



# STATEMENT OF REAL ESTATE RENTALS

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

1

<b>Identification</b>										Your social insurance number									
Your name																			
For the period from:	Year	Month	Day	to:	Year	Month	Day	Was this the final year of your rental operation? Yes <input type="checkbox"/> No <input type="checkbox"/>											
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 %
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		Number of units	Gross rents
Address of property			
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

Expenses		Total expense	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)			9369
Net income (loss) before adjustments (line a minus line b)			
Co-owners – Your share of line 9369 above			
<b>Minus:</b> Other expenses of the co-owner			9945
			Subtotal
<b>Plus:</b> Recaptured capital cost allowance (co-owners – enter your share of the amount) (see Chapter 3)			9947
			Subtotal
<b>Minus:</b> Terminal loss (co-owners – enter your share of the amount) (see Chapter 3)			9948
			Subtotal
<b>Minus:</b> Capital cost allowance (from Area A on page 2)			9936
<b>Net income (loss)</b> – If you are a sole proprietor or a co-owner, enter this amount on line 9946			
<b>Partnerships</b> – Your share of line d above or the amount from slip T5013 or T5013A			
<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**

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)	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 \*\***

\* If you have a negative amount in this column, 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" on line 9948 on page 1 of this form. For more information, read Chapter 3 of Guide T4036, *Rental Income*.

\*\* 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)

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

**Total equipment and other property dispositions in the year** **9926**

**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)

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

**Total building dispositions in the year** **9928**

**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>	