

Bawn Plumbing Ltd
1501 -8 Smithe Mews. Vancouver, BC
604-828-7194

December 2, 2024

BC Residential Tenancy Branch

5021 Kingsway
Burnaby, BC V5H 4A5

Dear Sirs/Mesdames:

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

I am the director/supervisor at Bawn Plumbing Ltd. Bawn Plumbing Ltd. provides maintenance and installation services for residential, commercial, and industrial heating and boiler systems.

Bawn Plumbing Ltd. was contracted by the owner of the Building to remove and recycle the existing boiler system and replace it with two new IBC high efficiency boilers and an indirect water heater.

The replacement of the boiler system was not due to inadequate maintenance at the Building. The existing boiler system was a low efficiency atmospheric style. The hot water heating system was installed in the mid-1980's and the domestic hot water system was installed in 2010. In both cases, the mechanical system was well past its recommended useful life. The boiler system our company installed was a new system that is also more efficient.

My knowledge about these matters comes from the fact that I worked on this particular contract and played a supervisory role in ensuring the contract to replace the boiler was carried out. I have personal knowledge of these matters set out above.

I am aware this letter will be provided to the BC Residential Tenancy Branch to provide information to the Tribunal with respect to why the Intercom System was replaced at the Building and I am prepared to provide sworn testimony in support of this letter if requested.

Sincerely,



Justan Bawn
Director, Bawn Plumbing Ltd.
604-828-7194