

October 21, 2025

BC Residential Tenancy Branch  
5021 Kingsway  
Burnaby, BC  
V5H 4A5

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 12184 224<sup>th</sup> Street, Maple Ridge, British Columbia (the "**Building**")

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I am the Client Business Manager at Tectra Group Inc. ("**Tectra**"). I am involved in business development, sales, and project management for Tectra. Tectra has over 25 years' experience installing, repairing, and maintaining all forms of flat roofing, shingle roofing, and building envelopes across Canada for both commercial and residential buildings.

Tectra was hired by CAPREIT Limited Partnership ("**CAPREIT**") to replace the roof of the Building. I oversaw the roof replacement project completed by Tectra at the Building.

The scope of work for the roof replacement project at the Building was as follows (the "**Roof Replacement Project**"):

or all flat roof areas, the existing 2-ply modified bitumen roofing membrane was removed and disposed of down to the existing roof deck and a new 2-ply modified bitumen conventional roofing assembly (including all associated components) was installed. Associated components included replacement of the roof drains, stack jackets, vent cones, pitch pockets, duct/pipe/gas-line/cable tray supports, walkway pavers, metal flashing, metal counterflashing, metal cap flashing, and sealant; mechanical and electrical equipment was disconnected as required in order to complete the roofing work then reconnected after the roofing work was finished and tested to ensure it was working and reconnected properly; damaged and/or deteriorated wood decking was removed as required and replaced with new exterior grade plywood sheathing to match the existing plywood sheathing; roof curbs were built to accommodate the new roofing system, with an 8-inch clear height above the finished roof level; and roofing hatch was replaced as required, and a curb with a minimum 12" height from finished roof level was installed; and replaced the metal siding, wood sheathing, roof access ladders (2), and front entrance canopy.

As noted above, a 2-ply modified bitumen conventional roofing assembly was installed at the Building. Bitumen is a type of standard roofing asphalt that can be modified by adding styrene butadiene styrene ("**SBS**"). SBS is a type of synthetic rubber polymer that enhances

performance, including better waterproofing as well as increased resistance to tearing, cracking, and deformation due to enhanced low-temperature resistance and better high-temperature performance. A 2-ply modified bitumen roof is ideal for roofs with flat or low slopes, such as the Building.

Although the work described above references roofing components that were deteriorated, rotten, cracked, or otherwise damaged, this does not mean the Building had not been maintained properly. The roof replacement at the Building was not due to insufficient or inadequate maintenance. There was evidence of maintenance and repair work to the roof, including repairing cracked sections and sealing roof areas at risk of failing.

However, no amount of maintenance can result in a building system, such as a roof, operating indefinitely. Roofs typically have an estimated useful life of approximately 20 years. Prior to the replacement, the roof at the Building was approximately 20 years old and was therefore due for a replacement.

Aside from regular maintenance and minor repair work, it is estimated that the above-noted work to Building will not recur for at least 20 years. The roof replacement work done by Tectra includes a 20-year warranty on all labour and materials used for the Roof Replacement Project. With proper maintenance, a 2-ply modified bitumen roof can last as long as 30 years. Please note that this is an estimate based on the typical expected life of this building component, and not a warranty that the above-noted work will last for 30 years. I provide this information solely for the assistance of the BC Residential Tenancy Branch in understanding the expected life of this type of roof in general terms, and to explain that this work is expected to last over 5 years.

I am aware that this letter will be provided to the BC Residential Tenancy Branch by CAPREIT to provide information to the Tribunal with respect to the scope of the project in support of CAPREIT's application for an additional rent increase for the Building. This letter may not be used for any other purpose.

Sincerely,



Robin Connelly,  
Client Business Manager  
Tectra Group Inc.