

August 24th, 2023

BC Residential Tenancy Branch

5021 Kingsway
Burnaby, BC, V5H 4A5

Work completed at 3836 Carrigan Street, Burnaby, B.C.

This letter is provided to further explain the work done with respect to the exterior walls which was completed at the building located at 3836 Carrigan Court, Burnaby, BC.

I was retained to supervise and manage the project by the landlord, Capreit. I am a qualified professional engineer with experience in preparing pre-construction surveys, depreciation reports, and maintenance and replacement planning. Since 2012, I have worked for McIntosh Perry, an engineering consulting firm.

The work performed was required due to the exterior walls water damaged caused by wind driven rain over time and rotten exterior wood elements were discovered during an inspection.

In order to remedy the exterior leaks and ensure structural integrity and safety of the occupants, stucco was removed and new rain screen installation system with new exterior cladding was implemented.

It is my opinion that the repairs were necessary to keep the building safe for residents and ensure no further damage was caused. It is my opinion that the repairs were needed due to the age of the building components in question, and that Capreit had performed adequate maintenance. The repairs performed are expected to last at least 20 years.

I understand that this statement will be submitted as evidence to the Residential Tenancy Branch in ongoing proceedings and confirm the above is true to the best of my knowledge.

Yours truly,



Doru Cornescu, P.Eng.

Director, Western Canada

d.cornescu@mcintoshperry.com