

February 25, 2025

BC Residential Tenancy Branch

5021 Kingsway

Burnaby, BC V5H 4A5

Dear Sirs/Mesdames:

Re: Additional Rent Increase Applications – Installation of Building Automation System at 8735 Selkirk Street, Vancouver, British Columbia (the “Building”)

I am the Director of Building Systems for the Landlord. I have many years’ experience and expertise in designing, installing, and managing various Building systems, including hot water, heating, HVAC, and Building Automation Systems.

The Landlord installed a Building Automation System (“BAS”) at the Building in December 2023.

The BAS is a centralized system that controls and monitors space heating, domestic hot water, ventilation system, and natural gas consumption. For space heating and domestic hot water, the BAS uses sensors and actuators to regulate the temperature and flow of water to maintain a comfortable and efficient environment. The system can be programmed to adjust setpoint temperatures based on occupancy schedules, weather conditions, and any other factors that are expected to affect heating requirements. It also optimizes the operation of boilers, pumps and other heating equipment by providing real-time data on equipment performance and system faults, allowing the Landlord to identify and address issues quickly

The BAS takes into account a variety of variables, such as sun intensity, wind speed and direction, and outside air temperature. Additional data is obtained through a custom written computer program which retrieves information from the Environment Canada Weather Service. The BAS uses this data to ensure that energy usage is optimized at the Building. Water and gas usage data at the Building show that actual usage of water decreased 44.09% and actual usage of gas decreased 20.49% in 2024 compared to 2023.

The benefits of the BAS are that Building equipment is being controlled efficiently and equipment operations can be closely monitored. This translates to energy savings and an associated reduction in greenhouse gas emissions, as noted above. In addition, the BAS alerts staff to problems with the operations of various Building systems, allowing for problems to be identified and solved more quickly, decreasing down time for repairs and associated inconvenience for Building residents.

I anticipate that the BAS system will not need to be replaced for at least 20 years.

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 BAS was installed at the Building and I am prepared to provide sworn testimony in support of this letter if requested.

Sincerely,

Marek Kozlowski



Director, Building Systems