

July 3, 2026

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 10851 Mortfield Road, Richmond, 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 of the Building. I oversaw the roof replacement project completed by Triumph at the Building.

Triumph completed the following work to replace the roof at the Building:

- removed the existing roofing components/assembly (including all flashings, membranes, insulation, etc.) down to the existing roof deck. Triumph also removed any damaged or deteriorated wood decking and replaced it with exterior grade plywood sheathing;
- Upgraded the vapour barrier to better air seal
- Upgraded insulation to R40 average; existing insulation was R10
- installed a new polyvinyl chloride (“**PVC**”) conventional roofing assembly and all associated components, including roof drains, stack jackets, vent cones, pitch pockets, prefabricated flashings at all curbs, penetrations, pipings, etc., duct/pipe/gas-line/cable tray supports, walkway pavers, metal flashing, metal counterflashing, metal cap flashing, and sealant;
- built roof curbs to accommodate the new roofing system thickness and to have 8” clear height above the roof finish level;
- removed and replaced the existing roof hatch, including building a curb such that the opening minimum height was 12” from the finished roof level;
- disconnected all mechanical and electrical equipment in order to complete the above-noted work. Once the roof replacement work was completed, Triumph reconnected and tested all mechanical and electrical equipment;
- cleaned, primed, and painted all gas pipelines with new yellow corrosion inhibiting paint; and
- removed all gas line supports and replaced with new gas line supports.

A TPO conventional roofing assembly was installed at the Building. PVC roofing assemblies are primarily used on flat or low-slope buildings because they are resistant to ponding water and highly reflective, making them durable and energy efficient. The Building is a low slope roof for which a PVC roofing assembly is appropriate.

Triumph Inc.

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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 modified-bitumen roof, which is what was installed at the Building before the roof was replaced, typically has a maximum service life of approximately 20 years. Prior to the replacement, the roof at the Building was approximately 18 years old and was in poor condition. It was due for replacement.

Aside from regular maintenance and minor repair work, it is estimated that the work completed by Triumph at the Building will not recur for at least 20 years. The roof replacement work done by Triumph includes 20-year warranty on labour, a 10-year warranty on roofing membranes, and a 5-year warranty on other roofing products. A PVC roof can last 20 years or more 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 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,

A handwritten signature in black ink, appearing to read "Scott Freethy".

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