



Roma Building Restoration Limited
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a COR certified company proudly serving the GTA, ON & Vancouver, BC

July 7, 2026

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 10851-10991 Mortfield Road, Richmond, British Columbia

I am a production manager at Roma Building Restoration Ltd. ("**Roma**"). Roma provides building envelope restoration, balcony restoration, parking structure rehabilitation, site improvements, and interior renovation services.

Roma was hired by CAPREIT Limited Partnership ("**CAPREIT**") to replace the exterior siding, window, and door assemblies at the recreation centre at 10851-10991 Mortfield Road (the "**Rec Centre**").

I oversaw the following work completed by Roma at the Rec Centre:

- removed the existing wood siding and building paper at all wall locations to expose the existing sheathing;
- identified any areas of rotted or otherwise damaged sheathing and completed framing repairs as necessary and replaced damaged or missing cavity batt insulation;
- installed a new insulated and drained cavity exterior wall assembly, including base of wall flashings and required detailing. The new cladding assembly consisted of fibre cement plank lap siding, pressure treated plywood strapping, rigid mineral wool insulation, and vapour permeable self-adhered waterproofing installed over the existing plywood sheathing, wood stud framing with batt insulation in stud cavity, and polyethylene vapour retarded and painted interior gypsum board;
- at the wing walls, replaced the exterior plywood sheathing and installed spray foam air barrier at the framing joint to the building walls with 75mm puck vents at the top and bottom of each wing wall stud space;
- installed new cap flashings to accommodate increased siding thickness;
- all door assemblies were removed and replaced. The single swing doors to the meeting room, pool access, weight room, and the entry door, and the double swing door to the mechanical room, were replaced with new insulated metal doors; and
- removed exterior light fixtures and replaced them with new LED lights.

The work done to the Rec Centre was not required as a result of insufficient or inadequate maintenance. No amount of maintenance can result in a building component or system operating indefinitely. The wood plank siding, single-pane metal windows, and existing doors that were installed at the Rec Centre had an estimated service life of approximately 15-30 years. Prior to the replacement, the exterior siding and doors at the Rec Centre



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were approximately 30 years old (or more) and were therefore due for replacement. Please note that I do not know exactly how old any of the replaced building components were, and my estimate is based on a visual inspection of the building components at the Rec Centre before they were replaced.

Aside from regular maintenance and minor repair work, it is estimated that the work completed by Roma at the Rec Centre will not recur for at least 20 years. The metal doors, composite fibre cement plank lap siding, and rigid mineral wool insulation installed at the Rec Centre have an estimated service life of 20-30 years. Please note that these are estimates based on the typical expected life of these building components, and not a warranty that the above-noted work will last for 20 or more years. I provide this information solely for the assistance of the BC Residential Tenancy Branch in understanding the expected service life of these building components 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,

Dang Siharath
Production Manager/Site Supervisor
Roma Building Restoration (West) Ltd.