



**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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Your percentage of ownership	Industry code	Tax shelter identification number (8 characters)	Partnership business number
%	5 3 1 1 1 1	TS	
Name and address of the person or firm preparing this form		Business number/Account number	
Randy Larson		RT	
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**Part 2 – Details of other co-owners and partners**

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

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 (amount 1 plus amount 2 plus amount 3).						<b>8141</b>
Other income (for example, premiums and leases, short-term leasing)						<b>8230</b>
<b>Total gross rental income:</b> Enter this amount on your income tax and benefit return on line 12599 (line 8141 plus line 8230)						<b>8299</b>

\* 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](https://canada.ca/cra-coronavirus).

**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>	
Professional fees (includes legal and accounting fees)	<b>8860</b>	
Management and administration fees	<b>8871</b>	
Repairs and maintenance	<b>8960</b>	
Salaries, wages and benefits (including employer's contributions)	<b>9060</b>	
Property taxes	<b>9180</b>	
Travel	<b>9200</b>	
Utilities	<b>9220</b>	
Motor vehicle expenses (not including capital cost allowance)	<b>9281</b>	
Other expenses (specify)		
Total other expenses	<b>9270</b>	
<b>Total expenses (add the lines listed under "Total expenses")</b>	<b>A</b>	
<b>Total for personal portion (add the lines listed under "Personal portion")</b>		<b>9949</b>
Deductible expenses (total expenses from amount A minus total personal portion from line 9949)		<b>4</b>
Net income (loss) before adjustments (total gross rental income from line 8299 minus deductible expenses from amount 4)	<b>9369</b>	
Co-owners: calculate your share of net income from line 9369. Enter your result on amount 5		<b>5</b>
Co-owners: other deductible expenses you have as a co-owner which you did not deduct elsewhere	<b>9945</b>	

	<b>Subtotal (amount 5 minus line 9945)</b>	6
Recaptured capital cost allowance (co-owners: enter your share of the amount)	<b>9947</b>	
	<b>Subtotal (amount 6 plus line 9947)</b>	7
Terminal loss (co-owners: enter your share of the amount)	<b>9948</b>	
	<b>Subtotal (amount 7 minus line 9948)</b>	8
Total capital cost allowance claim for the year (amount ii from Area A)	<b>9936</b>	
<b>Net income (loss)</b> (amount 8 minus line 9936) If you are a sole proprietor or a co-owner, enter this amount on line 9946.		9
<b>Partnerships</b> 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	<b>9974</b>	
Partners: other expenses of the partner	<b>9943</b>	
<b>Your net income (loss):</b> For sole proprietors or co-owners, the result of amount 9. For partnerships, the result of amount 10 plus line 9974 minus line 9943. Enter this amount on line 12600 of your income tax and benefit return.	<b>9946</b>	

See the privacy notice on your return

Preview

for review only