

Statement of Real Estate Rentals

For more information on how to complete this statement, see Guide T4036, Rental Income.

**Identification**

Your name \_\_\_\_\_ Your social insurance number \_\_\_\_\_

For the period from: Year \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ to: Year \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ 1 | 2 | 3 | 1

Was this the final year of your rental operation? Yes  No

Name and address of person or firm preparing this form \_\_\_\_\_ Partnership business number (9 digits) \_\_\_\_\_

Tax shelter identification number \_\_\_\_\_

Account Number (15 characters) \_\_\_\_\_ Your percentage of ownership \_\_\_\_\_ Industry code 5 | 3 | 1 | 1 | 1 | 1

**Details of other co-owners and partners**

| Co-owner or partner's name and address | Share of net income (loss) \$ | Percentage of ownership |
|--|-------------------------------|-------------------------|
| _____                                  | _____                         | _____                   |
| _____                                  | _____                         | _____                   |
| _____                                  | _____                         | _____                   |

**Income**

| Address of property  | Number of units | Gross rents |
|--|-----------------|-------------|
| _____  | _____           | _____       |
| _____  | _____           | _____       |
| _____  | _____           | _____       |
| Enter the total of your gross rents  | 8141            | _____       |
| Other related income (for example, premiums and leases, sharecropping)                           | 8230            | _____       |
| <b>Gross rental income</b> – Enter this amount on line 160 of your income tax and benefit return | 8299            | _____ a     |

**Expenses**

|   | Total expenses | Personal portion |
|---|----------------|------------------|
| Advertising   | 8521           | _____            |
| Insurance   | 8690           | _____            |
| Interest  | 8710           | _____            |
| Office expenses   | 8810           | _____            |
| Legal, accounting, and other professional fees  | 8860           | _____            |
| Management and administration fees  | 8871           | _____            |
| Maintenance and repairs   | 8960           | _____            |
| Salaries, wages, and benefits (including employer's contributions)  | 9060           | _____            |
| Property taxes  | 9180           | _____            |
| Travel  | 9200           | _____            |
| Utilities   | 9220           | _____            |
| Motor vehicle expenses (not including capital cost allowance)   | 9281           | _____            |
| Other expenses  | 9270           | _____            |
| <b>Total</b>  | 9949           | _____            |
| Deductible expenses (total expenses minus personal portion)   | _____          | _____ b          |
| Net income (loss) before adjustments (line a minus line b)  | 9369           | _____ c          |
| Co-owners – Your share of line 9369 above   | 9945           | _____            |
| <b>Minus</b> other expenses of the co-owner   | _____          | _____            |
| <b>Subtotal</b>   | 9947           | _____            |
| <b>Plus</b> recaptured capital cost allowance (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036) | _____          | _____            |
| <b>Subtotal</b>   | 9948           | _____            |
| <b>Minus</b> terminal loss (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036)                    | _____          | _____            |
| <b>Subtotal</b>   | 9936           | _____            |
| <b>Minus</b> capital cost allowance (from Area A on page 2)   | _____          | _____ d          |
| <b>Net income (loss)</b> – If you are a sole proprietor or a co-owner, enter this amount on line 9946                     | _____          | _____ e          |
| <b>Partnerships</b> – Your share of line d above or the amount from your T5013 slip                                       | _____          | _____            |
| <b>Plus</b> GST/HST rebate for partners received in the year  | 9974           | _____            |
| <b>Minus</b> other expenses of the partner  | 9943           | _____            |
| <b>Your net income (loss)</b> – Enter this amount on line 126 of your income tax and benefit return                       | 9946           | _____            |

**Area A – Calculation of capital cost allowance claim (CCA)**

| 1<br>Class number                                | 2<br>Undepreciated capital cost (UCC) at the start of the year | 3<br>Cost of additions in the year (see areas B and C below) | 4<br>Proceeds of dispositions in the year (see areas D and E below) | 5<br>UCC after additions and dispositions (col. 2 plus col. 3 minus col. 4) <sup>1</sup> | 6<br>Adjustment for current-year additions (1/2 x (col. 3 minus col. 4)). If negative, enter "0" | 7<br>Base amount for capital cost allowance (col. 5 minus col. 6) | 8<br>Rate (%) | 9<br>CCA for the year (col. 7 x col. 8 or a lesser amount) | 10<br>UCC at the end of the year (col. 5 minus col. 9) |
|--|--|--|---|--|--|---|---------------|--|--|
|  |  |  |   |  |  |   |               |  |  |
|  |  |  |   |  |  |   |               |  |  |
|  |  |  |   |  |  |   |               |  |  |
|  |  |  |   |  |  |   |               |  |  |
| <b>Total CCA claim for the year <sup>2</sup></b> |  |  |   |  |  |   |               |  |  |

1 If you have a negative amount in column 5, add it to income as a recapture under "Recaptured capital cost allowance" on line 9947 on page 1 of this form. If there is no property left in the class and there is a positive amount in the column, deduct the amount from income as a terminal loss under "Terminal loss" at line 9948 on page 1 of this statement. For more information, read Chapter 3 of Guide T4036.

2 Sole proprietors and partnerships: Enter the total claim on line 9936 on page 1 of this form. Co-owners – Enter only your share of the total claim on line 9936.

**Area B – Details of equipment and other property additions in the year**

| 1<br>Class number   | 2<br>Property details | 3<br>Total cost | 4<br>Personal portion (if applicable) | 5<br>Rental portion (Column 3 minus Column 4) |
|---|-----------------------|-----------------|---------------------------------------|---|
|   |                       |                 |                                       |   |
|   |                       |                 |                                       |   |
|   |                       |                 |                                       |   |
| <b>Total equipment and other property additions in the year</b> |                       |                 |                                       | <b>9925</b>                                   |

**Area C – Details of building and leasehold interest additions in the year**

| 1<br>Class number                           | 2<br>Property details | 3<br>Total cost | 4<br>Personal portion (if applicable) | 5<br>Rental portion (Column 3 minus Column 4) |
|---|-----------------------|-----------------|---------------------------------------|---|
|   |                       |                 |                                       |   |
|   |                       |                 |                                       |   |
|   |                       |                 |                                       |   |
| <b>Total building additions in the year</b> |                       |                 |                                       | <b>9927</b>                                   |

**Area D – Details of equipment and other property dispositions in the year**

| 1<br>Class number  | 2<br>Property details | 3<br>Proceeds of disposition (should not be more than the capital cost) | 4<br>Personal portion (if applicable) | 5<br>Rental portion (Column 3 minus Column 4) |
|--|-----------------------|---|---------------------------------------|---|
|  |                       |   |                                       |   |
|  |                       |   |                                       |   |
|  |                       |   |                                       |   |
| <b>Total equipment and other property dispositions in the year</b> |                       |   |                                       | <b>9926</b>                                   |

**Note:** If you disposed of rental property in the year, see Chapter 3 of Guide T4036, for information about your proceeds of disposition.

**Area E – Details of building and leasehold interest dispositions in the year**

| 1<br>Class number                              | 2<br>Property details | 3<br>Proceeds of disposition (should not be more than the capital cost) | 4<br>Personal portion (if applicable) | 5<br>Rental portion (Column 3 minus Column 4) |
|--|-----------------------|---|---------------------------------------|---|
|  |                       |   |                                       |   |
|  |                       |   |                                       |   |
|  |                       |   |                                       |   |
| <b>Total building dispositions in the year</b> |                       |   |                                       | <b>9928</b>                                   |

**Note:** If you disposed of rental property in the year, see Chapter 3 of Guide T4036, for information about your proceeds of disposition.

**Area F – Details of land additions and dispositions in the year**

|   |             |  |
|---|-------------|--|
| Cost of all land additions in the year          | <b>9923</b> |  |
| Proceeds from all land dispositions in the year | <b>9924</b> |  |