

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 _____ 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 _____

Details of other co-owners and partners

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

Gross rental income – 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	
Total	9949	
Deductible expenses (total expenses minus personal portion)		
Net income (loss) before adjustments (line a minus line b)		9369
Co-owners – Your share of line 9369 above		
Minus other expenses of the co-owner		9945
		Subtotal
Plus recaptured capital cost allowance (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036)		9947
		Subtotal
Minus terminal loss (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036)		9948
		Subtotal
Minus capital cost allowance (from Area A on page 2)		9936
Net income (loss) – If you are a sole proprietor or a co-owner, enter this amount on line 9946		
Partnerships – Your share of line d above or the amount from your T5013 slip		
Plus GST/HST rebate for partners received in the year		9974
Minus other expenses of the partner		9943
Your net income (loss) – Enter this amount on line 126 of your income tax and benefit return		9946

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

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

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 Class number	2 Property details	3 Total cost	4 Personal portion (if applicable)	5 Rental portion (Column 3 minus Column 4)
Total equipment and other property additions in the year				9925

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

1 Class number	2 Property details	3 Total cost	4 Personal portion (if applicable)	5 Rental portion (Column 3 minus Column 4)
Total building additions in the year				9927

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

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

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

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	9923	
Proceeds from all land dispositions in the year	9924	