



RR Roof Rider Ltd
2372 Church Rd
Sooke BC V9Z 0W2
250-686-1758

March 2, 2026

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 855 Vancouver Street, Victoria, British Columbia (the “**Building**”)

I am the Owner / Operator at RR Roof Rider Ltd. (“**Roof Rider**”). Roof Rider has extensive experience repairing and installing asphalt shingles, metal roofs, and torch-on roofing systems for both residential and commercial buildings.

Roof Rider was hired by Burdette Apartments Holdings Ltd. and Burdette Apartments Limited Partnership (collectively, the “**Landlord**”) to replace the roof of the Building (the “**Roof Replacement Project**”). I oversaw the Roof Replacement Project at the Building.

The roof of the Building is mostly composed of steeply pitched roof sections, with part of the roof having a low slope. Prior to the Roof Replacement Project, the steep portions of the roof were covered with three layers of wood and asphalt singles. The top layer of shingles was a layer of T-Lock asphalt roof shingles.

T-lock asphalt shingles are a type of heavy, interlocking shingle. T-lock asphalt shingles were popular in the 1930s to 1980s but were discontinued in the early 2000s when they were largely rendered obsolete by better shingle options, including architectural shingles. Since T-lock asphalt shingles have been discontinued, it is very difficult to repair or replace them, as it is nearly impossible to find matching replacement shingles. T-lock shingles also have a high risk of weather damage and are not as durable as architectural shingles.

The roof surface was shiplap planking, an interlocking plank that was used in the 1960s and 1970s. Over time, the wood had dried up and shrunk which, in addition to the number of nails that had been driven into it over the years, left many gaps and small holes and needed to be covered to create a suitable surface to apply the new roof to.

The low slope of the roof was covered with a torch-on style membrane roof. A torch-on style membrane roof uses flexible, polymer-modified bitumen sheets that are rolled out flat and heated with a propane torch to melt the underside, fusing the layers and seams into a waterproof membrane. The surface of the flat section of the roof was composed of roof planking.

Prior to the Roof Replacement Project, the surface granules and the asphalt component of the shingles on the steeply sloped sections of the roof were entirely eroded/depleted in some areas



RR Roof Rider Ltd
2372 Church Rd
Sooke BC V9Z 0W2
250-686-1758

and the torch-on membrane installed on the flat roof section had deteriorated and was cracking. The roof could no longer be repaired and required a full roof replacement. I do not know exactly when the roof was last replaced at the Building, but the roof was likely over 40 years old based on the materials used and the wear and tear on the roof. The roof was old and had exceeded its estimated useful life at the time it was replaced.

To replace the steeply sloped sections of the roof, Roof Rider:

- removed the existing three layers of shingles, including the top layer of T-lock asphalt shingles;
- removed the solar panels on the roof;
- installed standard 3/8" fir sheathing over the existing shiplap roof surface to form a suitable roofing deck;
- installed new GAF Premium Timberline HDZ asphalt architectural shingles;
- capped the roof ridges and hips with GAF TimberTex;
- coated the roof valleys and eave edges with GAF Weatherwatch Mat Self-Sealing Ice & Water barrier;
- covered the remaining deck with GAF Feltbuster synthetic underlay and GAF ProStart Starter strip and installed a metal drip edge along the eaves and gables;
- installed new metal valleys, plumbing boots, exhaust fans, and six permanent hidden stainless steel roof anchors;
- installed new seamless aluminum 5" K-style gutters with thermoplastic sealant;
- installed two new 5/8" metal square aluminum downpipes, two new 3/8" metal downpipe outlets, and stainless steel fasteners; and
- installed a new Alurex T-Rex gutter guard and hanging system with all corners composed of separate, removable pieces.

To replace the flat section of the roof, Roof Rider:

- removed and disposed of the existing roof membrane;
- removed and disposed of the existing skylight and installed a new Velux 3x4 low E skylight;
- installed recovery board over the original roof planking;
- installed an IKO 2-ply bitumen flat roof with a Fast N Stick mechanically fastened base system;
- installed armourbond on the perimeters of the roof (where the membrane wraps over the top of the roof edges);
- installed a 250 Cap layer on the field, new exhaust vents, new plumbing stacks, a scupper, and new copper 2" drains;
- completed the necessary stucco work to install the flashing under the siding for a positive lap; and
- reattached the fire scape, framed a platform around it to protect it from weather, and waterproofed it by re-sheeting most of the sub-roof slope and installing 2-ply, flat roof membrane system.



RR Roof Rider Ltd
2372 Church Rd
Sooke BC V9Z 0W2
250-686-1758

The T-lock asphalt shingles installed on the steeply sloped sections of the roof were replaced with asphalt architectural shingles. Architectural shingles are ideally suited to steeply sloped roof sections, because they provide better water shedding than other roofing alternatives. A 2-ply bitumen flat roof was installed at the Building on the flat section of the roof. This type of roof is ideal for roofs with flat or low slopes because it provides a watertight surface, preventing leaks on flat roofs where water tends to sit for longer periods of time compared to sloped roofs.

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. Roofs typically have an estimated useful life of approximately 20 years. Prior to the replacement, the roof at the Building was likely over 40 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 Roof Rider includes a 40-year limited warranty on materials. With proper maintenance, architectural shingles and a 2-ply bitumen roof can last as long as 30 years. 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 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,

A handwritten signature in black ink, appearing to read 'Vincent Cummings', with a large, stylized flourish at the end.

Vincent Cummings
Owner / Operator
RR Roof Rider Ltd.