

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 4960 and 5050 Sanders Street, Burnaby,
British Columbia (the “**Buildings**”)

I am the Chief Operating Officer (the “**COO**”) at RLL Concrete N Pool Metro Vancouver (“**RLL**”). RLL is a family-owned business, founded in 2018, offering installation and repair services for concrete, vinyl, and fiberglass swimming pools in the lower mainland of British Columbia.

RLL was hired by the owner of the Buildings, RealStar Apartment Partnership 3 and Horizon Towers Holding Ltd. (collectively, the “**Landlord**”) to replace the pool filtration pump and pool skimmers at the Buildings. I am familiar with the work RLL completed at the Buildings.

A pool pump filters the pool water by circulating the water and pulling it through the skimmers then pushing the water through a filter before returning the water to the pool. This water circulation is vital for keeping the pool water clean by preventing stagnation, mixing chemicals, and passing debris through the skimmers and then through the filter. Skimmers collect and remove larger debris, such as leaves and insects. The pool water passes through the skimmers, which trap larger debris in the skimmer basket, preventing this debris from reaching and clogging the pool filter.

Pool pumps and skimmers have an estimated useful life of approximately 10 and 20 years respectively. The existing pool pump was installed in or about 2012, making it approximately 13 years old when it was replaced by us in 2025. I am not sure when the existing pool skimmers were last replaced, but they appeared to be at the end of their estimated lifespan at the time they were replaced by us.

We replaced the existing pool filtration pump with an energy efficient Moov MP15A1 pump and the existing skimmers with new plastic skimmers.

The pool pump and skimmers were not replaced as a result of the Landlord’s failure to maintain the pool. The pool pump was approximately 13 years old when it was replaced. The pool pump had exceeded its estimated useful life of approximately 10 years. I do not know how old the skimmers were when they were replaced, but they appeared to be at the end of their useful life at the time they were replaced. No amount of maintenance will result in building components, such as pool pump filters or skimmers, lasting indefinitely. At some point, all building components, no matter how well maintained, will require replacement.

Aside from regular maintenance, it is estimated that the above-noted work to Building will not recur for at least 10 years. Please note that this is an estimate based on the typical expected life of this pool equipment, and not a warranty that the above-noted work will last for 10 years. I provide this information solely for the assistance of the BC Residential Tenancy Branch in understanding the expected life of this type of pool equipment 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 the Landlord to provide information to the Tribunal with respect to the scope of the project in support of the Landlord's application for an additional rent increase for the Building. This letter may not be used for any other purpose.

Sincerely,

Raphael Gonthier

A handwritten signature in black ink, appearing to read 'R. Gonthier', written over a large, light-colored, irregular scribble or background mark.

Chief Operating Officer
RLL Concrete N Pool Metro Vancouver