



## Statement of Real Estate Rentals

- Use this form if you own and rent out real estate or other property including residential property that is a short-term rental. 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 Part 1 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	Date (YYYYMMDD)	to	Year	Month	Day	Was this the final year of your rental operation? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Your percentage of the partnership %		Industry code	5	3	1	1	1
Name of the person or firm preparing this form				Tax shelter identification number (8 characters)		Partnership business number	
Address of the 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) \$	Percentage of ownership %
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### 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 for short-term rentals	Gross rents for all units
Total of your gross rents for short-term rentals in the year you receive them (add amounts under "Gross rents for short-term rentals")		8140	
Total of all your gross rents in the year you receive them (add lines under "Gross rents for all units").		8141	
Other income (for example, premiums and leases, sharecropping)		8230	
Total gross rental income: Enter this amount on your income tax and benefit return on line 12599 (line 8141 plus line 8230)		8299	

**Part 4 – Expenses**

		Total expenses	Personal portion of total expenses	Short-term rental portion of total expenses
Advertising .....	8521	_____	_____	_____
Insurance .....	8690	_____	_____	_____
Interest and bank charges .....	8710	_____	_____	_____
Office expenses .....	8810	_____	_____	_____
Professional fees (including 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 .....	9270	_____	_____	_____
<b>Total expenses (add amounts listed under "Total expenses") .....</b>		<b>A</b> _____		
<b>Total for personal portion (add amounts listed under "Personal portion of total expenses")</b>		<b>9949</b>	_____	
<b>Total for short-term rental portion (add amounts listed under "Short-term rental portion of total expenses").</b>		<b>9365</b>	_____	
Non-compliant amount for short-term rentals (amount B from Chart A) .....		<b>9366</b>	_____	
Deductible expenses (amount A <b>minus</b> line 9949 <b>minus</b> line 9366) .....			<b>1</b> _____	
Net income (loss) before adjustments (total gross rental income from line 8299 <b>minus</b> deductible expenses from amount 1) .....		<b>9369</b>	_____	
Co-owners: calculate your share of net income from line 9369. Enter your result on amount 2. ....			<b>2</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>	_____	
<b>Subtotal (amount 2 minus line 9945)</b> .....			<b>3</b> _____	
Recaptured capital cost allowance (co-owners: enter your share of the amount) .....		<b>9947</b>	_____	
<b>Subtotal (amount 3 plus line 9947)</b> .....			<b>4</b> _____	
Terminal loss (co-owners: enter your share of the amount) .....		<b>9948</b>	_____	
<b>Subtotal (amount 4 minus line 9948)</b> .....			<b>5</b> _____	
Non-compliant amount of capital cost allowance (CCA) for short-term rentals (amount C from Chart B) .....		<b>9367</b>	_____	
Total CCA claim for the year (amount ii from Area A <b>minus</b> any personal part of CCA, and any CCA for business-use-of home expenses) .....		<b>9936</b>	_____	
<b>Net income (loss) (amount 5 minus line 9936)</b> .....			<b>6</b> _____	
If you are a sole proprietor or a co-owner, enter this amount on line 9946.				
<b>Partnerships</b>				
Partners: your share of amount 6, or the amount from your T5013 slip, Statement of Partnership Income .....			<b>7</b> _____	
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, enter the result from amount 6. For partnerships, enter the result from amount 7 <b>plus</b> line 9974 <b>minus</b> line 9943. Enter this amount on line 12600 of your income tax and benefit return .....		<b>9946</b>	_____	