



Statement of Real Estate Rentals

NOTE: In this form, the text inserted between square brackets represents the regular print information.

- Use this form if you own and rent real estate or other property. It relates mainly to renting real estate but also covers some other types of rental property such as farmland. This form will help you determine your gross rental income, the expenses you can deduct, and your net rental income or loss for the year.
- To determine whether your rental income is from property or a business, consider the number and types of services you provide for your tenants:
 - If you rent space and only provide basic services such as heating, lighting, parking, laundry facilities, you are earning an income from renting property.

- If you provide additional services such as cleaning, security, and meals, you may be conducting a business.
- For more information about how to determine if your rental income comes from property or a business, see Interpretation Bulletin IT-434R, Rental of Real Property by Individual, and its Special Release.
- If you are a co-owner of a property, you have to determine if a partnership exists before filling in the Identification part on page 3 [below]. To determine if you are in a partnership, see Income Tax Folio S4-F16-C1, What is a Partnership?
- For information on how to fill out this form, see Guide T4036, Rental Income.

Part 1 – Identification

Your name		
Your Social Insurance Number		
Your Address		
City		Prov./Terr
		Postal Code

Fiscal period from

Year			Month		Day		to	Year			Month		Day	
											1	2	3	1

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

Your percentage of the partnership %	Industry code 5 3 1 1 1 1
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Tax shelter identification number (8 characters)

Partnership business number

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Name of person or firm preparing this form

Business number/Account number

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Address of person or firm preparing this form		
City	Prov./Terr	Postal Code

Part 2 – Details of other co-owners and partners

Co-owner or partner's name and address

Co-owner or partner's name		
Co-owner or partner's address		
City	Prov./Terr	Postal Code

Share of net income (loss)	<table border="1"> <tr> <td data-bbox="716 168 1037 267">\$</td> <td data-bbox="1037 168 1146 267"></td> </tr> </table>	\$		Percentage of ownership	%
\$					
Co-owner or partner's name					
Co-owner or partner's address					
City	Prov./Terr	Postal Code			
Share of net income (loss)	<table border="1"> <tr> <td data-bbox="716 894 1037 993">\$</td> <td data-bbox="1037 894 1146 993"></td> </tr> </table>	\$		Percentage of ownership	%
\$					

Co-owner or partner's name			
Co-owner or partner's address			
City		Prov./Terr	Postal Code
Share of net income (loss)	\$		Percentage of ownership %

Part 3 – Income

In most cases, you calculate your rental income using the **accrual method**. If you have no amounts receivable and no expenses outstanding at the end of the year, you can use the **cash method**.

List the addresses of
your rental properties

Number
of units

Gross rents

<hr/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	1
<hr/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	2
<hr/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	3

Enter the total of your gross rents in the
year you receive them (amount 1 **plus**
amount 2 **plus** amount 3)

Other income (for example, premiums and
leases, sharecropping)

Total gross rental income – Enter this
amount on your income tax and benefit
return on line 160 (amount 4 **plus** amount 5)

8141	<input type="text"/>	<input type="text"/>	4
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8230	<input type="text"/>	<input type="text"/>	5
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8299	<input type="text"/>	<input type="text"/>	6
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	Total expenses		Personal portion	
Advertising	8521			
Insurance	8690			
Interest and bank charges	8710			
Office expenses	8810			
Professional fees (includes legal and accounting fees)	8860			
Management and administration fees	8871			
Repairs and maintenance	8960			
Salaries, wages, and benefits (including employer's contributions)	9060			
Property taxes	9180			

	Total expenses		Personal portion	
Travel	9200			
Utilities	9220			
Motor vehicle expenses (not including capital cost allowance)	9281			
Other expenses	9270			
Total expenses (add the lines listed under "Total expenses")				
Total for personal portion (add the lines listed under "Personal portion")			9949	
Deductible expenses (total expenses from amount A minus total personal portion on line 9949)				

A

7

Net income (loss) before adjustments
(total gross rental income from amount 6
minus deductible expenses from amount 7)

9369			8
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Other expenses of the co-owner – calculate
your share of net income from amount 8.
Enter your result on amount 9

			9
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Minus:

Co-owners – other deductible expenses
you have as a co-owner which you did not
deduct elsewhere

9945			10
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Subtotal (amount 9 **minus** amount 10)

			11
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Plus:

Recaptured capital cost allowance
(co-owners – enter your share of the amount)

9947			12
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Subtotal (amount 11 **plus** amount 12)

			13
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Minus:

Terminal loss (co-owners – enter your share of the amount)

9948			14
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Subtotal (amount 13 **minus** amount 14)

			15
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Minus:

Total capital cost allowance claim for the year (amount i from Area A)

9936			16
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Net income (loss)
(amount 15 **minus** amount 16)

			17
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If you are a sole proprietor or a co-owner enter this amount on line 9946.

Partnerships

Partners – your share of amount 17, or the amount from your T5013 slip, Statement of Partnership Income

			18
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Plus:

Partners – GST/HST rebate for partners received in the year

9974			19
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Minus:

Partners – other expenses of the partner

9943			20
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Your net income (loss) – For sole proprietors or co-owners, enter this amount on your income tax and benefit return on line 126. For partnerships, enter the result of amount 18 **plus** amount 19 **minus** amount 20. Enter this amount on your income tax and benefit return on line 126

9946			21
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The capital cost allowance (CCA) you can claim depends on the type of rental property you own and the date you acquired it. Group the depreciable property you own into the appropriate classes. A specific rate of CCA generally applies to each class.

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

1 Class number	2 Undepreciated capital cost (UCC) at the start of the year		3 Cost of additions in the year (see Area B and C on page 21 and 22 [below])	



4		5		6 *	
Cost of additions from column 3 which are AIPP (new property must be available for use before 2024) See note 1 on page 20 [below]		Proceeds of dispositions in the year (see Area D and E on page 23 and 24 [below])		UCC after additions and dispositions (col. 2 plus col. 3 minus col. 5)	

7		8	
Proceeds of dispositions available to reduce additions of AIP (col. 5 minus col. 3 plus col. 4). If negative, enter "0"		UCC adjustment for current-year additions of AIP (col. 4 minus col. 7) multiplied by the relevant factor. If negative, enter "0". See note 2 on page 20 [below]	

<p style="text-align: center;">9</p> <p style="text-align: center;">Adjustment for current-year additions subject to the half year-rule 1/2 multiplied by (col. 3 minus col. 4 minus col. 5). If negative, enter "0."</p>	<p style="text-align: center;">10</p> <p style="text-align: center;">Base amount for CCA (col. 6 plus col. 8 minus col. 9)</p>	<p style="text-align: center;">11</p> <p style="text-align: center;">CCA Rate %</p>		

12	13
CCA for the year (col. 10 multiplied by col. 11 or a lower amount)	UCC at the end of the year (col. 6 minus col. 12)
	i

Total CCA claim for the year:** Total of column 12
 (enter the amount on line 9936 of Part 4, amount i minus any personal part and any CCA for business-use-of-home expenses***)

- * If you have a negative amount in column 6, add it to income as a recapture under 'Recaptured capital cost allowance' on line 9947. If no property is left in the class and there is a positive amount in the column, deduct the amount from your income as a terminal loss under 'Terminal loss' on line 9948. For more information, read Chapter 3 of Guide T4036.

- ** For information on CCA for "Calculation of business-use-of-home expenses," see "Special situations" in Guide T4002, Chapter 4. To help you calculate the capital cost allowance claim, see the calculation charts in Areas B to F.

- *** Sole proprietors and partnerships - enter the total CCA claim for the year from amount i on line 9936.

Co-owners - enter only your share of the total CCA claim for the year from amount i on line 9936.

Note 1: Columns 4, 7, and 8 apply only to the accelerated investment incentive properties that became available for use during the year. See proposed Regulation 1104(4) for the definition of accelerated investment incentive property (AIIP) which may apply to certain additions acquired after November 20, 2018.

Note 2: The proposed relevant factors for properties available for use before 2024 are $2 \frac{1}{3}$ (class 43.1), 1 (classes 43.2 and 53) and 0.5 for the remaining accelerated investment incentive properties.

For more information on accelerated investment incentive properties, see Guide T4002 or go to **canada.ca/taxes-accelerated-investment-income**.

List all equipment or other property you acquired or improved in the current tax year, and group them into the appropriate classes. Equipment includes appliances such as a washer and dryer; maintenance equipment such as a lawn mower or a snow blower; and other property such as furniture and some fixtures you acquired to use in your rental operation.

Area B – Equipment additions in the year

1 Class number	2 Property details

3 Total Cost	4 Personal portion (if applicable)	5 Rental portion (col. 3 minus col. 4)
Total equipment additions in the year (total of column 5)	9925	

List all building or leasehold interest additions you acquired or improved in the current tax year. Group the depreciable property you own into the appropriate classes.

Area C – Building additions in the year

1 Class number	2 Property details



3 Total Cost		4 Personal portion (if applicable)		5 Rental portion (col. 3 minus col. 4)	
Total building additions in the year (total of column 5)				9927	

Area D – Equipment dispositions in the year

1	2
Class number	Property details

3	4	5
Proceeds of disposition (should not be more than the capital cost)	Personal portion (if applicable)	Rental portion (col. 3 minus col. 4)
Total equipment dispositions in the year (total of column 5)		9926

Area E – Building dispositions in the year

1	2
Class number	Property details

3	4	5
Proceeds of disposition (should not be more than the capital cost)	Personal portion (if applicable)	Rental portion (col. 3 minus col. 4)
Total building dispositions in the year (total of column 5)		9928

Area F – Land additions and dispositions in the year

Total cost of all land additions in the year

9923

Total proceeds from all land dispositions in the year

9924

See the privacy notice on your return.