

June 7, 2024

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

Dear Sirs/Mesdames:

Re: Additional Rent Increase Application for 8026 207th Street, Langley, British Columbia (the "Building")

I am a professional engineer at Egis in Canada, formerly known as McIntosh Perry Limited. I oversaw the bidding process for the work done to the underground parking facilities (the "**Project**") at the Building owned by CAPREIT Limited Partnership (the "**Landlord**").

CC Management Services, a division of what was then McIntosh Perry Limited ("**CCMS**"), put out a call for bids from contractors in February 2022 for the Project. CCMS recommended that Roma Building Restoration Limited ("Roma") be selected to complete the Project. The Landlord approved the recommendation from CCMS and Roma was retained for the Project.

The scope of work for the Project was as follows:

- Complete concrete scanning to identify location of rebar and conduits;
- Fill cracks in concrete with foam injections with SealBoss 15X Accelerator and SealBoss 1510 Water Stop Foam with steel injection packers; and
- Application of crystalline waterproofing CN2000 system of Kelso Coatings to cracks and crack injections, including surface preparation.

Although the scope of work above describes building components that were cracked and leaking, this does not mean that these building components were not maintained properly. The work described for this Project was not required due to inadequate or unreasonable maintenance or repair.

The work was required because concrete can crack over time and require replacement or repair even when installed correctly, and maintained properly, as was done in this case. The work in this case is intended to prevent catastrophic failure and to prolong the life expectancy of the concrete. The work should be characterized not as repairing or replacing something that was broken or neglected, but as reinforcing and supporting the use of existing major building components.

The above-noted work includes a 5-year warranty for both labour and materials. This means that the Landlord will not need to undertake this work again for at least five years.

I am aware this letter will be provided to the BC Residential Tenancy Branch by CAPREIT Limited Partnership to provide information to the tribunal with respect to the scope of the Project in support of CAPREIT Limited Partnerships application for an additional rent increase for the Building. This letter may not be used for any other purpose.

Sincerely,

Doru Cornescu, P. Eng.
Egis in Canada