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December 16, 2025

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 1140 Hillside Avenue, Victoria, British Columbia (the "**Building**")

I am the Director of Business Development and Strategy at Tectra Group Inc. ("**Tectra**"). I am involved in business development, sales, and project management for Tectra. Tectra has over 25 years' experience installing, repairing, and maintaining all forms of flat roofing, shingle roofing, and building envelopes across Canada for both commercial and residential buildings.

Tectra was hired by CAPREIT Limited Partnership ("**CAPREIT**") to replace the roof of the building. I oversaw the roof replacement project completed by Tectra at the Building.

The scope of work for the roof replacement project at the building was as follows (the "**Roof Replacement Project**"):

- supplied all materials, labour, and equipment to remove and dispose of existing roof components and assembly down to the existing roof deck and install a new 2-ply modified bitumen conventional roofing assembly and all associated components. The entire roofing system was replaced with a 2-ply modified bitumen conventional roofing assembly except for the #200 section, which was replaced with a metal roof, and the sloped wood sections, which were replaced with corrugated metal sheets.
- all roof accessories were replaced including roof drains, stack jackets, vent cones, pitch pockets, duct/pipe/gas-line/cable tray supports, walkway pavers, metal flashing, metal counterflashing, metal cap flashing, and sealant.
- supplied all materials, labour, and equipment to disconnect and reconnect all mechanical and electrical equipment, including lifting of equipment as required to complete the roofing work and testing of all equipment.
- supplied all labour, materials, and equipment to remove and replace damaged and deteriorated wood decking with new exterior grade plywood sheathing.
- supplied all labour, materials, and equipment necessary to replace the existing roof hatch, including building the required curb to have the opening a minimum height of

12” from the finished roof level and installing pre-formed railings with a gate around the new hatch; and
- built roof curbs as required to accommodate the new roofing system with 8 “clear height above the roof finish level.
- covered the raised stucco curbs along the perimeter of the roof.

As noted above, a 2-ply modified bitumen conventional roofing assembly was installed at the building. Bitumen is a type of standard roofing asphalt that can be modified by adding styrene butadiene styrene (“**SBS**”). SBS is a type of synthetic rubber polymer that enhances performance, including better waterproofing as well as increased resistance to tearing, cracking, and deformation due to enhanced low-temperature resistance and better high-temperature performance. A 2-ply modified bitumen roof is ideal for roofs with flat or low slopes, such as the building.

The only exception to the use of a 2-ply modified bitumen roofing assembly was for a small, raised section of the roof in the approximate centre of the building (section #200). A metal roofing system was installed in this section, which allowed for the creation of a 2% slope on the #200 section of the roof. Metal roofing systems are generally a good choice for sloped roofs and a better choice then modified bitumen when retrofitting a slope to a formerly flat roof, as was done in this case.

Although the work described above required removing and replacing roofing components that were deteriorated, rotten, cracked, or otherwise damaged, this does not mean the building had not been maintained properly. The roof replacement at the building was not due to insufficient or inadequate maintenance. There was evidence of maintenance and repair work to the roof, such as repairing prior leaks.

No amount of maintenance can result in a building system, such as a roof, operating indefinitely. Rooves typically have an estimated useful life of approximately 20 years. Prior to the replacement, the roof at the building was over 20 years old and was therefore due for a replacement.

Aside from regular maintenance and minor repair work, it is estimated that the above-noted work to Building will not recur for at least 20 years. The roof replacement work done by Tectra includes a 20-year warranty on all labour and materials used in the Roof Replacement Project. With proper maintenance, a 2-ply modified bitumen roof can last as long as 30 years. The metal components installed to the sloped sections of the roof also have an estimated useful life at least as long as the modified bitumen. Please note that this is an estimate based on the typical expected life of the materials used in the Roof Replacement Project, and not a warranty that the above-noted work will last for 30 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,

Robin Connelly
Director, Business Development & Strategy
Tectra Group Inc.