



108-7402 Progress Way, Delta, BC, V4G 0A1 • 604-940-2268

February 24, 2025

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

To Whom it May Concern:

Re: Additional Rent Increase Application for 8735 Selkirk Street, Vancouver, British Columbia (the “Building”)

I am a The Sales and Marketing Director at PJB Mechanical, Plumbing, Heating & Cooling (“**PJB Mechanical**”). PJB Mechanical is a full-service plumbing, heating, gas fitting, and drain cleaning company. Our services include the installation of high-efficiency residential boilers and furnaces as well as maintenance services.

PJB Mechanical was contracted to install a high efficiency boiler and new hot water tanks at the Building in July 2023. I oversaw this project (the “**Project**”) at the Building owned by 8735 Selkirk Street Holdings Inc. and Vancouver No. 1 Apartments Partnership (collectively, the “**Landlord**”).

Prior to this work, the existing boiler at the Building was over 25 years old (installed around 1996) and was less efficient than the high efficiency boiler it was replaced with. The hot water tanks were also due for replacement. The boiler and hot water tanks were not replaced due to inadequate maintenance, but were replaced because they were at the end of their useful life.

The Project included the following work:

- existing mid-efficient heating boiler and hot water tanks were replaced with two NTI LX400 series high-efficiency boilers, an NTI LX400WH domestic water heater, and two new 120 gallon hot water storage tanks;
- pipe and fittings were also replaced, along with all pumps, flow switches, LWCOs, wells, and sensors;
- new electrical was installed, including emergency disconnect switches and subpanel, and side wall vents were installed; and
- condensate neutralizers were installed and piped to the nearest drain, and pipe installation, ASJ pipe jacket, and bend covers were also installed

It is anticipated that the work completed will have an estimated useful life of approximately 20 years. Aside from regular maintenance and minor repair work, it is estimated that The Landlord will not need to undertake a similar project for at least 20 years.



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I am aware this letter will be provided to the BC Residential Tenancy Branch by the Landlord to provide information to the tribunal with respect to the scope of the Project in support of the Landlord's application for an additional rent increase for the Building.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JN McGill', is written over a blue horizontal line.

Jason N McGill
Sales and Marketing Manager
PJB Mechanical, Plumbing, Heating & Cooling