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2 December 2024

BC Residential Tenancy Branch

5021 Kingsway
Burnaby, BC V5H 4A5

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 8740 Cartier Street, Vancouver, British Columbia (the “Building”)

I am the Director of Catalytic Contracting Inc. Catalytic Contracting Inc. is a construction company based in Delta, British Columbia, specializing in a wide range of contracting services for both residential and commercial construction projects.

Catalytic Contracting Inc. was hired by the owner of the Building to renovate the hallways, lobby, and laundry room at the Building (the “**Project**”).

The following work was done as part of the Project:

- walls and ceiling of the lobby were repainted;
- Return mailbox was install and existing mailboxes were rejuvenated;
- five new LED sconces were installed in the lobby replacing the old;
- the carpet in the hallways was replaced;
- the ceilings, walls, and handrails were repainted in the hallways and stairwell;
- tile was installed in the stairwell landing;
- twenty LED flush mount lights were installed in the hallways to replace old;
- door signage and fire safety signage was updated throughout the building;
- all resident door hardware was updated with new handles, locks, eye-viewers;
- corner guards, keyed levers, passage levers, floor mounted door stoppers, and door closers were installed to common area doors;
- drywall in the laundry room was repaired and the laundry room was painted; and
- the laundry sink and associated plumbing was replaced; plumbing was upgraded.

None of this work was done as a result of the owner's failure to maintain the Building. Flooring and finishes such as painting also need to be done periodically when they reach the end of their useful life. The new LED lights are more energy efficient than the light fixtures that were original to the Building.

The specifications of the new LED lights are FMPDR12W21-5CCT. The lights that were replaced were glass flush mount ceiling lights w/ incandescent bulbs. The new LED lights are more efficient because they require less energy.

None of this work will need to be replaced in the next five years.

I am aware of the state of condition of the hallways, lobby, and laundry room at the Building before these renovations described above were completed. I do not know the exact age of finishes like the carpeting, but it was obvious that they were old, tired, and in need of replacement. Additionally, based on personal observation, it appears that these common areas and laundry room had not been painted for years and likely at least 5 years based on the condition of the paint.

I am aware this letter will be provided to the BC Residential Tenancy Branch to provide information to the Tribunal with respect to why this work was done. I am prepared to provide sworn testimony in support of this letter if requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'Evgueni Oskolkov', with a stylized flourish extending to the right.

Evgueni Oskolkov
Director
Catalytic Contracting Inc.