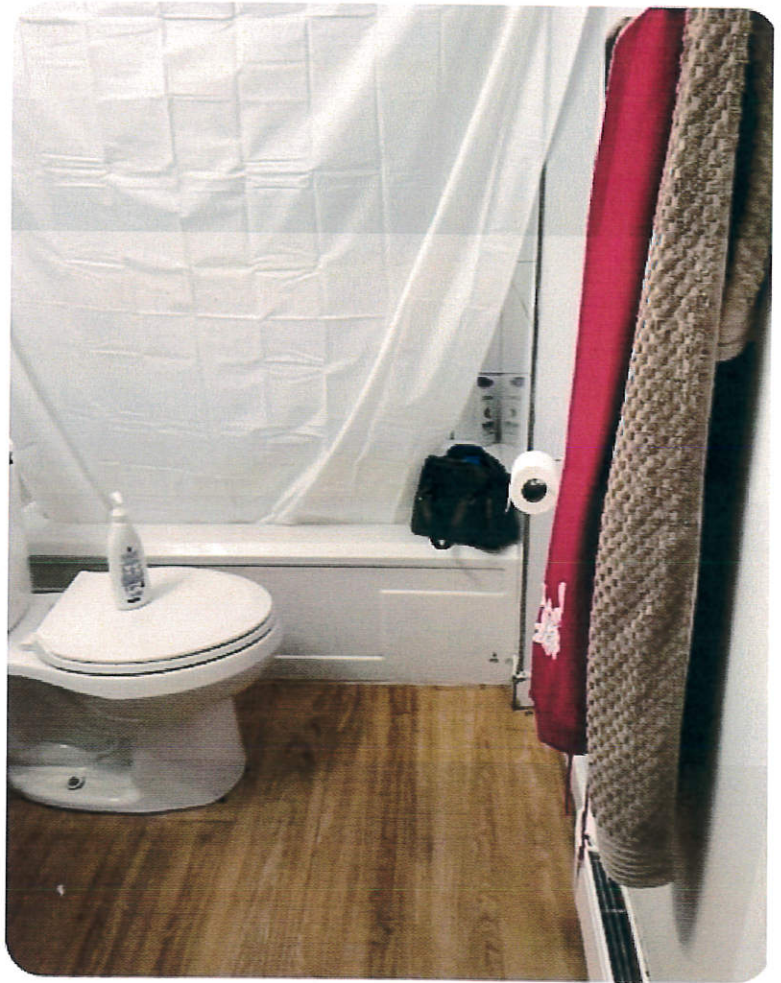
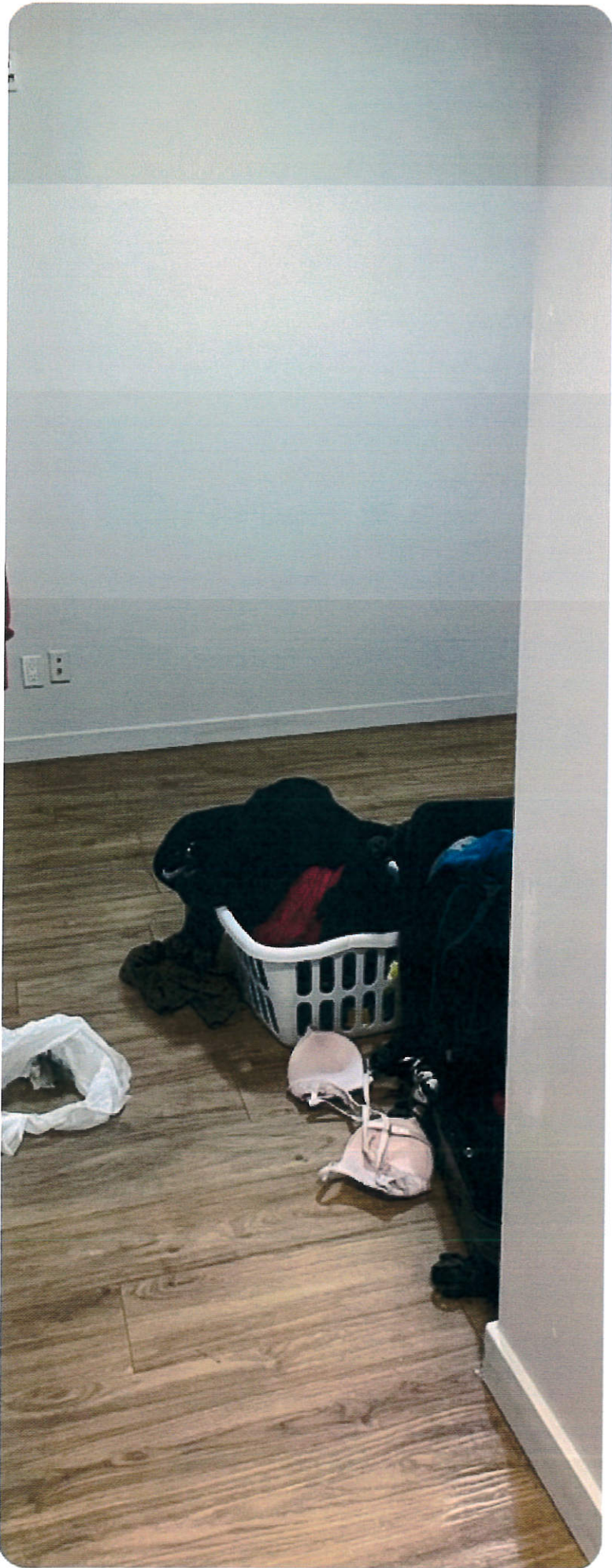


480 Young

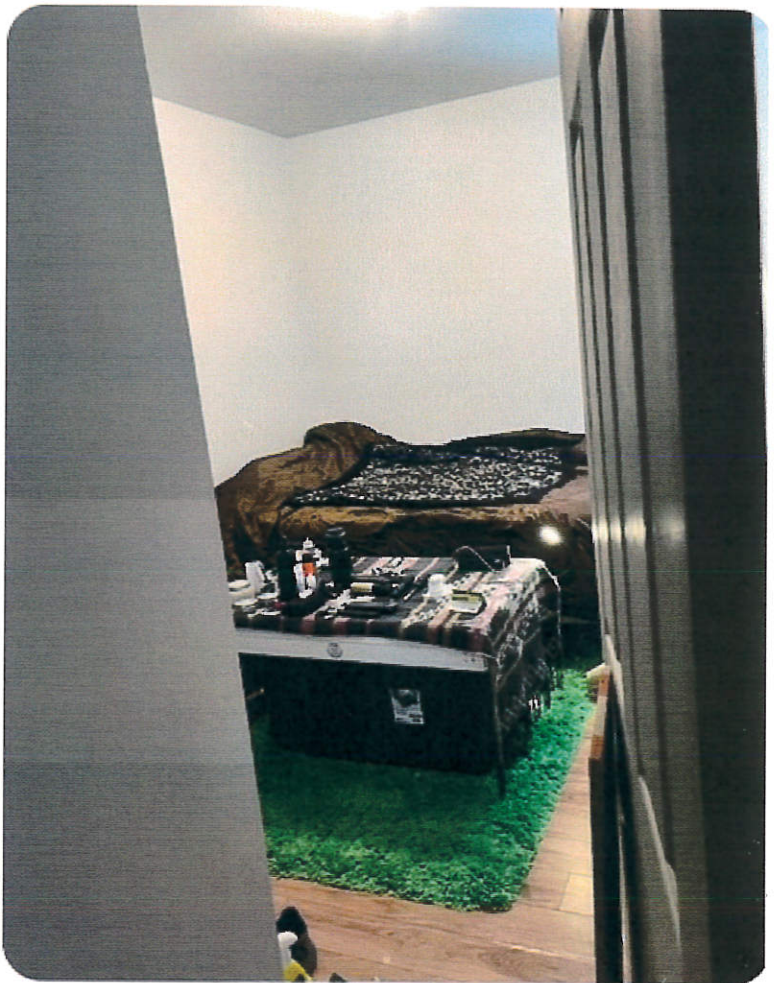




PIC•COLLAGE



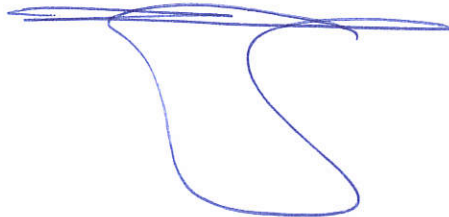
2023-02-22
PIC•COLLAGE



2023-02-22
PIC•COLLAGE

This is Exhibit "F" referred
to in the Affidavit of

Patrick Penner
Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, followed by a large, stylized loop that descends and then curves back up to meet the line.

Feb 27th, 2023
480 Young

UNIT NO	Bed Rooms	Tenant Name	Move in date	Rent	Water	TOTAL CHARGE	Damage Deposit	
							Owing	Once Rented
1	2	CINDY FLETT/ROOM MATE	Feb 23rd	\$833.00	\$75.00	\$908.00	\$416.50	
2	2	ANTHONY D. NABESS	Mar 1/23	\$805.00	\$75.00	\$880.00	\$402.50	
3	1	Vacant - March 15th		\$813.00	\$75.00	\$888.00		\$406.50
4	1	Vacant - March 15th		\$813.00	\$75.00	\$888.00		\$406.50
5	1	Insurance Repairs		\$846.00	\$75.00	\$921.00		\$423.00
6	BACH	Insurance Repairs		\$744.00	\$75.00	\$819.00		\$372.00
101	2	MICHELLE "Shelley" ARCEO - caretaker	Feb 13th	\$898.00	\$75.00	\$973.00	\$449.00	
102	2	ROMIL RIALUBIN /ANDREA MACDONALD	Feb 1st	\$909.00	\$75.00	\$984.00	\$454.50	
103	2	TARA LOWER	Mar 1/23	\$846.00	\$75.00	\$921.00	\$423.00	
104	2	ABUBAKARR KOROMA "Bax"	Mar 1/23	\$832.00	\$75.00	\$907.00	\$416.00	
105	1	Insurance Repairs		\$856.00	\$75.00	\$931.00		\$428.00
106	1	Insurance Repairs		\$813.00	\$75.00	\$888.00		\$406.50
201	2	NICHOL STARR & ANDRIJ LESKIW	Feb 18th	\$910.00	\$75.00	\$985.00	\$455.00	
202	2	ADAM EMES & ANDREA BUNN	Mar 1/23	\$898.00	\$75.00	\$973.00	\$449.00	
203	2	MANUEL JUNIOUR FERRIA	Mar 1/23	\$813.00	\$75.00	\$888.00	\$406.50	
204	2	LINDSAY F BONWICK	Mar 1/23	\$846.00	\$75.00	\$921.00	\$423.00	
205	2	Insurance Repairs		\$856.00	\$75.00	\$931.00		\$428.00
206	1	Insurance Repairs		\$813.00	\$75.00	\$888.00		\$406.50
301	2	MANUEL MASER	March 1/23	\$898.00	\$75.00	\$973.00	\$449.00	
302	2	JOHN MALLET	Feb 1st	\$861.00	\$75.00	\$936.00	\$430.50	
303	2	MATTHEW GLADU	March 1/23	\$813.00	\$75.00	\$888.00	\$406.50	
304	2	BRIAN SOLANO	March 1/23	\$835.00	\$75.00	\$910.00	\$417.50	
305	1	Insurance repairs		\$843.00	\$75.00	\$918.00		\$421.50
306	1	Insurance repairs		\$813.00	\$75.00	\$888.00		\$406.50

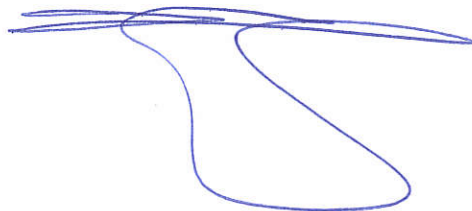
PAID

This is Exhibit "G" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this

1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, a vertical line on the left, and a large, sweeping loop on the right that ends in a horizontal tail.

~~OFFICE~~
SCHEDULE - TENANT COPY

Form 1
~~OFFICE~~
Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

BRIAN SOLANO

_____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 304, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

a security deposit of \$ _____ on MARCH, 20 23.
 a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee -- \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>835.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>910.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

~~Office~~
SCHEDULE - ~~TENANT COPY~~

Form 1
~~Office~~
Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

MATTHEW OLAFSON, the Tenant

Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 303, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

a security deposit of \$ _____ on MARCH, 20 23
 a pet damage deposit of \$ _____ on _____, 20____

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>813.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>888.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions - add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

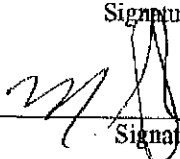
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

Feb 22, 2023	6525785 Manitoba Ltd	
Date	Print name of landlord	Signature of landlord
Feb 22, 2023	<i>Matthew Glavin</i>	
Date	Print name of tenant	Signature of tenant
Feb 22, 2023		
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
 1700-155 Carlton St.
 945-2476
 1-800-782-8403
rtb@gov.mb.ca

Brandon
 157-340 9th St.
 726-6230
 1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
 113-59 Elizabeth Drive
 677-6496
 1-800-229-0639
rtbthompson@gov.mb.ca

SCHEDULE – TENANT COPY

Form 1

Standard Residential ^{DMC} Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

JOHN MALLET

_____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET – UNIT 302, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
- a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>861.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>936.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the Residential Tenancies Regulation for more information.

11. Ending the Tenancy

The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

FEBRUARY 20, 2023 Date 6525785 Manitoba Ltd Print name of landlord [Signature] Signature of landlord
FEBRUARY 20, 2023 Date Jon Mallitt Print name of tenant [Signature] Signature of tenant
FEBRUARY, 2023 Date Print name of tenant Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes - If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

Form 1
~~Standard Residential Tenancy Agreement~~ ^{Office}

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

_____ and _____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 303, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
- a pet damage deposit of \$ _____ on _____, 20 _____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee -- \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>813.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>888.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions -- add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
(b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

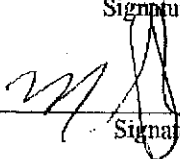
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

Feb 22, 2023 Date	6525785 Manitoba Ltd Print name of landlord	_____ Signature of landlord
Feb 22, 2023 Date	Matthew Glavin Print name of tenant	 Signature of tenant
Feb 22, 2023 Date	_____ Print name of tenant	_____ Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

~~OFFICE~~
SCHEDULE - TENANT COPY

Form 1
~~OFFICE~~
Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

BRIAN SOLANO

_____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 304, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
 a pet damage deposit of \$ _____ on _____, 20 _____.

Office Copy
SCHEDULE - TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7
_____, the Landlord

Legal name, address and telephone number of landlord(s)

and

Lindsay Faith Bonwick
_____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 204, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 2023 and ending on FEBRUARY 28, 2024.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on MARCH 1, 2023 and continuing from FEB 28 / 2024
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23
- a pet damage deposit of \$ _____ on _____, 20 _____

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>898.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>973.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
(b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

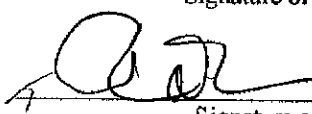
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

Feb 22, 2023	6525785 Manitoba Ltd	
Date	Print name of landlord	Signature of landlord
Feb 22, 2023	ROBERT WILSON	
Date	Print name of tenant	Signature of tenant
Feb 22, 2023		
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

Office
SCHEDULE - TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

Manuel Maser _____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 301, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = ½ month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23
 a pet damage deposit of \$ _____ on _____, 20____

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1st day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>813.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>888.88</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____ . The proposed Rent Payable will be \$ _____ . The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the Residential Tenancies Regulation for more information.

11. Ending the Tenancy

The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

Feb 22, 2023	6525785 Manitoba Ltd	
Date	Print name of landlord	Signature of landlord
Feb 22, 2023	X Manuel Moser	X [Signature]
Date	Print name of tenant	Signature of tenant
Feb 22, 2023		
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

SCHEDULE

LEASING COPY

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* in Manitoba, other than tenancies that include tenant services or other services provided by the landlord. This form applies to all residential tenancies in Manitoba, other than tenancies for a mobile home, public home and, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant and the other to the landlord. If signed, the Tenancy Agreement is made in duplicate between:

5525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, WILSON MB R4M 3B7

Legal name, address and telephone number of landlord(s) _____ the Landlord

ANDREA BUNN & ADAM EMES _____ the Tenant
Name of tenant

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 302, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move into the unit, the tenant must be given notice to move, subject to this agreement and any rights to continue living in the unit, the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 2023 and ending on FEBRUARY 28, 2024. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____ (week to week, month to month, or other period) (date)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH 20, 2023
- a pet damage deposit of \$ _____ on _____, 20____

4. Rent

Unless otherwise stated, the tenant shall pay the rent to the address provided by the landlord.

Rent payments are due on the _____ day of _____ each month. The tenant must pay the rent on time.

If the rent is not paid on time, the landlord may charge a late payment fee of \$_____. For the first day the rent is due and 5 days after that date, the landlord may also give the tenant a written notice to pay the rent.

Non-Payment of Rent: If the tenant does not pay the rent on time, the landlord may take legal action to recover the rent and costs.

The tenant agrees to pay rent to the landlord in the following amounts:

Basic Rent: \$_____ (00)

Hydro: \$_____ (00)

Other (specify): _____ \$_____ (00)

Rent Payable: \$_____ (00)

Less Rent Discount: \$_____ (00)

Actual Amount Tenant Must Pay: \$_____ (00)

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$_____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, such as paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$_____ (N/A) subject to the following conditions:

(Provide details of any conditions - add additional pages if necessary.)

(Complete this section if the form is being used to renew an existing tenancy agreement or if there is a change in the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$_____.
- Discount is reduced by \$_____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an annual guideline increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$_____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

Occupants of this unit, in addition to the tenant, may occupy the unit.

...with a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

8. Rental Unit

The landlord shall allow a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval. Any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following shall be allowed in the rental unit.

9. Residential Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

10. Furniture

Check either (a) or (b)

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

11. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

12. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the Residential Tenancies Regulation for more information.

13. Ending the Tenancy

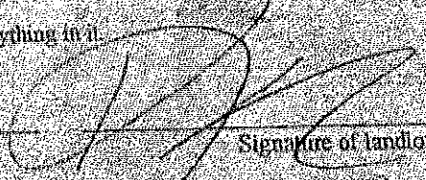


The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

14. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

15. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

FEBRUARY 2023	6525785 Manitoba Ltd	
Date	Print name of landlord	Signature of landlord
FEBRUARY 2023		
Date	Print name of tenant	Signature of tenant
FEBRUARY 2023		
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes - If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg 1700-155 Carlton St. 945-2476 1-800-781-8403 rtb@gov.mb.ca	Brandon 157-340 9th St. 726-6230 1-800-656-8481 rtbbrandon@gov.mb.ca	Thompson 113-39 Elizabeth Drive 677-6496 1-800-229-0639 rtbthompson@gov.mb.ca
---	--	---

SCHEDULE – TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

NICHOL STARR; ANDRUS LESKIW, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET – UNIT 301, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on FEBRUARY 15, 2023 and ending on JANUARY 31, 2024.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = ½ month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ 449.00 on FEB, 2023.
- a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$ 898.00
Hydro	\$ 125.00
Other (specify): <u>water</u>	\$ 75.00
Rent Payable	\$ 1098.00
Less Rent Discount*	\$
Actual Amount Tenant Must Pay:	\$

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) FEBRUARY 1, 2023. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

WATER (75.00) AND HYDRO (125.00) INCLUDED AT THE \$1098.00.00 RENT AMOUNT

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the Residential Tenancies Regulation for more information.

11. Ending the Tenancy

The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

<u>RS 22</u> JANUARY 2023 Date	<u>6525785 Manitoba Ltd</u> Print name of landlord	<u>[Signature]</u> Signature of landlord
<u>RS 22</u> JANUARY 2023 Date	<u>Anatolij Leshin</u> Print name of tenant	<u>[Signature]</u> Signature of tenant
<u>RS 22</u> JANUARY 2023 Date	<u>Nichol Starr</u> Print name of tenant	<u>Nichol Starr</u> Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg 1700-155 Carlton St. 945-2476 1-800-782-8403 rtb@gov.mb.ca	Brandon 157-340 9th St. 726-6230 1-800-656-8481 rtbbrandon@gov.mb.ca	Thompson 113-59 Elizabeth Drive 677-6496 1-800-229-0639 rtbthompson@gov.mb.ca
--	--	--

SCHEDULE – TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

~~KIBIBAKARR KOROMA~~ the Landlord
Legal name, address and telephone number of landlord(s)

KIBIBAKARR KOROMA and _____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET – UNIT 104, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23
 a pet damage deposit of \$ _____ on _____, 20 ____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>832.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>907.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
(b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

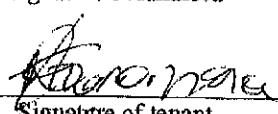
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

Feb 22, 2023	6525785 Manitoba Ltd	
Date	Print name of landlord	Signature of landlord
Feb 22, 2023	ABUBAKARR KORDMA	
Date	Print name of tenant	Signature of tenant
Feb 22, 2023		
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

Tara Lower _____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET -- UNIT 103, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
 a pet damage deposit of \$ _____ on _____, 20 _____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee -- \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>846.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>921.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:-

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

SCHEDULE – TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

ROMIL RIALUBIN AND ANRIETA CEDARWALL, the Tenant

Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET – UNIT 102, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on FEBRUARY 15, 20 23 and ending on FEBRUARY 14, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on FEB, 20 23.
- a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1st day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	909.00	
	\$		
Hydro			
Other (specify):	\$	75.00	
Rent Payable	\$		
Less Rent Discount*	\$		
Actual Amount Tenant Must Pay:	\$	984.00	

984.00 - 2 = 192

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) FEBRUARY 1, 2023. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) . The proposed Rent Payable will be \$. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under The Residential Tenancies Act. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions - add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$.
- Discount is reduced by \$.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
(b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

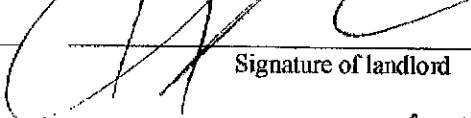
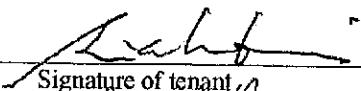
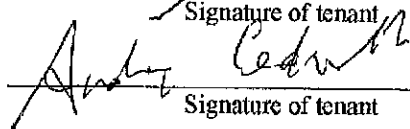
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

<u>FEBRUARY 2023</u> Date	<u>6525785 Manitoba Ltd</u> Print name of landlord	 Signature of landlord
<u>FEBRUARY, 2023</u> Date	<u>Romil Rialwin</u> Print name of tenant	 Signature of tenant
<u>FEBRUARY, 2023</u> Date	<u>Andrea Codrwell</u> Print name of tenant	 Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

~~TENANT COPY~~
SCHEDULE - ^{Other} TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

MICHELLE LEE ARCEO

_____, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 101, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on FEBRUARY 15, 20 23 and ending on FEBRUARY 1, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on FEBRUARY, 20 23.
 a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1st day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>898.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>973.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) FEBRUARY, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
- (b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

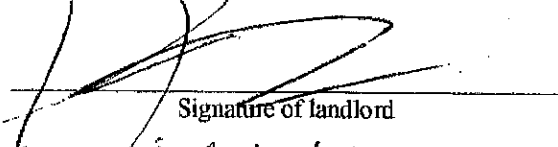
The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

<u>Feb 22 / 23</u>	<u>6525785 Manitoba Ltd</u>	
Date	Print name of landlord	Signature of landlord
<u>Feb. 22 / 23</u>	<u>MICHELE ARCEO</u>	<u>Michele M. Arceo</u>
Date	Print name of tenant	Signature of tenant
_____	_____	_____
Date	Print name of tenant	Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg 1700-155 Carlton St. 945-2476 1-800-782-8403 rtb@gov.mb.ca	Brandon 157-340 9 th St. 726-6230 1-800-656-8481 rtbbrandon@gov.mb.ca	Thompson 113-59 Elizabeth Drive 677-6496 1-800-229-0639 rtbthompson@gov.mb.ca
--	--	--

~~OFFICE~~
SCHEDULE - TENANT COPY

Form 1
~~OFFICE~~
Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord

and
NABESS, ANTHONY DWAYNE, the Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 002, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24. Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on MARCH 1, 20 27 and continuing from FEB 28 2024
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
- a pet damage deposit of \$ _____ on _____, 20 _____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee -- \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$	<u>805.00</u>
	\$	
Hydro		
Other (specify): <u>water</u>	\$	<u>75.00</u>
Rent Payable	\$	
Less Rent Discount*	\$	
Actual Amount Tenant Must Pay:	\$	<u>880.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

*Rent Discount

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions – add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

~~OFFICE~~
SCHEDULE - TENANT COPY

Form 1

Standard Residential Tenancy Agreement

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies that include tenant services or tenancies respecting a mobile home, mobile home site, or both. Two copies must be signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

This Tenancy Agreement is made in duplicate between:

6525785 Manitoba Ltd, PO BOX 285 RPO CORYDON, Winnipeg MB R3M 3S7

_____, the Landlord
Legal name, address and telephone number of landlord(s)

and

CINDY FLETT & NICOLE APRIL RUPERT

_____, the
Tenant
Name of tenant(s)

1. Rental Unit

The landlord agrees to rent to the tenant the rental unit at the following location:

480 YOUNG STREET - UNIT 001, WINNIPEG MB R3B 2S6

Address

The unit is registered as a condominium Yes No

Note: If the unit is registered as a condominium, the unit may be sold. If it is sold and the purchaser wants to move in, the tenant may be given notice to move, subject to this agreement and any rights to continue living in the unit the tenant may have under *The Residential Tenancies Act* or *The Condominium Act*.

2. Term of Tenancy

Complete either (a) or (b), but not both:

(a) Fixed Term Tenancy

The tenancy is for a fixed term beginning on MARCH 1, 20 23 and ending on FEBRUARY 28, 20 24.
Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the date the agreement ends. If the tenant does not sign and return the renewal at least two months before the date the agreement ends, this agreement will expire on that date.

(b) Periodic Tenancy

The tenancy is periodic, beginning on _____, 20____ and continuing from _____.
(date) (week to week, month to month, or other period)

3. Deposit Required (maximum = 1/2 month's Rent Payable for security deposit, 1 month's Rent Payable for pet damage deposit)

The landlord acknowledges receipt from the tenant of:

- a security deposit of \$ _____ on MARCH, 20 23.
 a pet damage deposit of \$ _____ on _____, 20____.

4. Rent

Unless otherwise agreed upon, the tenant shall ensure that the rent is delivered to the address provided by the landlord.

Rent payments are due on the 1ST day of each month. The tenant must pay the rent on time. If the rent is not paid on the date it is due, the landlord may charge a late payment fee of \$60.00 for the first day the rent is due and \$2.00 a day after that until the rent is paid in full (maximum late payment fee - \$100.00). The landlord may also give the tenant a Notice of Termination for Non-Payment of Rent.

The tenant agrees to pay rent to the landlord in the following amount:

Basic Rent:	\$ <u>833.00</u>
	\$ _____
Hydro	_____
Other (specify): <u>water</u>	\$ <u>75.00</u>
Rent Payable	\$ _____
Less Rent Discount*	\$ _____
Actual Amount Tenant Must Pay:	\$ <u>973.00</u>

(Complete this section if a rent increase on the rental unit is due before the date this agreement ends.)

- The landlord plans to increase the rent by the annual rent increase guideline on (date) MARCH, 2024. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.
- The landlord plans to apply for a rent increase above the guideline to increase the rent on (date) _____. The proposed Rent Payable will be \$ _____. The landlord must provide the tenant with a Notice of Rent Increase at least 3 months before the rent is increased.

(Complete this section if there is a rent discount.)

***Rent Discount**

A landlord is not required to offer a rent discount, but if a discount is given, it must be set out in writing. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

The landlord is offering a rent discount of \$ N/A subject to the following conditions:

(Provide details of any conditions -- add additional pages if necessary)

(Complete this section, if this form is being used to renew an existing tenancy agreement or there is a change to the discount during the term of this agreement.)

- Discount is the same as last year's or increased by \$ _____.
- Discount is reduced by \$ _____.
- Discount is removed.
- The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

5. Services and Facilities

(a) The tenant agrees to pay for the following services and facilities:

ALL SERVICES and FACILITIES

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:

NONE

The landlord must not reduce or withdraw a service that is included in the rent, unless the landlord applies to the Residential Tenancies Branch for approval.

6. Occupants of Rental Unit

In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following people may occupy the rental unit:

7. Use of Rental Unit for Residential Purposes Only

The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

8. Furniture

Check either (a) or (b):

- (a) No furniture is provided by the Owner
(b) Furniture is provided and an itemized list of the furniture is attached.

9. Obligations under Act

The landlord and tenant shall comply with all obligations imposed on them by the Act.

10. Assignment or Subletting

This agreement can only be assigned or sublet with the prior written consent of the landlord. See Form 3 of the *Residential Tenancies Regulation* for more information.

11. Ending the Tenancy

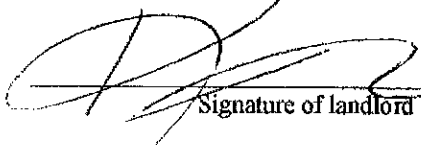
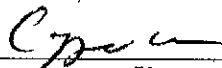

The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

12. Additional Rules and Conditions

The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. To be enforceable, rules and any amendments must be given to the tenant in writing and be reasonable in all circumstances. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

13. Signatures

Do not sign this agreement unless you understand and agree with everything in it.

<u>Feb 22/23</u> Date	<u>6525785 Manitoba Ltd</u> Print name of landlord	<u></u> Signature of landlord
<u>Feb 22/23</u> Date	<u>Cindy Spence</u> Print name of tenant	<u></u> Signature of tenant
<u>Feb 22/23</u> Date	<u>Cindy Spence</u> Print name of tenant	<u></u> Signature of tenant

Note: Any change or addition to this tenancy agreement should be agreed to in writing and initialed by both the landlord and the tenant.

Resolving Disputes – If there are problems or disagreements, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancies Branch for information about their rights and responsibilities or dispute resolution.

Residential Tenancies Branch Offices

Winnipeg
1700-155 Carlton St.
945-2476
1-800-782-8403
rtb@gov.mb.ca

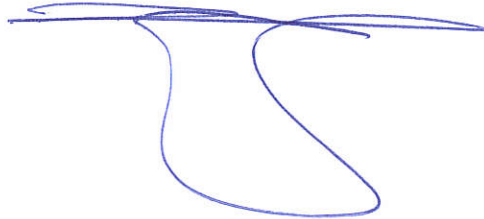
Brandon
157-340 9th St.
726-6230
1-800-656-8481
rtbbrandon@gov.mb.ca

Thompson
113-59 Elizabeth Drive
677-6496
1-800-229-0639
rtbthompson@gov.mb.ca

This is Exhibit "H" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, followed by a large, stylized loop that descends and then curves back up to meet the line.

Lindsay Forest

From: Ross McFadyen <RAM@tdslaw.com>
Sent: Tuesday, January 31, 2023 3:47 PM
To: Patrick Penner
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Patrick –

If the \$29,000 you are referencing is from insurance monies (as you indicate in the email below), those monies are payable in any event to First National pursuant to the terms of the mortgage and ought to be forward to First National promptly to be applied towards the amount owing under the mortgage. Please arrange for that to occur promptly.

First National has demanded payment in full of all amounts due pursuant to the mortgages for the properties at 480 Young Street and 485 Furby Street. It is entitled to so based on the previous and continuing defaults. That remain First National's position.

Regards,



**THOMPSON
DORFMAN
SWEATMAN**

Ross A. McFadyen *he/him*

Partner

P: 204-934-2378

E: ram@tdslaw.com

Thompson Dorfman Sweatman LLP
1700 – 242 Hargrave Street
Winnipeg MB R3C 0V1

[TDS LinkedIn](#) | [Parking](#) | [Payment Online](#) | [Newsletter Sign Up](#)



Thompson Dorfman Sweatman LLP is the exclusive member firm in Manitoba, Canada for Lex Mundi - the world's leading network of independent law firms with in-depth experience in 100+ countries worldwide.

The contents of this e-mail message and all attachments are intended for the confidential use of the addressee and where addressed to our client are the subject of solicitor and client privilege. Any retention, review, reproduction, distribution, or disclosure other than by the addressee is prohibited. Please notify us immediately if we have transmitted this message to you in error.

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: Tuesday, January 31, 2023 12:45 PM
To: Ross McFadyen <RAM@tdslaw.com>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

do you have an update on this one?

We can get you the \$29k today.

Patrick Penner
Harpenn Construction Inc.

P.O. Box 285-971 Corydon Avenue
Winnipeg, MB R3M 3S7
Phone (204) 797-6742
www.harpenn.ca



CCIM Institute
Equipping the world's best minds in commercial real estate

From: Patrick Penner [<mailto:pkharpenn@shaw.ca>]
Sent: January 26, 2023 7:34 AM
To: 'Ross McFadyen' <RAM@tdslaw.com>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Meeting Michelle today to sign the leases

Will have the funds short on the mortgage \$29k available in January

Property Taxes:

- Montrose has \$13630 in trust for property taxes and collects \$2760 a month on mortgage payments, we request all those funds go to the city
- We will deposit the \$29k in insurance money that was to go to mortgage to property taxes
- Insurance has some other items that were added to property taxes that cheques should be coming like board up fees, inspections..
- We are working with the city as they have charged us \$35k for water on a vacant building. whether we get this done or not we will cover in June whatever the balance is so that property taxes are paid.
- Then Montrose continues to collect property taxes July for 2024 property taxes and we will sign up for TIPP's for 2023 to avoid all penalties/interest and pay them over 6 months.

Patrick Penner
P.O. Box 285-971 Corydon Avenue
Winnipeg, MB R3M 3S7
Phone (204) 797-6742
www.harpenn.ca



CCIM Institute
Equipping the world's best minds in commercial real estate

From: Ross McFadyen [<mailto:RAM@tdslaw.com>]
Sent: January 18, 2023 2:06 PM
To: Patrick Penner <pkharpenn@shaw.ca>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Patrick,

Do you have copies of the lease agreements that you say have been signed with the February 1 move in dates?

Regards,



**THOMPSON
DORFMAN
SWEATMAN**

Thompson Dorfman Sweatman LLP
1700 – 242 Hargrave Street
Winnipeg MB R3C 0V1

Ross A. McFadyen *he/him*

Partner

P: 204-934-2378

E: ram@tdslaw.com

[TDS LinkedIn](#) | [Parking](#) | [Payment Online](#) | [Newsletter Sign Up](#)



Thompson Dorfman Sweatman LLP is the exclusive member firm in Manitoba, Canada for Lex Mundi - the world's leading network of independent law firms with in-depth experience in 100+ countries worldwide.

The contents of this e-mail message and all attachments are intended for the confidential use of the addressee and where addressed to our client are the subject of solicitor and client privilege. Any retention, review, reproduction, distribution, or disclosure other than by the addressee is prohibited. Please notify us immediately if we have transmitted this message to you in error.

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: Wednesday, January 18, 2023 11:33 AM
To: Ross McFadyen <RAM@tdslaw.com>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

According to this email we can rent out all units except for 306/305/206/205/106/105/006 – 7 units, the 17 units can be rented once rentable according to me.

we have the front 8 ready to go, the next 6 were are cleaning/painting.

Then the next ones in the basement needed the fire escape removed which was done yesterday, and we can rent out 2 more quickly 003 & 004, 005 will be a bit more work just waiting for the electrical to be inspected and can board and finish on previous permit and the last one in the basement 006 we need occupancy on.

That will leave the back of the building 6 units (3 of which we can continue to use existing permit) and have to apply for a new permit to include repairs on 305/205 and 105 and the building of the back fire escape.

All other units have fire escapes on the side so they are good.

we have 4 units rented with February 1st move in, then 4 with February 15th move in and will have 10 more rented by March 1st so we can cover the mortgage payment from the building.

We will make arrangements for the 3 months short on Mortgage (hopefully with insurance) and will get February 15th payment made on time, and will be on time moving forward.

Patrick Penner
Harpenn Construction Inc.
P.O. Box 285-971 Corydon Avenue

Winnipeg, MB R3M 3S7
Phone (204) 797-6742
www.harpenn.ca



CCIM Institute
Equipping the world's best minds in commercial real estate

From: Yimesgen, Efrem [<mailto:EYimesgen@winnipeg.ca>]
Sent: January 3, 2023 4:42 PM
To: 'pkharpenn@shaw.ca' <pkharpenn@shaw.ca>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Good day,

Please apply for a new Building permit, to remedy the impact of the 2nd fire incident. We will then include Occupancy permit to this application. Please see e-mail trails below, regarding Occupying the units, affected by the 1st fire incident.

Regards,

Efrem Yimesgen
Permit Technician
Zoning and Permit Branch
Planning, Property and Development
City of Winnipeg

T. 204-986-3647
E. EYimesgen@winnipeg.ca

winnipeg.ca

From: Momtchilov, Deyan <dMomtchilov@winnipeg.ca>
Sent: Tuesday, January 3, 2023 4:11 PM
To: PPD-Occupancy <Occupancy@winnipeg.ca>; Yimesgen, Efrem <EYimesgen@winnipeg.ca>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Hi Efrem,

The highlighted sentence holds true.
When there is no requirement for occupancy, it is up to the owner and their contractor to manage the dynamics on site.

Deyan

Deyan Momtchilov, B.Env.D
Development Projects Liason & Occupancy Coordinator
Development And Inspections Division
Planning, Property And Development Department
City of Winnipeg

T. 204-986-2268
E. dmomtchilov@winnipeg.ca

winnipeg.ca

From: PPD-Occupancy <Occupancy@winnipeg.ca>
Sent: Tuesday, January 3, 2023 4:07 PM
To: Momtchilov, Deyan <dMomtchilov@winnipeg.ca>
Cc: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Hello Deyan,

Could you please confirm this to Efrem? Thank you in advance.



Anel Dominguez (She/Her)
Occupancy Clerk B

Development and Inspections Division
Planning, Property and Development Department

Telephone: 204-986-5136

Email: adominguez@winnipeg.ca

Website: winnipeg.ca

Address: 4th Floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:



Confidentiality Notice: The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.

We are currently experiencing a higher than usual volume of emails and phone calls. Your Occupancy Permits and inquiries are important to us, and we are diligently working on responding to each and every one of them. In order to avoid unnecessary delays, if you have already sent an email, or left a phone message, please refrain from doing so repeatedly. Your patience and understanding during this busy time are greatly appreciated.

Our offices on the 4th floor of 65 Garry St. are currently closed to in-person visits at 65 Garry St. We are asking customers to make use of our online services and request forms.

We will continue to answer your calls and return voicemails left at 204-986-5136 for Occupancy Inspections, and 204-986-5190 for Commercial Inspections.

From: Yimesgen, Efrem <EYimesgen@winnipeg.ca>
Sent: Tuesday, January 3, 2023 4:05 PM
To: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Hi Anel,

I have noted that, and we will include the OC, when a new Building permit is applied for. What I would like to be clarified is, the advice Deyan provided "As we do not require occupancy permits for individual residential suites, and the entire building, floor or wing would not have had to be vacated in order to facilitate the repairs to the three suites, I do not think that a new occupancy is needed in conjunction with 22-129463 MU. He can occupy when the suites are ready in the owner's opinion." Is this statement still applicable? or no more? Particularly the highlighted one.

Regards,

Efrem Yimesgen
Permit Technician
Zoning and Permit Branch
Planning, Property and Development
City of Winnipeg

T. 204-986-3647

E. EYimesgen@winnipeg.ca

winnipeg.ca

From: PPD-Occupancy <Occupancy@winnipeg.ca>
Sent: Tuesday, January 3, 2023 3:35 PM
To: PPD-Permit <ppd-permit@winnipeg.ca>
Cc: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Hello,

A new permit is require for the structural repairs. As Deyan confirmed: The second fire, seems to have caused structural damage. When they apply for the required building permit, I would expect to see an occupancy permit accompanying it.

Regards,



Anel Dominguez (She/Her)
Occupancy Clerk B

Development and Inspections Division
Planning, Property and Development Department

Telephone: 204-986-5136

Email: adominguez@winnipeg.ca

Website: winnipeg.ca

Address: 4th Floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:



Confidentiality Notice: The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.

We are currently experiencing a higher than usual volume of emails and phone calls. Your Occupancy Permits and inquiries are important to us, and we are diligently working on responding to each and every one of them. In order to avoid unnecessary delays, if you have already sent an email, or left a phone message, please refrain from doing so repeatedly. Your patience and understanding during this busy time are greatly appreciated.

Our offices on the 4th floor of 65 Garry St. are currently closed to in-person visits at 65 Garry St. We are asking customers to make use of our online services and request forms.

We will continue to answer your calls and return voicemails left at 204-986-5136 for Occupancy Inspections, and 204-986-5190 for Commercial Inspections.

From: PPD-Permit <ppd-permit@winnipeg.ca>
Sent: Tuesday, January 3, 2023 3:27 PM
To: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: RE: 480 Young - Permit 22 129463 000 00MU

Good day Anel,

I read the e-mail attachment you have sent, and Deyan is advising "no Occupancy will be required under Building Permit 22-129463 MU". What is required from the Permit desk? Can you clarify?

Regards,

Efrem Yimesgen
Permit Technician
Zoning and Permit Branch
Planning, Property and Development
City of Winnipeg

From: PPD-Occupancy <Occupancy@winnipeg.ca>
Sent: Tuesday, January 3, 2023 2:17 PM
To: PPD-Permit <ppd-permit@winnipeg.ca>
Cc: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Hello Z & P,

Please see email chain below and attachment. The client is being sent back to occupancy, when they are applying for a new occupancy permit. Please see email attached from Deyan, this is a new request. Your assistance on this matter is greatly appreciated.

Thank you,



Anel Dominguez (She/Her)
Occupancy Clerk B

Development and Inspections Division
Planning, Property and Development Department

Telephone: 204-986-5136

Email: adominguez@winnipeg.ca

Website: winnipeg.ca

Address: 4th Floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:



Confidentiality Notice: *The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.*

We are currently experiencing a higher than usual volume of emails and phone calls. Your Occupancy Permits and inquiries are important to us, and we are diligently working on responding to each and every one of them. In order to avoid unnecessary delays, if you have already sent an email, or left a phone message, please refrain from doing so repeatedly. Your patience and understanding during this busy time are greatly appreciated.

Our offices on the 4th floor of 65 Garry St. are currently closed to in-person visits at 65 Garry St. We are asking customers to make use of our online services and request forms.

We will continue to answer your calls and return voicemails left at 204-986-5136 for Occupancy Inspections, and 204-986-5190 for Commercial Inspections.

From: Momtchilov, Deyan <dMomtchilov@winnipeg.ca>

Sent: Tuesday, January 3, 2023 11:09 AM

To: PPD-Occupancy <Occupancy@winnipeg.ca>

Subject: RE: 480 Young - Permit 22 129463 000 00MU

Anel,

I had weighed in on this in correspondence with Tyler on December 22. I am attaching the email string.

Deyan

Deyan Momtchilov, B.Env.D

Development Projects Liason & Occupancy Coordinator
Development And Inspections Division
Planning, Property And Development Department
City of Winnipeg

T. 204-986-2268
E. dmomtchilov@winnipeg.ca

winnipeg.ca

From: PPD-Occupancy <Occupancy@winnipeg.ca>
Sent: Friday, December 30, 2022 3:21 PM
To: pkharpenn@shaw.ca
Cc: PPD-Occupancy <Occupancy@winnipeg.ca>; Momtchilov, Deyan <dMomtchilov@winnipeg.ca>
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Hello Patrick,

Thank you for your email. I do apologize for the miscommunication, I have CC on this email Deyan Momtchilov he is the Development Projects Liaison. Deyan, please see email below, on this BP there is no fees paid yet for an occupancy permit. Does this landlord work permit requires an occupancy permit? Your assistance on this matter is greatly appreciated.

Thank you,



Anel Dominguez (She/Her)
Occupancy Clerk B

Development and Inspections Division
Planning, Property and Development Department

Telephone: 204-986-5136

Email: adominguez@winnipeg.ca

Website: winnipeg.ca

Address: 4th Floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:



Confidentiality Notice: *The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.*

We are currently experiencing a higher than usual volume of emails and phone calls. Your Occupancy Permits and inquiries are important to us, and we are diligently working on responding to each and every one of them. In order to avoid unnecessary delays, if you have already sent an email, or left a phone message, please refrain from doing so repeatedly. Your patience and understanding during this busy time are greatly appreciated.

Our offices on the 4th floor of 65 Garry St. are currently closed to in-person visits at 65 Garry St. We are asking customers to make use of our online services and request forms. We will continue to answer your calls and return voicemails left at 204-986-5136 for Occupancy Inspections, and 204-986-5190 for Commercial Inspections.

From: Patrick PENNER <pkharpenn@shaw.ca>
Sent: Friday, December 30, 2022 3:09 PM
To: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: Re: 480 Young - Permit 22 129463 000 00MU

**** EXTERNAL EMAIL: USE CAUTION ****

i called them, they told me to email you.

Please tell me what the fees are, send invoice.

Patrick

From: "PPD-Occupancy" <Occupancy@winnipeg.ca>
To: "Karin Harper Penner" <pkharpenn@shaw.ca>
Cc: "PPD-Occupancy" <Occupancy@winnipeg.ca>
Sent: Friday, December 30, 2022 3:02:33 PM
Subject: FW: 480 Young - Permit 22 129463 000 00MU

Good Afternoon,

Thank you for your email regarding 480 Young St under Building Permit 22-129463 MU.

On review, this permit no Occupancy Fees were charged/collected. Should you require an Occupancy Permit, please arrange to contact the Zoning & Permits Office at 204-986-5140. You can do so Monday-Friday between 8:30-4:30pm. Please ask to speak with a Permit Technician. Once the application has been completed, Occupancy Inspections will be required.

Regards,



Anel Dominguez
Occupancy Clerk B

Inspections Branch
Planning, Property and Development Department

Telephone: 204-986-5136

Email: adomingu@winnipeg.ca

Website: winnipeg.ca

Address: 4th Floor, 65 Garry St, Winnipeg, MB R3C 4K4

Connect with us:



Confidentiality Notice: The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.

From: Patrick PENNER <pkharpenn@shaw.ca>
Sent: Friday, December 30, 2022 2:48 PM
To: PPD-Occupancy <Occupancy@winnipeg.ca>
Subject: 480 YOung - Permit 22 129463 000 00mu

**** EXTERNAL EMAIL: USE CAUTION ****

We need temporary occupancy on the front 8 units, and the middle 6 units.

Please open an occupancy permit and let me know when an inspection can happen.

Thanks

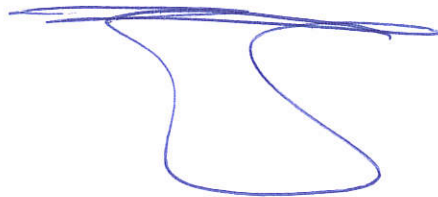
Patrick Penner
Harpenn Construction Inc
(204) 7976742



Virus-free www.avast.com

This is Exhibit "I" referred
to in the Affidavit of

Patrick Penner
Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, followed by a large, stylized loop that descends and then curves back up to meet the line.

SCM IPG LP In Trust For
CARBON U/W-EXCESS U/W-B169420THU5021
SUITE 200, 8560 ROPER ROAD NW
EDMONTON, AB T6E 6V4

TD Canada Trust
77 BLOOR ST W
TORONTO ON M5S 1M2

Date 11222022
Check Number 0030000160

Memo 53640-171764

CARB-002

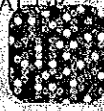
Pay SIXTEEN THOUSAND, ONE HUNDRED NINETY EIGHT
DOLLARS AND 99 CENTS

\$16,198.99

PAY
TO
THE
ORDER
OF

5684961 MANITOBA LTD & FIRST NATIONAL FINANCIAL CORP
CORPORATION

C/O CLAIMSPRO
UNIT 2B - 1150 WAVERLEY STREET
WINNIPEG MB R3T 0P4



PER _____

PER _____

James A
[Signature]

⑈0030000160⑈ ⑆11042⑈004⑆ 0512⑈5328605⑈

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

SCM IPG LP In Trust For
KILN-EXCESSUW-21THU5018
SUITE 200, 8560 ROPER ROAD NW
EDMONTON, AB T6E 6V4

TD Canada Trust
77 BLOOR ST W
TORONTO ON M5S 1M2

Date 11222022
Check Number 1200000164

Memo 53640-171764

KILN-C0

Pay SIXTEEN THOUSAND, ONE HUNDRED NINETY EIGHT
DOLLARS AND 99 CENTS

\$16,198.99

PAY
TO
THE
ORDER
OF

5684961 MANITOBA LTD & FIRST NATIONAL FINANCIAL CORP
CORPORATION

C/O CLAIMSPRO
UNIT 2B - 1150 WAVERLEY STREET
WINNIPEG MB R3T 0P4



PER _____

PER _____

James A
[Signature]

⑈1200000164⑈ ⑆11042⑈004⑆ 0512⑈5298528⑈

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

SCM IPG LP In Trust For
BEAT-EXCESSUW-NA0029021
SUITE 200, 8560 ROPER ROAD NW
EDMONTON, AB T6E 6V4

TD Canada Trust
77 BLOOR ST W
TORONTO ON M5S 1M2

Date 11222022
Check Number 0020000044

Memo 53640-171764

BEAT-002

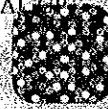
Pay SIXTEEN THOUSAND, ONE HUNDRED NINETY EIGHT
DOLLARS AND 99 CENTS

\$16,198.99

PAY
TO
THE
ORDER
OF

5684961 MANITOBA LTD & FIRST NATIONAL FINANCIAL CORP
CORPORATION

C/O CLAIMSPRO
UNIT 2B - 1150 WAVERLEY STREET
WINNIPEG MB R3T 0P4



PER _____

PER _____

James A
[Signature]

⑈0020000044⑈ ⑆11042⑈004⑆ 0512⑈5330529⑈

SCM IFC Ltd. In Trust For
ATRIUM EXCESSUW-P044632021
SUITE 200, 8560 ROPER ROAD NW
EDMONTON, AB T6E 6V4

TD Canada Trust
77 BLOOR ST W
TORONTO ON M5S 1M2

Date
11/24/2022

Check Number
0300000115

Memo 53640-171764

ATRIUM 28

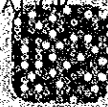
Pay SIXTEEN THOUSAND, ONE HUNDRED NINETY EIGHT
DOLLARS AND 99 CENTS

\$16,198.99

PAY
TO
THE
ORDER
OF

5684961 MANITOBA LTD & FIRST NATIONAL FINANCIAL GP
CORPORATION

C/O CLAIMSPRO
UNIT 2B - 1150 WAVERLEY STREET
WINNIPEG MB R3T 0P4



[Signature]
[Signature]

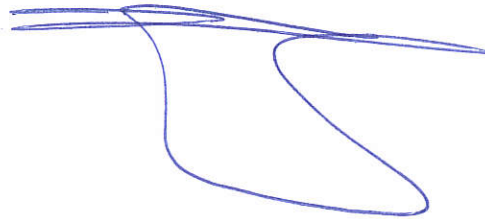
PER
PER

⑈0300000115⑈ ⑆11042⑈004⑆ 0512⑈5262477⑈

This is Exhibit "J" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this
1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, a vertical line descending from the left, and a large, sweeping loop that extends to the right and then curves back down to the vertical line.



Assessment and Taxation
Évaluation et taxes

PROPERTY AND BUSINESS TAXES

APPLICATION FOR TAX INSTALMENT PAYMENT PLAN (TIPP)

CONTACT: 311 or toll free 1-877-311-4974 – FAX: 204-986-3220



To Enrol on TIPP for **Property Taxes** only, please complete Sections 1, 2, 5 & 6 (PLEASE PRINT):

1. ROLL NUMBER 13051231000		LOCATION ADDRESS 480 Young		POSTAL CODE
IS THIS YOUR PRIMARY RESIDENCE? YES <input type="checkbox"/> NO <input type="checkbox"/>		MAILING ADDRESS (IF DIFFERENT THAN THE LOCATION ADDRESS ABOVE) 285-971 COrydon Ave. R3M 0X1		
APPLICANT(S) NAME 6525785 Manitoba Ltd	Surname	Given Name	BUSINESS TELEPHONE 2047976742	HOME TELEPHONE
APPLICANT(S) NAME	Surname	Given Name	BUSINESS TELEPHONE	HOME TELEPHONE

2. Please indicate the month in which your payments will commence and the number of monthly instalments over which your payment will be applied within the calendar year. For Realty Taxes, instalment periods can vary between 7 and 12 months.

Starting Month March 1st, 2023 Number of Months 10

To Enrol on TIPP for **Business Taxes** only, please complete Sections 3, 4, 5 & 6 (PLEASE PRINT):

3. BUSINESS TAX ROLL NUMBER	LOCATION ADDRESS	POSTAL CODE
BUSINESS NAME	TELEPHONE	FAX NUMBER
TAXABLE PARTY (PROPRIETOR, PARTNERS OR CORPORATE NAME)		
MAILING ADDRESS (IF DIFFERENT THAN THE LOCATION ADDRESS ABOVE)		POSTAL CODE

4. Please indicate the month in which your payments will commence and the number of monthly instalments over which your payment will be applied within the calendar year. For Business Taxes, instalment periods can vary between 6 and 12 months.

Starting Month _____ Number of Months _____

5. YOU MUST INCLUDE ONE OF THE FOLLOWING :

<input checked="" type="checkbox"/>	Blank cheque marked « void » ; or
<input type="checkbox"/>	Preauthorized payment form provided by your financial institution

I/We the applicant(s) authorize my/our above named financial institution to electronically debit my/our account for the monthly tax instalment payment payable to The City of Winnipeg on the first day of each month as payment in part of the taxes for the above named property. The treatment of each payment shall be the same as if the undersigned had personally issued a cheque. I/We acknowledge the right of The City of Winnipeg to cancel my/our participation in the payment plan if any debits are not honoured by the participant's financial institution. Unpaid taxes as of the date of termination of participation in the plan are subject to penalties as per the penalty by-law. I/We acknowledge there may be adjustments in the amount of the monthly payment on June 1 for Business Taxes and on July 1 for Property Taxes each year as a result of The City of Winnipeg's annual tax levy. I/We agree to provide two weeks written notification if I/we change bank information, sell the property, or wish to cancel participation in the plan for any reason.

A completed application must be received by the City of Winnipeg by the 15th of the month to ensure enrolment for the following month.

PLEASE ATTACH A SAMPLE CHEQUE MARKED VOID TO THIS APPLICATION.
RETURN BOTH ITEMS TO: THE CITY OF WINNIPEG •ASSESSMENT AND TAXATION DEPARTMENT
•510 MAIN STREET •WINNIPEG •MB •R3B 3M2
CONDITIONS AS STATED ON THE CITY OF WINNIPEG INTERNET PAGE:
<http://www.assessment.winnipeg.ca/AsmtTax/English/Payments/Tipp.stm>

AUTHORIZED SIGNATORS OF THE ABOVE ACCOUNT **MUST SIGN** THIS APPLICATION

6. APPLICANT'S SIGNATURE	DATE	YYYY	MM	DD
		2023	01	31
SECOND SIGNATURE (IF REQUIRED)				

Lindsay Forest

From: 311 <311@winnipeg.ca>
Sent: Monday, February 20, 2023 3:14 PM
To: 'Patrick Penner'
Subject: RE: TIPP Application

Good afternoon,

Thank you for your email.

Your application has been forwarded to the Assessment and Taxation Department.

Applications received after the 15th day of the month may not be processed before the next withdrawal date; your T.I.P.P. subscription will then begin the following month.

Should you require further assistance, please do not hesitate to contact us. 311 has representatives available 24 hours a day, 7 days a week.

Thank you for contacting Winnipeg 311.

Sincerely,

John
Service Representative
311 Contact Centre
311@winnipeg.ca

This communication is intended only for the person to whom it is addressed, and may contain information that is confidential. Any other use, distribution, copying or disclosure is strictly prohibited. If you have received this communication in error, please notify the sender immediately by phone (311) or reply to the message and then delete and destroy any copies of it.

Le présent message s'adresse uniquement à son ou à sa destinataire et peut contenir des renseignements confidentiels. Il est interdit d'en faire un autre usage, de le distribuer, de le reproduire ou de le divulguer. Si vous l'avez reçu par erreur, veuillez en informer immédiatement son expéditeur ou son expéditrice, par téléphone au 311 ou en y répondant, et le supprimer et supprimer toutes les copies qui en ont été faites.

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: Monday, February 20, 2023 9:49 AM
To: 311 <311@winnipeg.ca>
Subject: TIPP Application

**** EXTERNAL EMAIL: USE CAUTION ****

Patrick Penner
6525785 Manitoba Ltd.
JLOPPE PROPERTIES
P.O. Box 285-971 Corydon Avenue
Winnipeg, MB R3M 3S7
Phone (204) 797-6742
www.harpenn.ca



CCIM Institute
Equipping the world's best minds in commercial real estate



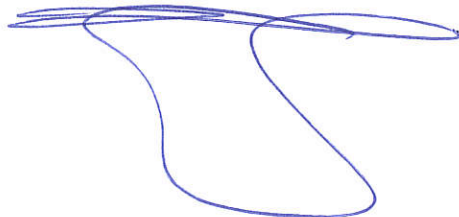
Virus-free www.avast.com

This is Exhibit "K" referred
to in the Affidavit of

Patrick Penner

~~Sworn~~/Affirmed before me this

1st day of March A.D. 2023

A handwritten signature in blue ink, consisting of a horizontal line at the top, a loop on the left side, and a vertical line on the right side that curves back to the top line.



cansure

Phone: 604-685-6533 1 Toll Free: 1-877-685-6533
Fax: 604-685-6554 www.cansure.com
INSURER: AS PER SUBSCRIPTION FORM

INSURANCE QUOTATION SUMMARY

Quotation Date	Wednesday, March 1, 2023
Named Insured	Harpenn Construction Inc. o/b Patrick Penner
Project Address	480 Young Street
City, Province Postal Code	Winnipeg, MB R3B2S6
Project Description	Course of Construction - Installation of New Rear Fire Escape and Interior Cosmetic Renovations
Length of Project Term	6 months
Total Quoted Premium	\$2,250
Cansure's Portion of Premium	100.00%
Cansure Policy Fee (100% Earned)	\$250
Minimum Retained Premium (Non-Refundable)	\$450
Broker's Commission	15.00%

Underwriter: Ian Mitchell

Direct Line: 416-561-1683

Terms and Conditions:

Terms and conditions may differ from your submission. Any changes to the limits, coverage, or deductibles must be agreed to by the underwriter prior to binding.

Quote is valid for 30 days.



CANsure

INSURANCE QUOTATION SUMMARY

Section 1 - PROPERTY AND BUSINESS INTERRUPTION COVERAGES

Location Number: 1 **City, Province Postal Code:** Winnipeg, MB R3B2S6
Location Address: 480 Young Street
Building Construction: 3 Storeys / Non Combustible with Masonry Walls
Description of Project: Course of Construction - Installation of New Rear Fire Escape and Interior Cosmetic Renovations

FORM #	COVERAGE DESCRIPTION	LIMIT	DEDUCTIBLE	PREMIUM
CC0018	Builder's Risk Comprehensive Form			
	Project Site	\$ 400,000	\$ 10,000	\$ 1,500
	<i>Rated on Estimated Hard Costs, adjusted at expiry to actual Hard Costs, deposit premium based on number of months term</i>			
	<i>Rate per month:</i>			
	Transit	\$ 75,000	\$ 10,000	Included
	Any Other Location	\$ 75,000	\$ 10,000	Included
C20198	Earthquake Endorsement	10% / \$100,000 Minimum		
	Aggregate Policy Limit of \$400,000 applies to Earthquake Peril			
C20199	Flood Endorsement		\$ 50,000	
	Aggregate Policy Limit of \$400,000 applies to Flood Peril			
CC0042	Water Escape and Sewer Backup Deductible Endorsement		\$ 10,000	
CC0041	Hot Works Operations Warranty - Two Hour with Final Inspection After Four Hours			
CC0003	Open Flame Heating Warranty			
CC0023	Comprehensive Builders Risk Extension Endorsement			
CC0001	Construction Projects General Conditions			
CC0002	Refuse, Waste and Debris Warranty			
CC0011	Loss or Damage to Existing Structure Exclusion			

APPLICABLE TO ALL PROPERTY/BUSINESS INTERRUPTION COVERAGES OF THIS POLICY:

FORM #	COVERAGE DESCRIPTION
C10001.6	Insuring Agreement, Miscellaneous Clauses and Additional Conditions
C10003.2	Property Occurrence Deductible Endorsement
C10007.1	Policy and Statutory Conditions
C52009.6	Data Exclusion
C52100.4	Terrorism Exclusion
C52101.2	Fungi and Fungal Derivatives Exclusions



CANSURE

Section 3 - LIABILITY COVERAGES

FORM #	COVERAGE DESCRIPTION	LIMIT	DEDUCTIBLE	PREMIUM
C77000	Commercial General Liability - Occurrence Basis	\$ 5,000,000	\$ 2,500	\$ 750
	Coverage A - Bodily Injury & Property Damage - per Occurrence	\$ 5,000,000	\$ 2,500	
	Coverage B - Personal and Advertising Injury Liability - per occurrence	\$ 5,000,000	\$ 2,500	
	Coverage C - Medical Expense Limit			
	\$5,000 per person / \$25,000 per accident			
	Coverage D - Tenants' Legal Liability	\$ 100,000	\$ 2,500	
C70118	Limitation of Coverages to Designated Premises			
C77029	Exclusion of Liability for Torch On Membrane Application			
C70127	Products-Completed Operations Hazard Exclusion			
C77207	Sub-Contractor Warranty			
C77017	Burning, Welding & Cutting Conditions			

APPLICABLE TO ALL LIABILITY COVERAGES OF THIS POLICY:

FORM #	COVERAGE DESCRIPTION
C72200.6	Terrorism Exclusion
C74107.3	Data Exclusion
C74109.4	Total Asbestos Exclusion
C77235.1	Cyber Exclusion

Description of Operations:	Course of Construction - Installation of New Rear Fire Escape and Interior Cosmetic Renovations		
RATING BASIS	HARD COSTS	RATE	ADVANCE PREMIUM
Each	\$ 400,000	0.51	\$750

APPLICABLE TO ALL COVERAGES OF THIS POLICY:

FORM #	COVERAGE DESCRIPTION
C10005.3	Short Rate Table
C10002.3	Statutory Conditions
SCHEDULE.4	Cansure Standard Endorsement

AUTHORIZATION / SECURITY

THE INSURER	SECTION	PREMIUM	PERCENT INSURED
Everest Insurance Company of Canada, as arranged by Cansure	1	\$ 375	25%
Allianz Global, as arranged by Cansure	1	\$ 375	25%
Aviva Insurance Company of Canada, as arranged by Cansure	1	\$ 750	50%
Aviva Insurance Company of Canada, as arranged by Cansure	3	\$ 750	100%
TOTAL PREMIUM			\$ 2,250

Grant M. Driedger

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: March 1, 2023 1:37 PM
To: Grant M. Driedger
Subject: Fwd: Course of Construction quote for 480 Young St - without building coverage
Attachments: Harpenn Construction Inc. ob Patrick Penner - 480 Young Street Quote.pdf

Sent from my iPhone

Begin forwarded message:

From: Ryan Siemens <ryan@keystoneins.ca>
Date: March 1, 2023 at 1:09:27 PM CST
To: Patrick Penner <pkharpenn@shaw.ca>
Subject: Course of Construction quote for 480 Young St - without building coverage

Hi Patrick,

I'm still working on getting the building covered – but here is the quote for just the Renovations. I am still working on getting other quotes.

Ryan



- Commercial Insurance
- Home Insurance
- Farm Insurance
- Life Insurance

Ryan Siemens
Insurance Broker

204-995-9696
ryan@keystoneins.ca
www.keystonecommercial.ca

Box 34921 Fort Richmond
Winnipeg, MB R3T 5T5

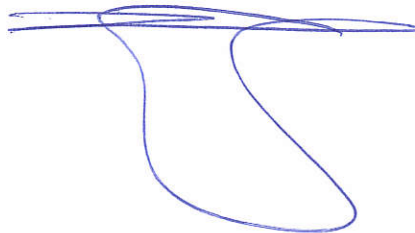
A circular portrait of Ryan Siemens, a man with glasses and a beard, wearing a striped shirt.

The information contained herein is for general information purposes only. This information is not intended to provide specific personalized advice including, without limitation, investment, financial, legal, accounting or tax advice. This email does not constitute an offer or solicitation in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such offer or solicitation. This communication, including any attached documentation, is intended only for the person or entity to which it is addressed, and may contain confidential, personal, and/or privileged information. Any unauthorized disclosure, copying, or taking action on the contents is strictly prohibited. If you have received this message in error, please contact us immediately so we may correct our records. Please then delete or destroy the original transmission and any subsequent reply.

This is Exhibit "L" referred
to in the Affidavit of

Patrick Penner

Sworn/Affirmed before me this
1st day of March A.D. 2023





CUSTOMER APPLICATION INFORMATION

Applicant:

5684961 MANITOBA LTD.
PO BOX 285 RPO CORYDON
Winnipeg, MB R3M 3S7
Phone: () -
pkharpenn@shaw.ca

**Date Application
Received:**

Wednesday, February 22, 2023

Application #:

23 117764 MU

Address:

485 Furby ST

Description:

Apartments / Interior Alteration

Landlord work, - Interior alterations for restoring fire rating in 2 units and fixing water damage in 2 units in an existing multi storey, multi-tenant building. Mechanical and electrical work being done.

**Manage your active permits and applications by tracking the status,
submitting documents, and making payments online:
www.winnipeg.ca/PermitsOnline**

If you have additional questions, call Permits Direct Line at 204-986-5140.

***** THIS IS NOT A PERMIT *****

Lindsay Forest

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: Tuesday, February 28, 2023 10:37 AM
To: Grant M. Driedger; Lindsay Forest
Subject: Fwd: Complete Permit Application
Attachments: CustomerApplicationInformationfor485FurbyStreet.pdf

Sent from my iPhone

Begin forwarded message:

From: ppd-permit@winnipeg.ca
Date: February 28, 2023 at 10:35:26 AM CST
To: pkharpenn@shaw.ca
Cc: pkharpenn@shaw.ca
Subject: Complete Permit Application

Zoning & Permits



Hello,

Application Number: 23-117764 MU
Address: 485 Furby ST Unit A, 2, 8, 14
Status: Complete Permit Application

Thank you for submitting your permit application on February 21, 2023.

Your permit application is deemed **complete** for processing and will proceed for technical review. Upon review, additional documentation may be requested to support the approval of your permit application. To track the status of your permit application, login to [Permits Online](#).

If you have any questions related to this permit application, please call Permits Direct Line at 204-986-5140 or email ppd-permit@winnipeg.ca.

Thank you.

This is Exhibit "M" referred to in the Affidavit of

PATRICK PENNER

CSIO

CERTIFICATE OF PROPERTY INSURANCE before me this

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.

17th day of November 2023

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS		2. INSURED'S FULL NAME AND MAILING ADDRESS	
First National Bank		Harpenn Construction Inc.	
Toronto, ON M5J 0E6		971 Corydon Ave	
Toronto	ON	POSTAL CODE M5J 0E6	Winnipeg MB
		POSTAL CODE R3M-0X1	

3. LOCATION OF PREMISES / DESCRIPTION OF PROPERTY TO WHICH THIS CERTIFICATE APPLIES
 485 Furby St, Winnipeg, MB R3B 2V9

4. COVERAGES
 This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF INSURANCE (Canadian dollars unless indicated otherwise)		
				COVERAGE	DEDUCTIBLE	AMOUNT OF INSURANCE
<input checked="" type="checkbox"/> PROPERTY <input type="checkbox"/> NAMED PERILS <input checked="" type="checkbox"/> BROAD FORM <input type="checkbox"/> CO-INSURANCE % _____ <input type="checkbox"/> STATED AMOUNT <input type="checkbox"/> MARGIN CLAUSE % _____	Cansure Policy TBD	2023/03/01	2023/09/01	<input type="checkbox"/> P.O.E.D <input type="checkbox"/> RC <input type="checkbox"/> ACV <input checked="" type="checkbox"/> BUILDING <input type="checkbox"/> RC <input checked="" type="checkbox"/> ACV 25,000 <input type="checkbox"/> EQUIPMENT <input type="checkbox"/> RC <input type="checkbox"/> ACV <input type="checkbox"/> STOCK <input type="checkbox"/> RC <input type="checkbox"/> ACV <input type="checkbox"/> C.O.E.D <input type="checkbox"/> RC <input type="checkbox"/> ACV <input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> EXTRA EXPENSE <input type="checkbox"/> RENTAL INCOME <input checked="" type="checkbox"/> EARTHQUAKE \$500,000 <input checked="" type="checkbox"/> FLOOD 50,000 \$500,000 <input checked="" type="checkbox"/> SEWER BACKUP 10,000 <input type="checkbox"/> CONTRACTOR'S EQUIPMENT <input type="checkbox"/> CARGO <input checked="" type="checkbox"/> Project Site 10,000 \$500,000 <input checked="" type="checkbox"/> Transit 10,000 \$100,000 Commercial General Liability 5,000 \$5,000,000		
<input type="checkbox"/> INLAND MARINE <input type="checkbox"/> NAMED PERILS <input type="checkbox"/> BROAD FORM <input type="checkbox"/> ACTUAL CASH VALUE <input type="checkbox"/> REPLACEMENT COST <input type="checkbox"/> BOILER & MACHINERY/ EQUIPMENT BREAKDOWN OPTION # _____				<input type="checkbox"/> HARD COSTS \$500,000		

5. ADDITIONAL INFORMATION
 Comprehensive Builders Risk Extensions Endorsement

6. CANCELLATION
 Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail _____ days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

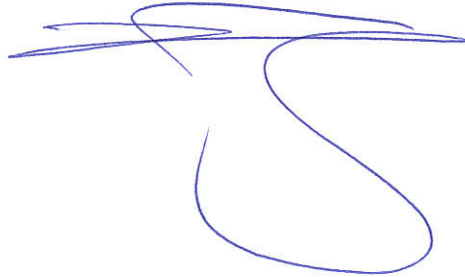
7. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS		8. INTERESTED PARTY NAME AND MAILING ADDRESS	
Keystone Insurance Agencies		First National Bank	
254 Chadwick Crescent		16 York St Suite 1900, Toronto, ON M5J 0E6	
Winnipeg	MB	POSTAL CODE R2C 3S1	Toronto
BROKER CLIENT ID:		NATURE OF INTEREST:	
POSTAL CODE M5J 0E6			

9. CERTIFICATE AUTHORIZATION

ISSUER Keystone Insurance Agencies	CONTACT INFORMATION
AUTHORIZED REPRESENTATIVE Ryan Siemens	TYPE BUS NO. (204) 995-9696 TYPE NO.
SIGNATURE OF AUTHORIZED REPRESENTATIVE	EMAIL ADDRESS ryan@keystoneins.ca
	DATE 2023/03/01

This is Exhibit " N 2020 " referred
to in the Affidavit of

Patrick Penner
Sworn/Affirmed before me this
1st day of March A.D. 2023

A large, stylized handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the top.





NO PARKING
15 MIN
PERMIT ONLY

March 01, 2023

Brad Obirek
Centra Claims Management Inc.
280 - 530 Kenaston Boulevard
Winnipeg, MB R3N 1Z4

Dear Mr. Obirek

RE: Your File: # 009726-01 BO
File Name: 6525785 Manitoba Ltd.
File Type: Fire Damage
DOL: November 06, 2022
Our File #: 2022.3559

Subject: Repair Cost Estimate with applied ACV

As requested, I have completed the repair cost estimate with ACV calculation for the above-mentioned file located at 480 Young Street, Winnipeg, MB.

Item	Repair Cost	ACV	ACV %	Depreciation
Estimate	\$ 497,848.61	\$ 395,112.51	79%	\$ 102,736.10

Table 1: Repair Cost Estimate with ACV (excludes GST)

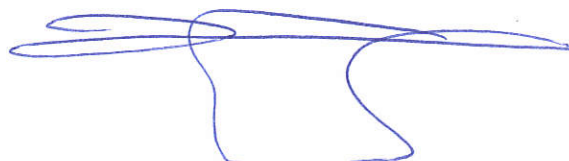
Contents

1. Repair Cost Estimate Summary Detail.....	2
2. Detailed Repair Cost Estimate & ACV Breakdown	4
3. ACV Summary Detail	11
4. T- Evans Electrical Quote Extracted Costs.....	12
5. Fire Escape Stairs Breakdown of Costs.....	16
6. Layout Drawing	18

This is Exhibit "0" referred
to in the Affidavit of

PATRICK PENNER

Sworn/Affirmed before me this
1 day of March A.D. 2023



NEL

Construction Consultants

1. Repair Cost Estimate Summary Detail

480 Young Street - Repair Scope Estimate
 Summary Detail

Category	Exterior	Basement	Main Floor	Second Floor	Third Floor	Total
Bin Rentals		\$ 400.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 4,000.00
Cabinetry			\$ 3,099.00	\$ 3,099.00	\$ 3,288.00	\$ 9,486.00
Ceramic tile on wall			\$ 1,116.00	\$ 1,116.00		\$ 2,232.00
Cleaning	\$ 4,000.00	\$ 2,301.65	\$ 2,717.00	\$ 2,622.75	\$ 2,594.80	\$ 14,236.20
Doors		\$ 1,630.00	\$ 5,520.00	\$ 4,890.00	\$ 4,890.00	\$ 16,930.00
Drywall ceilings		\$ 5,726.22	\$ 9,636.06	\$ 9,644.46	\$ 9,326.66	\$ 34,333.40
Drywall walls		\$ 3,836.70	\$ 7,292.70	\$ 7,292.70	\$ 14,904.00	\$ 33,326.10
Electrical		\$ 19,609.35	\$ 17,566.18	\$ 17,566.18	\$ 8,755.27	\$ 63,496.98
Flooring			\$ 4,793.15	\$ 4,793.15	\$ 4,519.55	\$ 14,105.85
Framing			\$ 2,771.70	\$ 2,771.70		\$ 5,543.40
HVAC		\$ 862.00	\$ 4,527.00	\$ 4,527.00	\$ 4,857.00	\$ 14,773.00
Insulation		\$ 2,905.05	\$ 5,429.35	\$ 5,457.35	\$ 5,293.35	\$ 19,085.10
Masonry	\$ 20,160.00					\$ 20,160.00
Millwork			\$ 172.00	\$ 172.00	\$ 172.00	\$ 516.00
Paint	\$ 5,040.00		\$ 5,634.80	\$ 11,954.05	\$ 9,328.45	\$ 31,957.30
Plumbing			\$ 4,820.00	\$ 4,820.00	\$ 477.50	\$ 10,117.50
Smoke Seal		\$ 2,632.52	\$ 5,511.38	\$ 5,511.38	\$ 5,373.68	\$ 19,028.96
Structural	\$ 45,400.00					\$ 45,400.00
Trims			\$ 1,034.10	\$ 1,034.10	\$ 1,034.10	\$ 3,102.30
Windows			\$ 3,360.00	\$ 2,240.00	\$ 1,120.00	\$ 6,720.00
Hard Costs	\$ 74,600.00	\$ 39,903.49	\$ 86,200.42	\$ 90,711.82	\$ 77,134.36	\$ 368,550.09
General Conditions 10%	\$ 7,460.00	\$ 3,990.35	\$ 8,620.04	\$ 9,071.18	\$ 7,713.44	\$ 36,855.01
Subtotal 1	\$ 82,060.00	\$ 43,893.84	\$ 94,820.46	\$ 99,783.00	\$ 84,847.80	\$ 405,405.10
O&P 15%	\$ 12,309.00	\$ 6,584.08	\$ 14,223.07	\$ 14,967.45	\$ 12,727.17	\$ 60,810.76
Subtotal 2	\$ 94,369.00	\$ 50,477.91	\$ 109,043.53	\$ 114,750.45	\$ 97,574.97	\$ 466,215.86
Permits 1.7%	\$ 1,604.27	\$ 858.12	\$ 1,853.74	\$ 1,950.76	\$ 1,658.77	\$ 7,925.67
Total Repair Cost	\$ 95,973.27	\$ 51,336.04	\$ 110,897.27	\$ 116,701.21	\$ 99,233.74	\$ 474,141.53
GST 5 %	\$ 4,798.66	\$ 2,566.80	\$ 5,544.86	\$ 5,835.06	\$ 4,961.69	\$ 23,707.08
Total Repair Cost with GST	\$ 100,771.94	\$ 53,902.84	\$ 116,442.13	\$ 122,536.27	\$ 104,195.43	\$ 497,848.61

NEL

Construction Consultants

2. Detailed Repair Cost Estimate & ACV Breakdown

480 Young Street - Repair Scope Estimate



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV		ACV		ACV		ACV		ACV	
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value			
Basement	1	ALL	Repairs	Cleaning	Clean Allowance.	557	SF	\$ 0.65	\$ 362.05	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 362.05		
Basement	2	ALL	Repairs	Cleaning	Clean Allowance.	557	SF	\$ 0.65	\$ 362.05	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 362.05		
Basement	3	ALL	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 1,084.96	\$ 1,084.96	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 1,084.96		
Basement	3	ALL	Repairs	Cleaning	Clean Allowance.	397	SF	\$ 0.65	\$ 258.05	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 258.05		
Basement	3	ALL	Repairs	Electrical	Electrical repairs, replace all devices, baseboard heaters and fixtures	1	AL	\$ 4,682.32	\$ 4,682.32	60	9	51	85%	15%	\$ 702.35	\$ -	\$ 3,979.97		
Basement	4	ALL	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 1,084.96	\$ 1,084.96	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 1,084.96		
Basement	4	ALL	Repairs	Cleaning	Clean Allowance.	326	SF	\$ 0.65	\$ 211.90	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 211.90		
Basement	4	ALL	Repairs	Electrical	Electrical repairs, replace all devices, baseboard heaters and fixtures	1	AL	\$ 4,682.32	\$ 4,682.32	60	9	51	85%	15%	\$ 702.35	\$ -	\$ 3,979.97		
Basement	5	ALL	Demolition	Drywall ceilings	Remove bulkhead drywall	62	LF	\$ 6.36	\$ 394.32	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 394.32		
Basement	5	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling	481	SF	\$ 1.20	\$ 577.20	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 577.20		
Basement	5	ALL	Demolition	Drywall walls	Remove remaining drywall to walls	882	SF	\$ 0.50	\$ 441.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 441.00		
Basement	5	ALL	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 1,323.80	\$ 1,323.80	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 1,323.80		
Basement	5	ALL	Demolition	HVAC	Remove ducting & diffusers	3	HR	\$ 55.00	\$ 165.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 165.00		
Basement	5	ALL	Demolition	Insulation	Remove insulation and vapour barrier to exterior walls	355	SF	\$ 0.45	\$ 159.75	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 159.75		
Basement	5	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists	149	SF	\$ 0.50	\$ 74.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 74.50		
Basement	5	ALL	Demolition	Insulation	Remove roof insulation to demling wall	481	SF	\$ 0.40	\$ 192.40	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 192.40		
Basement	5	ALL	Repairs	Cleaning	Clean Allowance.	478	SF	\$ 0.65	\$ 311.70	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 311.70		
Basement	5	ALL	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels	481	SF	\$ 2.90	\$ 1,394.90	60	9	51	85%	15%	\$ 209.30	\$ -	\$ 1,185.60		
Basement	5	ALL	Repairs	Drywall walls	Drywall to bulkheads (around ducting)	52	LF	\$ 15.40	\$ 790.40	60	9	51	85%	15%	\$ 118.32	\$ -	\$ 672.08		
Basement	5	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls	882	SF	\$ 3.85	\$ 3,375.70	60	9	51	85%	15%	\$ 509.36	\$ -	\$ 2,866.34		
Basement	5	ALL	Repairs	Electrical	Electrical repairs, replace all devices, baseboard heaters, fixtures, panel and breakers	1	AL	\$ 6,750.95	\$ 6,750.95	60	9	51	85%	15%	\$ 1,012.64	\$ -	\$ 5,738.31		
Basement	5	ALL	Repairs	HVAC	Diffusers 6" to bulk heads	3	EA	\$ 55.00	\$ 165.00	25	9	16	64%	36%	\$ 59.40	\$ -	\$ 105.60		
Basement	5	ALL	Repairs	HVAC	Replace 6" ducting	56	LF	\$ 9.50	\$ 532.00	25	9	16	64%	36%	\$ 191.52	\$ -	\$ 340.48		
Basement	5	ALL	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapor barrier	352	SF	\$ 1.75	\$ 616.00	100	9	91	91%	9%	\$ 55.44	\$ -	\$ 560.56		
Basement	5	ALL	Repairs	Insulation	6" roxul insulation to demling wall	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 37.55	\$ -	\$ 379.65		
Basement	5	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	481	SF	\$ 1.76	\$ 846.56	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 846.56		
Basement	5	ALL	Repairs	Smoke Seal	Smoke seal wall framing	1353	SF	\$ 1.32	\$ 1,785.96	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 1,785.96		
Basement	6	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists	353	SF	\$ 0.50	\$ 176.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 176.50		
Basement	6	ALL	Repairs	Cleaning	Clean Allowance.	353	SF	\$ 0.65	\$ 229.45	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 229.45		
Basement	6	ALL	Repairs	Electrical	No electrical scope, previous loss scope not completed, unit is bare	3	AL	\$ -	\$ -	NA	NA	NA	100%	0%	\$ -	\$ -	\$ -		
Basement	6	ALL	Repairs	Insulation	Replace roof insulation in-between ceiling joists	353	SF	\$ 1.50	\$ 529.50	100	9	100	100%	0%	\$ -	\$ -	\$ 529.50		
Basement	ALL	ALL	Demolition	Bm Rentals	Bm rentals allowance	1	AL	\$ 400.00	\$ 400.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 400.00		
Basement	Corridor 1	East Corridor	Repairs	Cleaning	Clean Allowance.	129	SF	\$ 0.65	\$ 83.85	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 83.85		
Basement	Corridor 2	West Corridor	Demolition	Doors	Remove fire exit steel door & frame	2	HR	\$ 65.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 130.00		
Basement	Corridor 2	West Corridor	Repairs	Cleaning	Clean Allowance.	211	SF	\$ 0.65	\$ 137.15	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 137.15		
Basement	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ -	\$ 1,275.00		
Basement	Electrical Room	ALL	Repairs	Cleaning	Clean Allowance.	85	SF	\$ 0.65	\$ 55.25	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 55.25		
Basement	Laundry Room	ALL	Repairs	Cleaning	Clean Allowance.	91	SF	\$ 0.65	\$ 59.15	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 59.15		
Basement	Stairs	ALL	Repairs	Cleaning	Clean Allowance.	188	SF	\$ 0.65	\$ 122.20	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 122.20		
Basement	Storage Room	ALL	Repairs	Cleaning	Clean Allowance.	119	SF	\$ 0.65	\$ 77.35	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 77.35		
Basement	Water Pipes Room	ALL	Repairs	Cleaning	Clean Allowance.	60	SF	\$ 0.65	\$ 39.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 39.00		
Main Floor	101	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 396.50		
Main Floor	102	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 396.50		
Main Floor	103	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 396.50		
Main Floor	104	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 396.50		
Main Floor	105	Bathroom & Kitchen	Demolition	Cabinetry	Remove bathroom vanity and kitchen upper & lowers	21	LF	\$ 9.00	\$ 189.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 189.00		
Main Floor	105	Bathroom	Demolition	Ceramic tile on wall	Remove ceramic tiles to washroom/bathroom/shower	72	SF	\$ 1.90	\$ 136.80	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 136.80		
Main Floor	105	Bedroom 2	Demolition	Doors	Remove fire exit steel door & frame	2	HR	\$ 65.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 130.00		
Main Floor	105	Bedroom 1	Demolition	Doors	Remove interior door and frame	1	EA	\$ 30.00	\$ 30.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 30.00		
Main Floor	105	ALL	Demolition	Drywall ceilings	Remove bulkhead drywall	56	LF	\$ 6.36	\$ 356.16	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 356.16		
Main Floor	105	ALL	Demolition	Drywall walls	Remove drywall to ceiling	466	SF	\$ 1.20	\$ 559.20	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 559.20		
Main Floor	105	ALL	Demolition	Drywall walls	Remove drywall to walls	1353	SF	\$ 1.10	\$ 1,488.30	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 1,488.30		
Main Floor	105	ALL	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 3,556.36	\$ 3,556.36	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 3,556.36		
Main Floor	105	ALL	Demolition	Flooring	Remove all ceramic tile flooring	144	SF	\$ 1.50	\$ 216.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 216.00		
Main Floor	105	ALL	Demolition	Flooring	Remove laminate flooring	282	SF	\$ 1.25	\$ 352.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 352.50		
Main Floor	105	ALL	Demolition	HVAC	Remove ducting, diffusers and ERV	3	HR	\$ 65.00	\$ 195.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 195.00		
Main Floor	105	ALL	Demolition	Insulation	Remove insulation and vapour barrier to exterior walls	355	SF	\$ 0.45	\$ 159.75	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 159.75		
Main Floor	105	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists	466	SF	\$ 0.59	\$ 275.94	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ -	\$ 275.94		

480 Young Street - Repair Scope Estimate



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV	ACV	ACV	ACV	ACV	ACV	ACV
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value
Main Floor	105	ALL	Demolition	Insulation	Remove roxul insulation to demising wall	149	SF	\$ 0.40	\$ 59.60	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 59.60
Main Floor	105	Bedroom 2	Demolition	Milwork	Remove closet rod & shelf.	1	EA	\$ 22.00	\$ 22.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 22.00
Main Floor	105	ALL	Demolition	Plumbing	Remove toilet, bath, vanity sink, kitchen sink and hot water tank	8	HRS	\$ 55.00	\$ 440.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 440.00
Main Floor	105	ALL	Demolition	Trims	Remove base board and door trims.	177	LF	\$ 1.50	\$ 265.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 265.50
Main Floor	105	Bedroom 1	Demolition	Windows	Remove window and frame.	1	EA	\$ 130.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00
Main Floor	105	Bedroom 2	Demolition	Windows	Remove window and frame.	1	EA	\$ 130.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00
Main Floor	105	Living room	Demolition	Windows	Remove window and frame.	4	LF	\$ 300.00	\$ 1,200.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 1,200.00
Main Floor	105	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - lower c/w counter top	1	EA	\$ 130.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00
Main Floor	105	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - upper	9	LF	\$ 190.00	\$ 1,710.00	25	9	26	74%	89%	\$ 1,062.96	\$ 137.14
Main Floor	105	Bathroom	Repairs	Ceramic tile on wall	Ceramic tiles around bath to ceiling.	72	SF	\$ 13.60	\$ 979.20	100	9	91	91%	26%	\$ 439.71	\$ 1,270.49
Main Floor	105	ALL	Repairs	Cleaning	Clean Allowance.	496	SF	\$ 0.65	\$ 315.90	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 315.90
Main Floor	105	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00
Main Floor	105	Bedroom 1	Repairs	Doors	Interior suite doors complete with lockset, frame and painted.	1	EA	\$ 600.00	\$ 600.00	60	9	51	85%	15%	\$ 90.00	\$ 510.00
Main Floor	105	ALL	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels	468	SF	\$ 7.90	\$ 3,681.40	60	9	51	85%	15%	\$ 552.21	\$ 3,129.19
Main Floor	105	ALL	Repairs	Drywall ceilings	Drywall to bulkheads (arecnd ducting)	56	LF	\$ 15.40	\$ 862.40	60	9	51	85%	15%	\$ 129.36	\$ 733.04
Main Floor	105	ALL	Repairs	Drywall walls	5/8" Type X drywall c/w 1/2" resilient channels for demising walls	147	SF	\$ 4.05	\$ 595.35	60	9	51	85%	15%	\$ 89.30	\$ 506.05
Main Floor	105	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	1533	SF	\$ 3.85	\$ 5,880.15	60	9	51	85%	15%	\$ 871.36	\$ 4,427.69
Main Floor	105	ALL	Repairs	Electrical	Electrical repairs, strip and rewire complete	1	AL	\$ 14,009.82	\$ 14,009.82	60	9	51	85%	15%	\$ 2,101.47	\$ 11,908.35
Main Floor	105	Bathroom, hallway, kitchen, utility	Repairs	Flooring	Ceramic tile on floor.	144	SF	\$ 13.60	\$ 1,958.40	40	9	31	78%	23%	\$ 440.64	\$ 1,517.76
Main Floor	105	Living room, bedroom 1, bedroom 2	Repairs	Flooring	Laminate flooring.	283	SF	\$ 7.80	\$ 2,207.40	20	9	11	55%	45%	\$ 993.33	\$ 1,214.07
Main Floor	105	ALL	Repairs	HVAC	Diffusers 6" to bulk heads	6	EA	\$ 55.00	\$ 330.00	25	9	16	64%	36%	\$ 118.80	\$ 211.20
Main Floor	105	ALL	Repairs	HVAC	ERV Model no 115D4 - constructo 1 with controls	1	EA	\$ 3,500.00	\$ 3,500.00	18	9	9	50%	50%	\$ 1,750.00	\$ 1,750.00
Main Floor	105	ALL	Repairs	HVAC	Replace 6" ducting	56	LF	\$ 9.50	\$ 532.00	25	9	16	64%	36%	\$ 191.52	\$ 340.48
Main Floor	105	ALL	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapor barrier.	352	SF	\$ 1.75	\$ 616.00	100	9	91	91%	9%	\$ 55.64	\$ 560.36
Main Floor	105	ALL	Repairs	Insulation	6" roxul insulation to demising wall	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 27.55	\$ 375.65
Main Floor	105	ALL	Repairs	Insulation	Replace roxul insulation in-between ceiling joists.	466	SF	\$ 3.50	\$ 1,631.00	100	0	100	100%	0%	\$ -	\$ 1,631.00
Main Floor	105	Bedroom 2	Repairs	Milwork	Closet shelf and rod.	1	EA	\$ 150.00	\$ 150.00	150	9	141	94%	6%	\$ 9.00	\$ 141.00
Main Floor	105	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	464	SF	\$ 1.80	\$ 835.20	8	4	2	25%	73%	\$ 626.40	\$ 208.80
Main Floor	105	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1353	SF	\$ 3.75	\$ 2,367.75	8	4	2	25%	73%	\$ 334.05	\$ 1,113.35
Main Floor	105	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	262	LF	\$ 1.70	\$ 445.40	8	4	2	25%	73%	\$ 450.00	\$ 1,250.00
Main Floor	105	Bathroom	Repairs	Plumbing	Bathtub c/w with mixer faucet, integrated shower head and curtain rod.	1	EA	\$ 1,800.00	\$ 1,800.00	36	9	27	75%	25%	\$ 95.00	\$ 285.00
Main Floor	105	Bathroom	Repairs	Plumbing	Hot water tank - 40 Gallon.	1	EA	\$ 1,100.00	\$ 1,100.00	12	6	6	50%	50%	\$ 550.00	\$ 550.00
Main Floor	105	Bathroom	Repairs	Plumbing	Kitchen sink & faucet (single).	1	EA	\$ 380.00	\$ 380.00	36	9	27	75%	25%	\$ 95.00	\$ 285.00
Main Floor	105	Bathroom	Repairs	Plumbing	Toilet & bath accessories allowance.	1	EA	\$ 150.00	\$ 150.00	20	9	11	55%	45%	\$ 67.50	\$ 82.50
Main Floor	105	Bathroom	Repairs	Plumbing	Toilet.	1	EA	\$ 500.00	\$ 500.00	36	9	27	75%	25%	\$ 125.00	\$ 375.00
Main Floor	105	Bathroom	Repairs	Plumbing	Washroom single vanity unit c/w basin and mixer faucet.	1	EA	\$ 450.00	\$ 450.00	36	9	27	75%	25%	\$ 112.50	\$ 337.50
Main Floor	105	ALL	Repairs	Smoke Seal	Smoke seal to floor joints (in ceiling)	466	SF	\$ 1.76	\$ 828.16	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 828.16
Main Floor	105	ALL	Repairs	Smoke Seal	Smoke seal wall framing	1353	SF	\$ 1.32	\$ 1,785.96	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 1,785.96
Main Floor	105	ALL	Repairs	Trims	4" wood door trims.	102	LF	\$ 4.30	\$ 438.60	100	9	91	91%	9%	\$ 39.47	\$ 399.13
Main Floor	105	ALL	Repairs	Trims	4" x 3/4" wood baseboard.	75	LF	\$ 4.40	\$ 330.00	100	9	91	91%	9%	\$ 29.70	\$ 300.30
Main Floor	105	Bedroom 1	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c/w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92
Main Floor	105	Bedroom 2	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c/w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92
Main Floor	105	Living room	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c/w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92
Main Floor	106	Bedroom 2	Demolition	Doors	Remove fire exit steel door & frame.	2	HR	\$ 65.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00
Main Floor	106	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling.	459	SF	\$ 1.20	\$ 550.80	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 550.80
Main Floor	106	ALL	Demolition	Trims	Remove 2" x 4" framing for access to ceiling drywall.	3276	SF	\$ 0.35	\$ 446.60	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 446.60
Main Floor	106	ALL	Demolition	Insulation	Remove roxul insulation in-between ceiling joists.	459	SF	\$ 0.50	\$ 229.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 229.50
Main Floor	106	ALL	Demolition	Insulation	Remove roxul insulation to demising wall	149	SF	\$ 0.40	\$ 59.60	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 59.60
Main Floor	106	ALL	Repairs	Cleaning	Clean Allowance.	495	SF	\$ 0.65	\$ 295.75	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 295.75
Main Floor	106	ALL	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00
Main Floor	106	ALL	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	459	SF	\$ 7.90	\$ 3,628.10	60	9	51	85%	15%	\$ 543.92	\$ 3,084.18
Main Floor	106	ALL	Repairs	Electrical	No electrical scope, previous loss scope not completed, unit to bare	1	AL	\$ -	\$ -	NA	NA	NA	100%	0%	\$ -	\$ -
Main Floor	106	Kitchen	Repairs	Framing	New 2" x 4" framing that was damaged.	135	SF	\$ 3.70	\$ 499.50	150	9	141	94%	6%	\$ 23.97	\$ 465.53
Main Floor	106	ALL	Repairs	Framing	Reinstall 2" x 4" framing.	1141	SF	\$ 1.60	\$ 1,825.60	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 1,825.60

480 Young Street - Repair Scope Estimate



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV	ACV	ACV	ACV	ACV	ACV	ACV
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value
Main Floor	106	ALL	Repairs	Insulation	6" roxul insulation to demising wall	189	SF	\$ 2.80	\$ 529.20	100	9	91	91%	9%	\$ 37.55	\$ 379.65
Main Floor	106	ALL	Repairs	Insulation	Replace roxul insulation in-between ceiling joists.	459	SF	\$ 3.50	\$ 1,606.50	100	0	100	100%	0%	\$ -	\$ 1,606.50
Main Floor	106	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing	459	SF	\$ 0.90	\$ 413.10	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 413.10
Main Floor	106	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	459	SF	\$ 1.76	\$ 807.84	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 807.84
Main Floor	106	ALL	Repairs	Smoke Seal	Smoke seal wall framing	1276	SF	\$ 1.32	\$ 1,684.32	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,684.32
Main Floor	ALL	ALL	Demolition	Bin Removal	Bin removal allowance	1	AL	\$ 1,200.00	\$ 1,200.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,200.00
Main Floor	Corridor 1	ALL	Repairs	Cleaning	Clean Allowance.					NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 164.45
Main Floor	Corridor 2	West Corridor	Demolition	Doors	Remove fire exit steel door & frame.	2	HR	\$ 55.00	\$ 110.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 110.00
Main Floor	Corridor 2	West Corridor	Repairs	Cleaning	Clean Allowance.	233	SF	\$ 0.65	\$ 152.45	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 152.45
Main Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00
Main Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	249	SF	\$ 1.80	\$ 448.20	8	4	2	25%	75%	\$ 836.15	\$ 112.05
Main Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	879	SF	\$ 1.75	\$ 1,538.25	8	4	2	25%	75%	\$ 1,153.69	\$ 384.56
Main Floor	Stairs	ALL	Repairs	Cleaning	Clean Allowance.	334	SF	\$ 0.65	\$ 217.10	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 217.10
Second Floor	201	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 396.50
Second Floor	202	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 396.50
Second Floor	203	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 396.50
Second Floor	203	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1947	SF	\$ 1.75	\$ 3,407.25	8	4	2	25%	75%	\$ 2,555.44	\$ 851.81
Second Floor	204	ALL	Repairs	Cleaning	Clean Allowance.	517	SF	\$ 0.65	\$ 336.65	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 336.65
Second Floor	204	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1654	SF	\$ 1.75	\$ 2,894.50	8	4	2	25%	75%	\$ 2,184.00	\$ 710.50
Second Floor	205	Bathroom & Kitchen	Demolition	Cabinetry	Remove bathroom vanity and kitchen cupboards & lowers.	21	LF	\$ 9.00	\$ 189.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 189.00
Second Floor	205	Bathroom	Demolition	Ceramic tile on wall	Remove ceramic tiles to washroom bathroom/shower	72	SF	\$ 1.90	\$ 136.80	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 136.80
Second Floor	205	Bedroom 2	Demolition	Doors	Remove fire exit steel door & frame.	2	HR	\$ 65.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00
Second Floor	205	ALL	Demolition	Drywall ceilings	Remove bulkhead drywall	56	LF	\$ 6.35	\$ 355.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 355.60
Second Floor	205	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling.	465	SF	\$ 3.20	\$ 1,491.20	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,491.20
Second Floor	205	ALL	Demolition	Drywall walls	Remove drywall to walls.	1353	SF	\$ 1.10	\$ 1,488.30	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,488.30
Second Floor	205	ALL	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 3,556.56	\$ 3,556.56	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 3,556.56
Second Floor	205	ALL	Demolition	Flooring	Remove all ceramic tile flooring	144	SF	\$ 1.90	\$ 273.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 273.60
Second Floor	205	ALL	Demolition	Flooring	Remove laminate flooring.	283	SF	\$ 1.25	\$ 353.75	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 353.75
Second Floor	205	ALL	Demolition	HVAC	Remove ducting, diffusers and ERV	3	HR	\$ 55.00	\$ 165.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 165.00
Second Floor	205	ALL	Demolition	Insulation	Remove insulation and vapour barrier to exterior walls	355	SF	\$ 0.45	\$ 159.75	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 159.75
Second Floor	205	ALL	Demolition	Insulation	Remove roxul insulation in-between ceiling joists.	466	SF	\$ 0.50	\$ 233.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 233.00
Second Floor	205	ALL	Demolition	Insulation	Remove roxul insulation to demising wall	149	SF	\$ 0.40	\$ 59.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 59.60
Second Floor	205	Bedroom 2	Demolition	Milwork	Remove closet rod & shelf.	1	EA	\$ 22.00	\$ 22.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 22.00
Second Floor	205	ALL	Demolition	Plumbing	Remove toilet, bath, vanity sink, kitchen sink and hot water tank	8	HRS	\$ 55.00	\$ 440.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 440.00
Second Floor	205	ALL	Demolition	Trims	Remove base board and door trims.	177	LF	\$ 1.50	\$ 265.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 265.50
Second Floor	205	Bedroom 2	Demolition	Windows	Remove window and frame.	1	EA	\$ 130.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00
Second Floor	205	Living room	Demolition	Windows	Remove window and frame.	1	EA	\$ 130.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00
Second Floor	205	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - lowers c/w counter top	4	LF	\$ 300.00	\$ 1,200.00	35	9	26	74%	26%	\$ 308.57	\$ 891.43
Second Floor	205	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - uppers	9	LF	\$ 190.00	\$ 1,710.00	35	9	26	74%	26%	\$ 439.71	\$ 1,270.29
Second Floor	205	Bathroom	Repairs	Ceramic tile on wall	Ceramic tiles around bath to ceiling.	72	SF	\$ 13.60	\$ 979.20	100	9	91	91%	9%	\$ 88.13	\$ 891.07
Second Floor	205	ALL	Repairs	Cleaning	Clean Allowance.	466	SF	\$ 0.65	\$ 303.30	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 303.30
Second Floor	205	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00
Second Floor	205	ALL	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels	466	SF	\$ 7.90	\$ 3,681.40	60	9	51	85%	15%	\$ 552.21	\$ 3,129.19
Second Floor	205	ALL	Repairs	Drywall walls	Drywall to bulkheads (around ducting).	55	LF	\$ 15.40	\$ 847.40	60	9	51	85%	15%	\$ 129.36	\$ 718.04
Second Floor	205	ALL	Repairs	Drywall walls	5/8" Type X drywall c/w 1/2" resilient channels for demising walls	147	SF	\$ 4.05	\$ 595.35	60	9	51	85%	15%	\$ 89.30	\$ 506.05
Second Floor	205	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	1353	SF	\$ 3.85	\$ 5,200.05	60	9	51	85%	15%	\$ 781.56	\$ 4,418.49
Second Floor	205	ALL	Repairs	Electrical	Electrical repairs, strip and rewire complete	1	AL	\$ 14,908.82	\$ 14,908.82	60	9	51	85%	15%	\$ 2,101.47	\$ 12,807.35
Second Floor	205	Bathroom, hallway, kitchen, utility	Repairs	Flooring	Ceramic tile on floor.	144	SF	\$ 13.60	\$ 1,958.40	40	9	31	78%	23%	\$ 440.64	\$ 1,517.76
Second Floor	205	Living room, bedroom 1, bedroom 2	Repairs	Flooring	Laminate flooring.	283	SF	\$ 7.80	\$ 2,207.40	20	9	11	55%	45%	\$ 993.33	\$ 1,214.07
Second Floor	205	ALL	Repairs	HVAC	Diffusers 6" to bulk heads	6	EA	\$ 55.00	\$ 330.00	25	9	16	64%	36%	\$ 118.80	\$ 211.20
Second Floor	205	ALL	Repairs	HVAC	ERV Model no 415D4 - constructo 1 with controls	1	EA	\$ 3,500.00	\$ 3,500.00	18	9	9	50%	50%	\$ 1,750.00	\$ 1,750.00
Second Floor	205	ALL	Repairs	HVAC	Replace 6" ducting	56	LF	\$ 9.50	\$ 532.00	25	9	16	64%	36%	\$ 191.52	\$ 340.48
Second Floor	205	ALL	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapour barrier.	352	SF	\$ 1.75	\$ 616.00	100	9	91	91%	9%	\$ 55.44	\$ 560.56
Second Floor	205	ALL	Repairs	Insulation	6" roxul insulation to demising wall	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 37.55	\$ 379.65
Second Floor	205	ALL	Repairs	Insulation	Replace roxul insulation in-between ceiling joists.	466	SF	\$ 3.50	\$ 1,631.00	100	9	100	100%	0%	\$ -	\$ 1,631.00
Second Floor	205	Bedroom 2	Repairs	Milwork	Closet shelf and rod.	1	EA	\$ 150.00	\$ 150.00	150	9	141	94%	6%	\$ 9.00	\$ 141.00
Second Floor	205	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	464	SF	\$ 1.80	\$ 835.20	8	4	4	50%	50%	\$ 417.60	\$ 417.60

460 Young Street - Repair Scope Estimate



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV	ACV	ACV	ACV	ACV	ACV	ACV	ACV
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value	
Second Floor	205	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1353	SF	\$ 1.75	\$ 2,367.75	8	4	4	50%	50%	\$ 1,183.88	\$ 1,183.88	
Second Floor	205	ALL	Repairs	Paint	Prime & paint door frames & trims.	262	LF	\$ 1.70	\$ 445.40	8	4	4	50%	50%	\$ 222.70	\$ 222.70	
Second Floor	205	Bathroom	Repairs	Plumbing	Bathroom c/w with mixer faucet, integrated shower head and curtain rod.	1	EA	\$ 1,800.00	\$ 1,800.00	36	9	27	75%	25%	\$ 450.00	\$ 1,350.00	
Second Floor	205	Bathroom	Repairs	Plumbing	Hot water tank - 40 Gallon.	1	EA	\$ 1,100.00	\$ 1,100.00	12	6	6	50%	50%	\$ 550.00	\$ 550.00	
Second Floor	205	Bathroom	Repairs	Plumbing	Kitchen sink & faucet (single).	1	EA	\$ 380.00	\$ 380.00	36	9	27	75%	25%	\$ 95.00	\$ 285.00	
Second Floor	205	Bathroom	Repairs	Plumbing	Toilet & bath accessories allowance.	1	EA	\$ 150.00	\$ 150.00	36	9	27	75%	25%	\$ 37.50	\$ 112.50	
Second Floor	205	Bathroom	Repairs	Plumbing	Toilet	1	EA	\$ 500.00	\$ 500.00	36	9	27	75%	25%	\$ 125.00	\$ 375.00	
Second Floor	205	Bathroom	Repairs	Plumbing	Washroom single vanity unit c/w basin and mixer faucet.	1	EA	\$ 450.00	\$ 450.00	36	9	27	75%	25%	\$ 112.50	\$ 337.50	
Second Floor	205	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	466	SF	\$ 1.76	\$ 820.16	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 820.16	
Second Floor	205	ALL	Repairs	Smoke Seal	Smoke seal wall framing	1353	SF	\$ 1.32	\$ 1,785.96	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,785.96	
Second Floor	205	ALL	Repairs	Trims	4" wood door trims.	102	LF	\$ 4.30	\$ 438.60	100	9	91	91%	9%	\$ 39.47	\$ 399.13	
Second Floor	205	ALL	Repairs	Trims	4" x 3/4" wood baseboard.	75	LF	\$ 4.40	\$ 330.00	100	9	91	91%	9%	\$ 29.70	\$ 300.30	
Second Floor	205	Bedroom 2	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c.w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92	
Second Floor	205	Living room	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c.w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92	
Second Floor	206	Bedroom 2	Demolition	Doors	Remove fire exit steel door & frame.	2	HRS	\$ 65.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00	
Second Floor	206	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling.	466	SF	\$ 1.20	\$ 559.20	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 559.20	
Second Floor	206	ALL	Demolition	Framing	Remove 2" x 4" framing for access to ceiling drywall.	1276	SF	\$ 0.35	\$ 446.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 446.60	
Second Floor	206	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists.	466	SF	\$ 0.50	\$ 233.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 233.00	
Second Floor	206	ALL	Demolition	Insulation	Remove roof insulation to decking wall.	149	SF	\$ 0.40	\$ 59.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 59.60	
Second Floor	206	ALL	Repairs	Cleaning	Clean Allowance.	455	SF	\$ 0.65	\$ 295.75	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 295.75	
Second Floor	206	ALL	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00	
Second Floor	206	Kitchen	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels.	459	SF	\$ 7.90	\$ 3,626.10	60	9	51	85%	15%	\$ 543.92	\$ 3,082.18	
Second Floor	206	ALL	Repairs	Electrical	No electrical scope, previous loss scope not completed, unit is bare	1	AL	\$ -	\$ -	NA	NA	NA	100%	0%	\$ -	\$ -	
Second Floor	206	Kitchen	Repairs	Framing	New 2" x 4" framing that was damaged.	135	SF	\$ 3.70	\$ 499.50	150	9	141	94%	6%	\$ 29.97	\$ 469.53	
Second Floor	206	ALL	Repairs	Framing	Reinstall 2" x 4" framing.	1141	SF	\$ 1.60	\$ 1,825.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,825.60	
Second Floor	206	ALL	Repairs	Insulation	6" roxul insulation to decking wall.	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 37.55	\$ 379.65	
Second Floor	206	ALL	Repairs	Insulation	Replace roxul insulation in-between ceiling joists.	466	SF	\$ 3.50	\$ 1,631.00	100	0	100	100%	0%	\$ -	\$ 1,631.00	
Second Floor	206	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing.	459	SF	\$ 0.90	\$ 413.10	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 413.10	
Second Floor	206	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	1276	SF	\$ 1.32	\$ 1,684.32	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,684.32	
Second Floor	206	ALL	Repairs	Smoke Seal	Smoke seal wall framing	1353	SF	\$ 1.76	\$ 2,381.28	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 2,381.28	
Second Floor	ALL	ALL	Demolition	Bin Rentals	Bin rentals allowance	1	AL	\$ 1,200.00	\$ 1,200.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,200.00	
Second Floor	Corridor 1	ALL	Repairs	Cleaning	Clean Allowance.	160	SF	\$ 0.65	\$ 104.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 104.00	
Second Floor	Corridor 2	West Corridor	Demolition	Doors	Remove fire exit steel door & frame.	2	HRS	\$ 65.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00	
Second Floor	Corridor 2	West Corridor	Repairs	Cleaning	Clean Allowance.	253	SF	\$ 0.65	\$ 164.45	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 164.45	
Second Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	249	SF	\$ 1.80	\$ 448.20	8	4	4	50%	50%	\$ 224.10	\$ 224.10	
Second Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	879	SF	\$ 2.75	\$ 2,416.25	8	4	4	50%	50%	\$ 769.13	\$ 1,647.12	
Third Floor	206	ALL	Repairs	Cleaning	Clean Allowance.	334	SF	\$ 0.65	\$ 217.10	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 217.10	
Third Floor	206	ALL	Repairs	HVAC	Diffusers 6" to bulk heads	6	EA	\$ 55.00	\$ 330.00	25	9	16	64%	36%	\$ 118.80	\$ 211.20	
Third Floor	301	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 396.50	
Third Floor	302	ALL	Repairs	Cleaning	Clean Allowance.	610	SF	\$ 0.65	\$ 396.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 396.50	
Third Floor	303	ALL	Repairs	Cleaning	Clean Allowance.	567	SF	\$ 0.65	\$ 368.55	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 368.55	
Third Floor	304	ALL	Repairs	Cleaning	Clean Allowance.	517	SF	\$ 0.65	\$ 336.05	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 336.05	
Third Floor	305	Bedroom & Kitchen	Demolition	Cabinetry	Removes bathroom vanity and kitchen uppers & lowers.	21	LF	\$ 9.00	\$ 189.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 189.00	
Third Floor	305	Bedroom 2	Demolition	Doors	Remove fire exit steel door & frame.	2	HRS	\$ 65.00	\$ 130.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 130.00	
Third Floor	305	ALL	Demolition	Drywall ceilings	Removes bulkhead drywall.	56	LF	\$ 6.36	\$ 356.16	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 356.16	
Third Floor	305	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling.	466	SF	\$ 1.20	\$ 559.20	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 559.20	
Third Floor	305	ALL	Demolition	Drywall walls	Remove drywall to walls.	1353	SF	\$ 1.10	\$ 1,488.30	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,488.30	
Third Floor	305	Bedroom 2	Demolition	Electrical	Demolition portion for electrical repairs	1	AL	\$ 1,432.30	\$ 1,432.30	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,432.30	
Third Floor	305	ALL	Demolition	Flooring	Remove laminate flooring.	283	SF	\$ 1.25	\$ 353.75	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 353.75	
Third Floor	305	ALL	Demolition	HVAC	Remove ducting, diffusers and ERV	3	HRS	\$ 55.00	\$ 165.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 165.00	
Third Floor	305	ALL	Demolition	Insulation	Remove insulation and vapour barrier to exterior walls	353	SF	\$ 0.45	\$ 158.85	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 158.85	
Third Floor	305	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists.	466	SF	\$ 0.50	\$ 233.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 233.00	
Third Floor	305	ALL	Demolition	Insulation	Remove roof insulation to sheathing wall.	149	SF	\$ 0.40	\$ 59.60	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 59.60	
Third Floor	305	Bedroom 2	Demolition	Milwork	Remove closet rod & shelf.	1	EA	\$ 22.00	\$ 22.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 22.00	
Third Floor	305	ALL	Demolition	Plumbing	Remove vanity sink	0.5	HRS	\$ 55.00	\$ 27.50	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 27.50	
Third Floor	305	ALL	Demolition	Trims	Remove base board and door trims.	177	LF	\$ 1.90	\$ 336.30	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 336.30	

480 Young Street - Repair Scope Estimate



Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV	ACV	ACV	ACV	ACV	ACV	ACV	ACV
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value	
Third Floor	305	Bedroom 2	Demolition	Windows	Remove window and frame.	1	EA	\$ 130.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00	
Third Floor	305	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - towsers c/w counter top	4	LF	\$ 300.00	\$ 1,200.00	35	9	26	74%	26%	\$ 308.57	\$ 891.43	
Third Floor	305	Kitchen	Repairs	Cabinetry	Kitchen Cabinets - uppers	9	LF	\$ 190.00	\$ 1,710.00	35	9	26	74%	26%	\$ 489.71	\$ 1,220.29	
Third Floor	305	ALL	Repairs	Cleaning	Clean Allowance.	486	SF	\$ 0.65	\$ 315.90	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 315.90	
Third Floor	305	Bedroom 2	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00	
Third Floor	305	Bedroom 2	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels	466	SF	\$ 7.00	\$ 3,261.40	60	9	51	85%	15%	\$ 552.21	\$ 2,709.19	
Third Floor	305	ALL	Repairs	Drywall ceilings	Drywall to bulkheads [around ducting].	56	LF	\$ 15.40	\$ 862.40	60	9	51	85%	15%	\$ 129.36	\$ 733.04	
Third Floor	305	ALL	Repairs	Drywall walls	5/8" Type X drywall c/w 1/2" resilient channels for demising walls	147	SF	\$ 4.05	\$ 595.35	60	9	51	85%	15%	\$ 89.30	\$ 506.05	
Third Floor	305	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	1359	SF	\$ 3.85	\$ 5,209.05	60	9	51	85%	15%	\$ 781.36	\$ 4,427.69	
Third Floor	305	ALL	Repairs	Electrical	Electrical repairs, replace all fixtures & devices, replace panel and breakers.	1	AL	\$ 7,322.97	\$ 7,322.97	60	9	51	85%	15%	\$ 1,098.45	\$ 6,224.52	
Third Floor	305	Bedroom, hallway, kitchen, utility	Repairs	Flooring	Ceramic tile on floor.	144	SF	\$ 13.60	\$ 1,958.40	40	9	31	78%	23%	\$ 440.64	\$ 1,517.76	
Third Floor	305	Living room, bedroom 1, bedroom 2	Repairs	Flooring	Laminate flooring.	288	SF	\$ 7.80	\$ 2,247.40	20	9	11	55%	45%	\$ 993.33	\$ 1,254.07	
Third Floor	305	ALL	Repairs	HVAC	Diffusers 6" to bulk heads	6	EA	\$ 55.00	\$ 330.00	25	9	16	64%	36%	\$ 118.80	\$ 211.20	
Third Floor	305	ALL	Repairs	HVAC	ERV Model no 3 1504 - constructio 1 with controls	1	EA	\$ 3,500.00	\$ 3,500.00	18	9	9	50%	50%	\$ 1,750.00	\$ 1,750.00	
Third Floor	305	ALL	Repairs	HVAC	Replace 6" ducting.	56	LF	\$ 9.50	\$ 528.00	25	9	16	64%	36%	\$ 191.52	\$ 336.48	
Third Floor	305	ALL	Repairs	Insulation	5 1/2" batt insulation to exterior walls c/w vapor barrier.	352	SF	\$ 1.75	\$ 616.00	100	9	91	91%	9%	\$ 55.44	\$ 560.56	
Third Floor	305	ALL	Repairs	Insulation	Roof insulation to demising wall	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 37.55	\$ 379.65	
Third Floor	305	ALL	Repairs	Insulation	Replace roof insulation in-between ceiling joists.	466	SF	\$ 3.50	\$ 1,631.00	100	0	100	100%	0%	\$ -	\$ 1,631.00	
Third Floor	305	Bedroom 2	Repairs	Millwork	Closet shelf and rod.	1	EA	\$ 150.00	\$ 150.00	150	9	141	94%	6%	\$ 9.00	\$ 141.00	
Third Floor	305	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	484	SF	\$ 3.80	\$ 1,839.20	8	4	4	50%	50%	\$ 417.60	\$ 1,421.60	
Third Floor	305	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1353	SF	\$ 1.75	\$ 2,367.75	8	4	4	50%	50%	\$ 1,183.88	\$ 1,183.88	
Third Floor	305	ALL	Repairs	Paint	Prime & paint door frames & trims.	202	LF	\$ 1.70	\$ 343.40	8	4	4	50%	50%	\$ 222.70	\$ 222.70	
Third Floor	305	Bedroom	Repairs	Plumbing	Washroom single vanity unit c/w basin and mixer faucet.	1	EA	\$ 450.00	\$ 450.00	36	9	27	75%	25%	\$ 112.50	\$ 337.50	
Third Floor	305	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	466	SF	\$ 1.76	\$ 820.16	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 820.16	
Third Floor	305	ALL	Repairs	Smoke Seal	Smoke seal wall framing.	1359	SF	\$ 1.32	\$ 1,795.96	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,795.96	
Third Floor	305	ALL	Repairs	Trims	4" wood door trims.	102	LF	\$ 4.30	\$ 438.50	100	9	91	91%	9%	\$ 39.47	\$ 399.03	
Third Floor	305	ALL	Repairs	Trims	4" x 3/4" wood baseboard.	75	LF	\$ 4.40	\$ 330.00	100	9	91	91%	9%	\$ 29.70	\$ 300.30	
Third Floor	305	Bedroom 2	Repairs	Windows	Vinyl window and frame 2' 4" x 5' 0" as per existing c/w hardware and trims.	1	EA	\$ 990.00	\$ 990.00	65	9	56	86%	14%	\$ 137.08	\$ 852.92	
Third Floor	306	Kitchen	Demolition	Cabinetry	Remove kitchen cabinets (uppers)	21	LF	\$ 9.00	\$ 189.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 189.00	
Third Floor	306	Kitchen	Demolition	Doors	Remove fire exit steel door & frame.	2	HN	\$ 65.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00	
Third Floor	306	ALL	Demolition	Drywall ceilings	Remove drywall to ceiling.	425	SF	\$ 1.20	\$ 510.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 510.00	
Third Floor	306	ALL	Demolition	Drywall walls	Remove drywall to walls.	1419	SF	\$ 1.10	\$ 1,560.90	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 1,560.90	
Third Floor	306	ALL	Demolition	Insulation	Remove roof insulation in-between ceiling joists.	425	SF	\$ 0.50	\$ 212.50	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 212.50	
Third Floor	306	ALL	Demolition	Insulation	Remove roof insulation to demising wall	149	SF	\$ 0.40	\$ 59.60	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 59.60	
Third Floor	306	ALL	Repairs	Cleaning	Clean Allowance.	455	SF	\$ 0.65	\$ 295.75	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 295.75	
Third Floor	306	Kitchen	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00	
Third Floor	306	ALL	Repairs	Drywall ceilings	5/8" Type X drywall x two layers c/w 1/2" resilient channels	425	SF	\$ 7.30	\$ 3,102.50	60	9	51	85%	15%	\$ 501.63	\$ 2,599.87	
Third Floor	306	ALL	Repairs	Drywall walls	5/8" Type X drywall c/w 1/2" resilient channels for demising walls	145	SF	\$ 4.05	\$ 587.25	60	9	51	85%	15%	\$ 88.09	\$ 499.16	
Third Floor	306	ALL	Repairs	Drywall walls	Drywall 5/8" to interior walls.	1419	SF	\$ 3.85	\$ 5,463.15	60	9	51	85%	15%	\$ 819.47	\$ 4,643.68	
Third Floor	306	ALL	Repairs	Electrical	No electrical scope, previous loss scope not completed, unit is bare	1	AL	\$ -	\$ -	NA	NA	NA	100%	0%	\$ -	\$ -	
Third Floor	306	ALL	Repairs	Insulation	Roof insulation to demising wall	149	SF	\$ 2.80	\$ 417.20	100	9	91	91%	9%	\$ 37.55	\$ 379.65	
Third Floor	306	ALL	Repairs	Insulation	Replace roof insulation in-between ceiling joists.	425	SF	\$ 3.50	\$ 1,487.50	100	0	100	100%	0%	\$ -	\$ 1,487.50	
Third Floor	306	ALL	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	425	SF	\$ 1.80	\$ 765.00	8	0	8	100%	0%	\$ -	\$ 765.00	
Third Floor	306	ALL	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	1419	SF	\$ 1.75	\$ 2,483.25	8	0	8	100%	0%	\$ -	\$ 2,483.25	
Third Floor	306	ALL	Repairs	Paint	Prime & paint door frames & trims.	202	LF	\$ 1.70	\$ 343.40	8	0	8	100%	0%	\$ -	\$ 343.40	
Third Floor	306	ALL	Repairs	Smoke Seal	Smoke seal floor sheathing	306	SF	\$ 0.50	\$ 153.00	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 153.00	
Third Floor	306	ALL	Repairs	Smoke Seal	Smoke seal to floor joists (in ceiling)	459	SF	\$ 1.76	\$ 807.84	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 807.84	
Third Floor	306	ALL	Repairs	Smoke Seal	Smoke seal wall framing.	1276	SF	\$ 1.32	\$ 1,684.32	NO ACV	NO ACV	NO ACV	100%	0%	\$ -	\$ 1,684.32	
Third Floor	ALL	ALL	Demolition	Bin Rentals	Bin rentals allowance	1	AL	\$ 1,200.00	\$ 1,200.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 1,200.00	
Third Floor	ALL	ALL	Repairs	Cleaning	Clean Allowance.	160	SF	\$ 0.65	\$ 104.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 104.00	
Third Floor	ALL	ALL	Demolition	Doors	Remove fire exit steel door & frame.	2	HN	\$ 65.00	\$ 130.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 130.00	
Third Floor	ALL	ALL	Repairs	Cleaning	Clean Allowance.	1	EA	\$ 1,500.00	\$ 1,500.00	60	9	51	85%	15%	\$ 225.00	\$ 1,275.00	
Third Floor	Corridor 2	West Corridor	Repairs	Doors	Exterior steel clad doors c/w hardware, fixtures and steel frame.	253	SF	\$ 0.65	\$ 164.45	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 164.45	
Third Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) ceilings throughout.	240	SF	\$ 1.50	\$ 360.00	8	4	4	50%	50%	\$ 224.10	\$ 224.10	
Third Floor	Corridor 2	West Corridor	Repairs	Paint	Prime & paint (3 coats total) walls throughout.	879	SF	\$ 1.75	\$ 1,538.25	8	4	4	50%	50%	\$ 769.13	\$ 769.13	

Cause Claim #52813
 Contra Claims Management Inc # 009725-01 BO
 Date of Loss: November 6, 202
 NEL File # 2022-3559

480 Young Street - Repair Scope Estimate

NEL
 Construction Consultants

Floor	Unit No or Area	Room	Phase	Category	Repair Scope	Qty	Unit	Unit Cost	Repair Cost	ACV		ACV		ACV		ACV	
										Useful Life	Age	Remaining Estimated Lifespan	ACV %	Depreciation %	Depreciation Value	ACV Value	
Third Floor	Stairs	ALL	Repairs	Cleaning	Clean Allowance.	334	SF	\$ 0.65	\$ 217.10	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 217.10	
Exterior	Fire Escape West	ALL	Demolition	Structural	Demolish remaining wood fire escape structure (excluding foundations).	1	AL	\$ 4,900.00	\$ 4,900.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 4,900.00	
Exterior	Fire Escape West	ALL	Repairs	Cleaning	Ice blast exterior brick work	1	AL	\$ 4,000.00	\$ 4,000.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 4,000.00	
Exterior	Fire Escape West	ALL	Repairs	Masonry	Re-point brickwork allowance	576	SF	\$ 35.00	\$ 20,160.00	No ACV	No ACV	No ACV	100%	0%	\$ -	\$ 20,160.00	
Exterior	Fire Escape West	ALL	Repairs	Paint	Repaint west elevation exterior brick	1440	SF	\$ 3.50	\$ 5,040.00	10	11	2	20%	80%	\$ 4,032.00	\$ 1,008.00	
Exterior	Fire Escape West	ALL	Repairs	Structural	Replace wood framed fire escape structure, complete with stairs and railing as before, see structural report.	1	AL	\$ 40,500.00	\$ 40,500.00	100	50	50	50%	50%	\$ 20,250.00	\$ 20,250.00	
										Current Subtotal		\$ 369,550.09					
										General Conditions 10%		\$ 36,955.01					
										Subtotal 1		\$ 406,505.10					
										O&P 15%		\$ 60,975.76					
										Subtotal 2		\$ 467,480.86					
										Permits 1.7%		\$ 7,925.67					
										Total Repair Cost		\$ 475,406.53					
										GST 5%		\$ 23,770.68					
										Total Repair Cost with GST		\$ 499,177.21					
														ACV Subtotal		\$ 292,496.05	
														General Conditions 10%		\$ 29,249.60	
														Subtotal 1		\$ 321,745.65	
														O&P 15%		\$ 48,261.83	
														Subtotal 2		\$ 370,007.50	
														Permits 1.7%		\$ 6,290.13	
														Total Repair Cost		\$ 376,297.63	
														GST 5%		\$ 18,814.88	
														Total Repair Cost with GST		\$ 395,112.51	

Notes:
 - Excludes Initial Emergency Electrical Costs for service back on and temporary power/hook.
 - Includes for all cleaning costs, previous agreed front of building clean allowance is included in this estimate.

3. ACV Summary Detail

480 Young Street
ACV Calculations Summary Detail

NEL
Construction Consultants

Phase	Category	Costs	Average ACV %	ACV Sum
Demolition	Bin Rentals	\$ 4,000.00	100%	\$ 4,000.00
Demolition	Cabinetry	\$ 756.00	100%	\$ 756.00
Demolition	Ceramic tile on wall	\$ 273.60	100%	\$ 273.60
Demolition	Doors	\$ 1,330.00	100%	\$ 1,330.00
Demolition	Drywall ceilings	\$ 5,337.60	100%	\$ 5,337.60
Demolition	Drywall walls	\$ 6,466.80	100%	\$ 6,466.80
Demolition	Electrical	\$ 12,038.78	100%	\$ 12,038.78
Demolition	Flooring	\$ 1,608.45	100%	\$ 1,608.45
Demolition	Framing	\$ 893.20	100%	\$ 893.20
Demolition	HVAC	\$ 660.00	100%	\$ 660.00
Demolition	Insulation	\$ 2,847.20	100%	\$ 2,847.20
Demolition	Millwork	\$ 66.00	100%	\$ 66.00
Demolition	Plumbing	\$ 907.50	100%	\$ 907.50
Demolition	Structural	\$ 4,900.00	100%	\$ 4,900.00
Demolition	Trims	\$ 796.50	100%	\$ 796.50
Demolition	Windows	\$ 780.00	100%	\$ 780.00
Repairs	Cabinetry	\$ 8,730.00	64%	\$ 5,730.86
Repairs	Ceramic tile on wall	\$ 1,958.40	91%	\$ 1,782.14
Repairs	Cleaning	\$ 14,236.20	100%	\$ 14,236.20
Repairs	Doors	\$ 15,600.00	85%	\$ 13,260.00
Repairs	Drywall ceilings	\$ 28,995.80	85%	\$ 24,646.43
Repairs	Drywall walls	\$ 26,859.30	85%	\$ 22,830.41
Repairs	Electrical	\$ 51,458.20	91%	\$ 43,739.47
Repairs	Flooring	\$ 12,497.40	66%	\$ 8,195.49
Repairs	Framing	\$ 4,650.20	97%	\$ 4,590.26
Repairs	HVAC	\$ 14,113.00	61%	\$ 7,562.32
Repairs	Insulation	\$ 16,237.90	95%	\$ 15,753.30
Repairs	Masonry	\$ 20,160.00	100%	\$ 20,160.00
Repairs	Millwork	\$ 450.00	94%	\$ 423.00
Repairs	Paint	\$ 31,957.30	45%	\$ 13,102.26
Repairs	Plumbing	\$ 9,210.00	70%	\$ 6,327.50
Repairs	Smoke Seal	\$ 19,028.96	100%	\$ 19,028.96
Repairs	Structural	\$ 40,500.00	50%	\$ 20,250.00
Repairs	Trims	\$ 2,305.80	91%	\$ 2,098.28
Repairs	Windows	\$ 5,940.00	86%	\$ 5,117.54
Repair Hard Costs Subtotal		\$ 368,550.09		
ACV Hard Costs Subtotal				\$ 292,496.05
General Conditions 10%				\$ 29,249.60
Subtotal 1				\$ 321,745.65
O&P 15%				\$ 48,261.85
Subtotal 2				\$ 370,007.50
Permits 1.7%				\$ 6,290.13
Total ACV				\$ 376,297.63
GST 5 %				\$ 18,814.88
Total ACV with GST				\$ 395,112.51

4. T- Evans Electrical Quote Extracted Costs

Floor	Unit No or Area	Room	Repair Scope (T Evans)	Description of Work	NEL Note	T Evans				2023 Draft Repair Costs	2023 Draft		
						Lab	Mat.	Lighting	Total		Demolition	Repairs	
Basement	003	ALL	Inspect wiring, replace all devices, baseboard heaters and fixtures	No Electrical listed	Light smoke	\$3,616.80	\$1,936.70	\$214.00	\$5,767.30	NA	\$5,767.30	\$1,084.98	\$4,682.32
Basement	004	ALL	Inspect wiring, replace all devices, baseboard heaters and fixtures	Replace baseboard heaters due to water on floor. Note: HRV missing (pre-existing condition). Replace to match other units. Check duct heater present.	Light smoke	\$3,616.80	\$1,936.70	\$214.00	\$5,767.30	\$5,868.00	\$5,767.30	\$1,084.98	\$4,682.32
Basement	005	ALL	Inspect wiring, replace all devices, baseboard heaters, fixtures, panel and breakers	Replace baseboard heaters due to water on floor. Note: HRV missing (pre-existing condition). Replace to match other units. Check duct heater present.	Light smoke	\$4,412.68	\$3,448.07	\$214.00	\$8,074.75	\$0.00	\$8,074.75	\$1,323.80	\$6,750.95
Basement	006	ALL	Strip and rewire complete	Rewire Complete 1. Replace all surface devices (new lighting receptacles) Replace fire alarm as follows: 1. New heat detector at entry door. 2. New horn strobe (one per room). 3. New smoke alarm (hard-wired) in bedroom and outside bedroom. Supply and install new 100A load centre panel as required. Supply and install new electric hot water tank, HRV (Constructo 1.0) and duct heater (BKW). Replace baseboard heaters throughout.	Previous scope not completed unit bare	\$11,094.88	\$4,944.47	\$234.00	\$16,253.30	\$17,690.00	\$0.00	\$0.00	\$0.00
Main Floor	105	ALL	Strip and rewire complete	Unit 105 appeared undamaged. Review ceiling for moisture.	Heavy smoke	\$11,854.53	\$5,451.65	\$260.00	\$17,566.18	\$0.00	\$17,566.18	\$3,556.36	\$14,009.82
Main Floor	106	ALL	Strip and rewire complete	Rewire complete 1. Replace all surface devices (new lighting receptacles) 2. Replace fire alarm as follows: a. New heat detector at entry door. b. New horn strobe (one per room). c. New smoke alarm (hard-wired) in bedroom and outside bdrm. d. New pull station at rear door (fire escape) 3. New HRV (Constructo 1.0) and duct heater (BKW). 4. Replace hot water tank. 5. Replace baseboard heaters throughout. 6. Replace load centre panel.	Previous scope not completed	\$11,854.53	\$5,451.65	\$260.00	\$17,566.18	\$19,140.00	\$0.00	\$0.00	\$0.00
Second Floor	205	ALL	Strip and rewire complete	No Scope from Previous Loss	Heavy smoke	\$11,854.53	\$5,451.65	\$260.00	\$17,566.18	\$0.00	\$17,566.18	\$3,556.36	\$14,009.82
Second Floor	206	ALL	Strip and rewire complete	Rewire complete 1. Replace all surface devices (new lighting receptacles) 1. Replace all surface devices (receptacles and light fixtures). 2. Replace fire alarm as follows: a. New heat detector at entry door. b. New horn strobe (one per room). c. New smoke alarm (hard-wired) in bedroom and outside bedroom. d. New pull station at rear door (fire escape) 3. New HRV (Constructo 1.0) and duct heater (BKW). 4. Replace hot water tank. 5. Replace baseboard heaters throughout. 6. Replace load centre panel.	Previous scope not completed	\$11,854.53	\$5,451.65	\$260.00	\$17,566.18	\$19,140.00	\$0.00	\$0.00	\$0.00
Third Floor	305	ALL	Inspect wiring, replace all devices, fixtures, panel and breakers	No Scope from Previous Loss	Heavy smoke	\$4,774.34	\$3,720.93	\$260.00	\$8,755.27	NA	\$8,755.27	\$1,432.80	\$7,322.97

489 Young Street - NEL Allocation Electrical Costs



Floor	Unit No or Area	Room	Repair Scope (T Evans)	NEL Note	T Evans				NEL 2012 2023 Draft Repair Costs	Demo Portion Demo	Repair Portion Repairs
					Lab	Mat	Lighting	Tot			
Third Floor	306	ALL	Inspect wiring, replace all devices, fixtures, panel and breakers	1. Replace all surface devices (receptacles and light receptacles) 2. Replace fire alarm as follows: a. New heat detector at entry door. b. New horn strobe (one per room). c. New smoke alarm (hard-wired) in bedrooms and outside bedrooms. 3. New pull station at rear door (fire escape) 4. New HBV (Constructo 1.0) and duct heater (1kW). 5. Replace hot water tank. 6. Replace baseboard heaters throughout. 7. Replace load centre panel. The common wall and other walls where soot was noted should be reviewed internally. If walls charged with soot, replace all wiring (AC90/BX).							
				Previous scope not completed	\$4,774.34	\$3,720.93	\$260.00	\$8,755.27	\$9,226.00	\$0.00	
Basement	Corridor West	ALL	Inspect wiring, replace in each hallway: 1- 2 kw fan force heater, 2-combo exit signs, 1- receptacle, 3- light fixtures, 1-heat detector, 1- horn strobe, 1- pull station. Provide permits for repairs in areas listed in this report	Remove and replace receptacles and associated branch circuits (AC90 (BX)). 2. Remove and replace existing lighting with new				\$0.00	\$8,500.00	\$0.00	
Main Floor	Corridor West	ALL	Inspect wiring, replace in each hallway: 1- 2 kw fan force heater, 2- combo exit signs, 1- receptacle, 3- light fixtures, 1-heat detector, 1- horn strobe, 1- pull station. Provide permits for repairs in areas listed in this report	Remove and replace receptacles and associated branch circuits (AC90 (BX)). 2. Remove and replace existing lighting with new				\$532.82	\$8,500.00	\$0.00	
Second Floor	Corridor West	ALL	Inspect wiring, replace in each hallway: 1- 2 kw fan force heater, 2- combo exit signs, 1- receptacle, 3- light fixtures, 1-heat detector, 1- horn strobe, 1- pull station. Provide permits for repairs in areas listed in this report	Remove and replace receptacles and associated branch circuits (AC90 (BX)). 2. Remove and replace existing lighting with new				\$532.82	\$8,500.00	\$0.00	
Third Floor	Corridor West	ALL	Inspect wiring, replace in each hallway: 1- 2 kw fan force heater, 2- combo exit signs, 1- receptacle, 3- light fixtures, 1-heat detector, 1- horn strobe, 1- pull station. Provide permits for repairs in areas listed in this report	Remove and replace receptacles and associated branch circuits (AC90 (BX)). 2. Remove and replace existing lighting with new				\$532.82	\$8,500.00	\$0.00	
					T Evans Subtotal				\$125,236.32		
					T Evans Contingency				\$12,523.63		
					T Evans Repair Costs				\$137,760.00	NEL Allocated	\$63,496.98

5. Fire Escape Stairs Breakdown of Costs

Cansure Claim #:53813
 Centra Claims Management Inc #: 009726-01 BO
 Date of Loss: November 6, 202
 NEL File # 2022.3559

480 Young Street - Fire Escape Stairs Estimate

NEL
 Construction Consultants

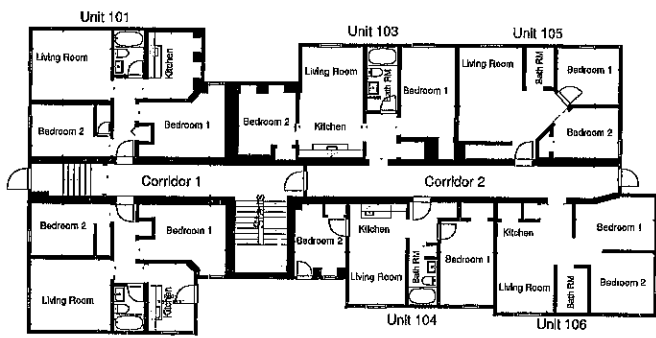
Scope	Unit	QTY	Multiply	Rate	Total
Beams in brick spanning to wood posts	LF	22	3	\$ 70.00	\$ 4,620.00
Outside rim joist at 2" x 12"	LF	31	3	\$ 15.00	\$ 1,395.00
Wood joists at 2" x 10"	LF	63	3	\$ 14.50	\$ 2,740.50
Timber Posts 8" x 8" solid timber	LF	30	3	\$ 20.00	\$ 1,800.00
Guard rails c.w 2' x 2" wood pickets with top and bottom rail	LF	31	1	\$ 55.00	\$ 1,705.00
Wood planks to deck	SF	96	3	\$ 10.50	\$ 3,024.00
Stairs with treads, risers and railings main to second	LF	17	1	\$ 150.00	\$ 2,550.00
Stairs with treads, risers and railings second to third	LF	17	1	\$ 150.00	\$ 2,550.00
Stub section of stairs treads and risers GL to Main floor 5 feet high	EA	1	1	\$ 700.00	\$ 700.00
Additional for connection of new posts to existing foundations	AL	1	1	\$ 6,000.00	\$ 6,000.00
Additional for working at height equipment	AL	1	1	\$ 3,000.00	\$ 3,000.00
Additional for ledger and beams x 3 into brick work connections	HRS	80	1	\$ 65.00	\$ 5,200.00
Additional labour hrs above unit rates for working at height	HRS	80	1	\$ 65.00	\$ 5,200.00
				Subtotal	\$ 40,484.50
				Total (Rounded)	\$ 40,500.00

NEL

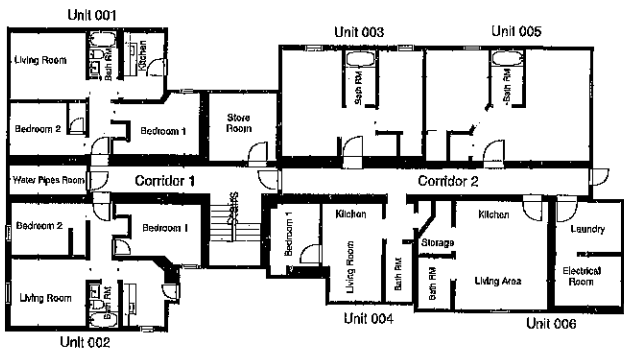
Construction Consultants

6. Layout Drawing

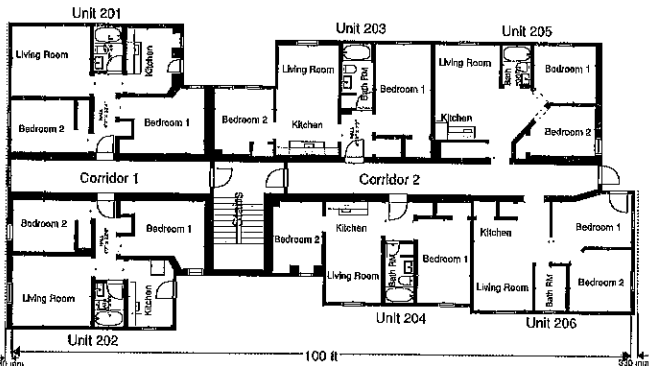
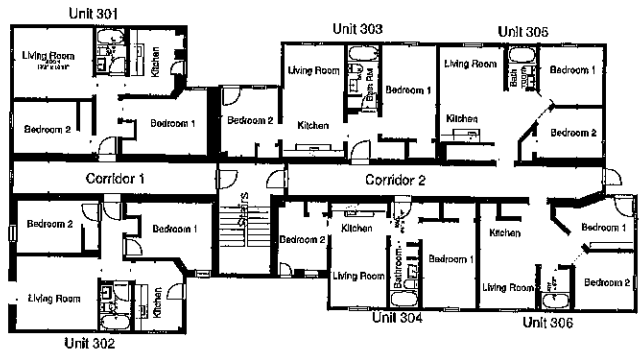
Ground Floor



Basement



Third Floor



480 Young Street - Layout Plan

Matterport Link

NEL
Construction Consultants

Grant M. Driedger

From: Patrick Penner <pkharpenn@shaw.ca>
Sent: March 1, 2023 5:04 PM
To: Grant M. Driedger
Subject: Fwd: Nel Construction Repair and ACV Analysis | Centra file 9726
Attachments: 23.03.01R480-YoungStreet-RepairCostEstimatewithACV.pdf

Sent from my iPhone

Begin forwarded message:

From: Brad Obirek <BObirek@centraclaims.ca>
Date: March 1, 2023 at 4:57:20 PM CST
To: Patrick Penner <pkharpenn@shaw.ca>
Subject: Nel Construction Repair and ACV Analysis | Centra file 9726

Hi Patrick,

Please find the breakdown completed by Nel associated with the scope of work provided previous, replacement cost and depreciation(ACV) calculation.

No depreciation applied to the cleaning and demolition and labour components.

Depreciation applied to the materials that were damaged based on the condition pre loss and type of materials.

Newly installed materials from the previous claim were covered 100% with no depreciation.

Materials that were damaged from the previous fire and had not been repaired, were depreciated at a higher rate due to the damages from the fire.

The scope of work reflects the actual damaged property ie T Evans electrical scope call for replacement of electrical where none were present in the room as it was removed from the previous loss. This has been excluded as it was not present at the time of the loss. This is reflected in the comments from Nel CC.

Included is also the detailed breakdown associated with the fire escape repairs. Again this is associated to repair to pre existing loss condition and has no consideration for code up grade as the police does exclude.

Please review and advise if you have any questions or concerns.

Brad Obirek, BAA, CFEI, CIP
Senior Adjuster



280 – 530 Kenaston Boulevard
Winnipeg, MB R3N 1Z4
p. 204-318-2002
f. 204-977-8450
c. 204-612-4675
e. bobirek@centraclaims.ca
w. www.centraclaims.ca [centraclaims.ca]

From: Brad Obirek
Sent: February 22, 2023 8:31 AM
To: Patrick Penner <pkharpenn@shaw.ca>
Subject: Fwd: Invoice 4446 from Harpenn Construction Inc

Please find attached repair scope

Brad Obirek, BAA, CFEI, CIP
Senior Adjuster
Centra Claims Management Inc.
Error! Hyperlink reference not valid.
Error! Hyperlink reference not valid.
p. [204-318-2002](tel:204-318-2002)
f. [204.977.8450](tel:204-977-8450)
c. [204-612-4675](tel:204-612-4675)
e. bobirek@centraclaims.ca
w. www.centraclaims.ca [centraclaims.ca]

Begin forwarded message:

From: Brad Obirek <BObirek@centraclaims.ca>
Date: January 23, 2023 at 1:57:00 PM CST
To: pkharpenn@shaw.ca
Subject: RE: Invoice 4446 from Harpenn Construction Inc

Hi Patrick,

please find the demo and repair scope of work for your review that we have secured from the Construction Consultant. A copy has been provided to Brian at Wpg Bldg.

We are currently reviewing. If there is any questions or concerns or changes that may be required, please advise and we can look into

Thank you and have a great day.

Brad Obirek, BAA, CFEI, CIP
Senior Adjuster

280 – 530 Kenaston Boulevard
Winnipeg, MB R3N 1Z4

p. 204-318-2002

f. 204-977-8450

c. 204-612-4675

e. bobirek@centraclaims.ca

w. www.centraclaims.ca [centraclaims.ca]

From: Brad Obirek

Sent: January 16, 2023 10:44 AM

To: 'pkharpenn@shaw.ca' <pkharpenn@shaw.ca>

Subject: RE: Invoice 4446 from Harpenn Construction Inc

Hi Patrick

1. The invoice is directed to Furby and not referencing Young street? Can you please confirm or amend the invoice.
2. We have 2 options, we can request payment to the contractor who has purchased the flooring – we will need to secure the replacement receipts confirming replacement was completed and payment can be directed to pay the contractor – Harpenn Construction. We will need the subtrade flooring vendor invoice for replacement supporting that the replacement has been completed.

or

We can make a payment to the policy named insured and mortgagee – on an ACV basis – this will be the same price/amount as this was new flooring not installed. No depreciation would be applied, but this payment then has to be directed to the policy holder direct.

Please review and advise.

Brad Obirek, BAA, CFEI, CIP
Senior Adjuster

280 – 530 Kenaston Boulevard
Winnipeg, MB R3N 1Z4

p. 204-318-2002

f. 204-977-8450

c. 204-612-4675

e. bobirek@centraclaims.ca

w. www.centraclaims.ca [centraclaims.ca]

From: Harpenn Construction Inc <quickbooks@notification.intuit.com>

Sent: January 16, 2023 7:54 AM

To: Brad Obirek <BObirek@centraclaims.ca>

Subject: Invoice 4446 from Harpenn Construction Inc

Harpenn Construction Inc

DUE 16/01/2023

\$11,844.53

Print or save

Powered by QuickBooks

Dear Doug Thiessen - 485 Furby,

Here's your invoice! We appreciate your prompt payment.

Have a great day,
Harpenn Construction Inc

Bill to

485 Furby
5684961 Manitoba Ltd., 485 Furby
971 Corydon Ave
Box 285
Winnipeg MB R3M 3S7

Ship to

485 Furby
5684961 Manitoba Ltd., 485 Furby
971 Corydon Ave
Box 285
Winnipeg MB R3M 3S7

Terms

Due on receipt

15/01/2023

FL902 Flooring Material

\$9,271.65

Flooring - Material burnt in fire

1 X \$9,271.65 G

15/01/2023

AD1401 - Soft Costs

\$649.02

PST on Materials

1 X \$649.02 Out of Scope

15/01/2023

AD1401 - Soft Costs

\$695.37

Profit

1 X \$695.37 G

15/01/2023

AD1401 - Soft Costs

\$695.37

overhead

1 X \$695.37 G

Subtotal	\$11,311.
GST @ 5%	\$533.
Total	\$11,844.
Balance due	\$11,844.

Tax summary

GST @ 5%
 Net 10,662.39

\$533

Print or save

Harpenn Construction Inc

PO Box 285 Winnipeg MB R3M 3S7

(204)797-6742

pkharpenn@shaw.ca

GST Registration No.: 827613670RT0001

If you receive an email that seems fraudulent, please check with the business owner before payi



© Intuit, Inc. All rights reserved.

[Privacy](#) | [Security](#) | [Terms of Service](#)