



Statement of Real Estate Rentals

- 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-434, 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 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 _____ Was this the final year of your rental operation? Yes No

Your percentage of ownership _____ % Industry code 5 3 1 1 1 1 1 Tax shelter identification number (8 characters) TS Partnership business number _____

Name and address of the person or firm preparing this form _____ Business number/Account number RT _____

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Part 2 – Details of other co-owners and partners

Co-owner or partner's name and address _____ 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**.

Address of property _____ City _____ Province _____ Postal code _____ Country _____ Number of units _____ Gross rents _____

Enter the total of your gross rents in the year you received them (amount 1 plus amount 2 plus amount 3).	8141	
Other income (for example, premiums and leases, short-term leasing)	8230	
Total gross rental income – Enter this amount on your income tax and benefit return on line 12599 (line 8141 plus line 8230)	8299	

* You may have received assistance from COVID-related measures from the federal, provincial or territorial governments. For more information, go to canada.ca/cra-coronavirus.

Part 4 – Expenses

	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	
Travel	9200	
Utilities	9220	
Motor vehicle expenses (not including capital cost allowance)	9281	
Other expenses (specify) _____		
Total other expenses	9270	
Total expenses (add the lines listed under "Total expenses")	A	
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)		4
Net income (loss) before adjustments (total gross rental income from line 8299 minus deductible expenses from amount 4)	9369	
Co-owner – calculate your share of net income from line 9369. Enter your result on amount 5		5
Co-owner – other deductible expenses you have as a co-owner which you did not deduct elsewhere	9945	

	Subtotal (amount 5 minus line 9945)	6
Recaptured capital cost allowance (co-owners – enter your share of the amount)	9947	
	Subtotal (amount 6 plus line 9947)	7
Terminal loss (co-owners – enter your share of the amount)	9948	
	Subtotal (amount 7 minus line 9948)	8
Total capital cost allowance claim for the year (amount i from Area A)	9936	
Net income (loss) (amount 8 minus line 9936) If you are a sole proprietor or a co-owner enter this amount on line 9946.		9
Partnerships		
Partners – your share of amount 9, or the amount from your T5013 slip, Statement of Partnership Income		10
Partners – GST/HST rebate for partners received in the year	9974	
Partners – other expenses of the partner	9943	
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	9946	

See the privacy notice on your return

Preview
 for review only