

June 9, 2026

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 1855 Fort Street, Victoria, British Columbia (the “**Building**”)

I am a Vice President at Triumph Roofing and Sheet Metal Inc. (“**Triumph**”). I am involved in business development and project management for Triumph. Triumph has over 37 years’ experience installing, repairing, and maintaining all forms of flat roofing, shingle roofing, and building envelopes across Canada for both commercial and residential buildings.

Triumph was hired by CAPREIT Limited Partnership (“**CAPREIT**”) to replace the roof at the Building. I oversaw the roof replacement project completed by Triumph at the Building.

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

- supplied all materials, labour, and equipment to remove and dispose of the existing roof components and assembly down to the existing roof deck and installed a new self-adhesive two (2) ply modified-bitumen conventional roofing assembly and all associated roof components. To replace the roof, the existing roof materials were removed down to the existing wood deck. Any damaged or deteriorated wood sheathing was removed and replaced with new exterior grade plywood sheathing and the existing wood roof deck was prepared and primed. One (1) ply of vapour retarder was installed over the roof deck. Base insulation was then installed over the vapour retarder and an overlay/cover board was installed over the base insulation. The 2-ply modified-bitumen roofing system was then installed over the overlay/cover board;
- all roof accessories were replaced including 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. New retrofit roof drains with new control flows were installed at all existing drain locations on the roof, membrane gusset reinforcement was installed on top of the base sheet membrane at all inside and outside corners, new carpentry was installed at the roof parapets and curbs as required to replace any damaged or deteriorated wood, new expansion joint was installed as required, new 26-gauge prefinished metal cap flashing and counter flashing was installed at upturn locations, curbs, and roof parapets and metal flashing was installed at all roof penetrations; and
- supplied all materials, labour, and equipment to disconnect and reconnect all mechanical and electrical equipment, including lifting of equipment as required to complete the roofing work and testing of all equipment. The existing gas line supports were removed and replaced with new gas line supports and all gas pipelines were cleaned, primed, and painted with new yellow corrosion inhibiting paint.

A 2-ply modified bitumen roofing assembly was installed at the Building. Modified bitumen roofing systems are used primarily on flat or low-slope buildings because they provide exceptional waterproofing for flat and low-sloped roofs which are prone to water ponding and these roof materials can withstand heavy foot traffic. The Building is a low slope roof for which a modified bitumen roofing assembly is appropriate.

The roof replacement at the Building was not due to insufficient or inadequate maintenance. No amount of maintenance can result in a building system, such as a roof, operating indefinitely. A roof typically has an estimated useful life of approximately 20 years. Prior to the replacement, the roof at the Building was approximately 19 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 Triumph includes 20-year warranty on labour, a 20-year warranty on the roofing products used. A modified bitumen roof can last more than 20 years with proper repair and maintenance. 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 more than 20 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,



Scott Freethy
Vice President, Alberta Operations
Triumph Roofing and Sheet Metal Inc.