Canada Revenue Agency / Agence du revenu du Canada

Statement of Real Estate Rentals

Protected B when completed

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

Identification

Your name: Amy Robinson	Your social insurance number: 5 0 4 7 8 4 6 5 3
For the period from: Year 2015 Month 01 Day 01 to: Year 2015 Month 12 Day 31	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
Table attached ? - Please Provide Explaination and the Table		
		+
		+

	Line	Amount
Enter the total of your gross rents	8141	21,000.00
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	21,000.00 a

Expenses

	Line	Total expenses		Personal portion
Advertising	8521			
Insurance	8690	1,620.00		0.00
Interest	8710	9,972.34		0.00
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	2,854.29		0.00
Travel	9200			
Utilities	9220			
Motor vehicle expenses (not including capital cost allowance)	9281			
Other expenses	9270			
Total		14,446.63	9949	0.00

	Line	Amount
Deductible expenses (total expenses **minus** personal portion)		14,446.63 b
Net income (loss) before adjustments (line a **minus** line b)	9369	6,553.37
Co-owners – Your share of line 9369 above		6,553.37 c
Minus other expenses of the co-owner	9945	
Subtotal		6,553.37
Plus recaptured capital cost allowance (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036)	9947	
Subtotal		6,553.37
Minus terminal loss (co-owners – enter your share of the amount) (see Chapter 3 of Guide T4036)	9948	
Subtotal		6,553.37
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		6,553.37 d
Partnerships – Your share of line d above or the amount from your T5013 slip		e
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	6,553.37

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	

See the privacy notice on your return.

T776: Properties

Description of property	Gross rents
915 Kennedy Street	21,000

T776: Motor vehicle CCA

Description	Total KM	Rental KM	Class	Open UCC	Additions	Dispositions	CCA	Close UCC
								0

T776: CCA calculation

Class	Rate	UCC start	Additions	Proceeds	PUR	CCA	UCC end
	0						0

Optimization Results

Optimization	Line	Claimed By You	Claimed By Partner
Donations (registered charities)	349	101.27	