



## 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 <b>5</b>   <b>3</b>   <b>1</b>   <b>1</b>   <b>1</b>   <b>1</b>
---	--

Tax shelter identification number (8 characters)

Partnership business number

--	--	--	--	--	--	--	--	--

Name of person or firm preparing this form

Business number/Account number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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		
Share of net income (loss)	\$ <input type="text"/>	Percentage of ownership %

Co-owner or partner's name and address		
Share of net income (loss)	\$ <input type="text"/>	Percentage of ownership %

Co-owner or partner's name and address			
Share of net income (loss)	\$	<input style="width: 90%;" type="text"/>	Percentage of ownership <span style="float: right;">%</span>

### 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		
	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 90%; height: 30px;" type="text"/>	<b>1</b>
	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 90%; height: 30px;" type="text"/>	<b>2</b>
	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 90%; height: 30px;" type="text"/>	<b>3</b>

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

<b>8141</b>		
-------------	--	--

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

<b>8230</b>		
-------------	--	--

**Total gross rental income** – Enter this amount on your Income Tax and Benefit Return on line 12599 (line 8141 **plus** line 8230)

<b>8299</b>		
-------------	--	--

## Part 4 – Expenses

	Total expenses	Personal portion
Advertising	<b>8521</b>	
Insurance	<b>8690</b>	
Interest and bank charges	<b>8710</b>	
Office expenses	<b>8810</b>	

Total expenses

Personal portion

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**

--	--

--	--

Travel

**9200**

--	--

--	--

Utilities

**9220**

--	--

--	--

Motor vehicle expenses (not including capital cost allowance)

**9281**

--	--

--	--



	Total expenses	Personal portion
Other expenses	<b>9270</b>	
<b>Total expenses</b> (add the lines listed under "Total expenses")		<b>A</b>
<b>Total for personal portion</b> (add the lines listed under "Personal portion")	<b>9949</b>	
Deductible expenses (total expenses from amount A <b>minus</b> total personal portion on line 9949)		<b>4</b>
Net income (loss) before adjustments (total gross rental income from line 8299 <b>minus</b> deductible expenses from amount 4)	<b>9369</b>	
Co-owner – calculate your share of net income from line 9369. Enter your result on amount 5		<b>5</b>

Other expenses of the co-owner – other deductible expenses you have as a co-owner which you did not deduct elsewhere

---

<b>9945</b>		
-------------	--	--

**Subtotal** (amount 5 **minus** line 9945)

---

		<b>6</b>
--	--	----------

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

---

<b>9947</b>		
-------------	--	--

**Subtotal** (amount 6 **plus** line 9947)

---

		<b>7</b>
--	--	----------

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

---

<b>9948</b>		
-------------	--	--

**Subtotal** (amount 7 **minus** line 9948)

---

		<b>8</b>
--	--	----------

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

---

<b>9936</b>		
-------------	--	--

**Net income (loss)**  
(amount 8 **minus** line 9936)

---

		<b>9</b>
--	--	----------

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

---

## Partnerships

Partners – your share of amount 9, or the amount from your T5013 slip, Statement of Partnership Income

---

		<b>10</b>
--	--	-----------

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

---

<b>9974</b>		
-------------	--	--

Partners – other expenses of the partner

---

<b>9943</b>		
-------------	--	--

**Your net income (loss)** – For sole proprietors or co-owners, enter this amount on your income tax and benefit return on line 12600. For partnerships, enter the result of amount 10 **plus** line 9974 **minus** line 9943. Enter this amount on your Income Tax and Benefit Return on line 12600

---

<b>9946</b>		
-------------	--	--

continue on next page →

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 19 and 21 [below])	



<b>4</b>		<b>5</b>		<b>6 *</b>	
Cost of additions from column 3 which are for AllP or one or more zero-emission vehicles (ZEV) (new property must be available for use in the year)  See <b>note 1</b> on page 18 [below]		Proceeds of dispositions in the year (see Area D and E on page 22 and 23 [below] )		UCC after additions and dispositions (col. 2 <b>plus</b> col. 3 <b>minus</b> col. 5)	

continue on next page →

<b>7</b>		<b>8</b>	
Proceeds of dispositions available to reduce additions of AIIP and ZEV (col. 5 minus col. 3, plus col. 4). If negative, enter "0". See Note 2 on page 18 [Note 2]		UCC adjustment for current-year additions of AIIP and ZEV (col. 4 minus col. 7) multiplied by the relevant factor. If negative, enter "0". See Note 3 on page 18 [Note 3]	

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

continue on next page →

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

**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 Chapter 4 of Guide T4002. 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.

continue on next page →

- Note 1:** Columns 4, 7, and 8 apply only to accelerated investment incentive properties (AIIPs) (see Regulation 1104(4) of the Income Tax Regulations for the definition), zero-emission vehicles, and zero-emission passenger vehicles. In this chart ZEV represents both zero-emission vehicles and zero-emission passenger vehicles. An AIIP is a property (other than ZEV) that you acquired after November 20, 2018 and became available for use before 2028. A ZEV is a motor vehicle included in Class 54 or 55 that you acquired after March 18, 2019 and became available for use before 2028. For more information on AIIP and ZEV, see guide T4036.
- 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.
- Note 3:** The relevant factors for properties available for use before 2024 are  $2 \frac{1}{3}$  (classes 43.1 and 54),  $1 \frac{1}{2}$  (class 55), 1 (classes 43.2 and 53), 0 (classes 12 and 13), and  $\frac{1}{2}$  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](http://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**

<b>1</b> Class number	<b>2</b> Property details



continue on next page →

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

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 <b>minus</b> col. 4)	
<b>Total building additions in the year (total of column 5)</b>				<b>9927</b>	

## Area D – Equipment 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 (col. 3 <b>minus</b> col. 4)
<b>Total equipment dispositions in the year (total of column 5)</b>		<b>9926</b>

## 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 <b>minus</b> col. 4)
<b>Total building dispositions in the year (total of column 5)</b>		<b>9928</b>

## 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.