



PART 2: REASONS FOR YOUR APPLICATION

Shade the box completely next to each reason on which you are basing this application.

I am applying for a rent increase above the guideline because:

- ☐ **Reason 1:** The municipal taxes and charges for the residential complex increased by an "extraordinary" amount,
- ☐ **Reason 2:** Operating costs for security services for the residential complex have been experienced for the first time or have increased,
- ☒ **Reason 3:** Capital expenditure work was done in the residential complex.

Units included in the application

What is the total number of rental units in the complex?

0	1	5	7
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How many rental units are covered by the application?

0	0	9	1
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PART 3: OUTSTANDING ELEVATOR WORK

Answer the following questions.

Has a work order been issued that relates to one or more elevators in the residential complex?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

Has an order been made under section 21 of the *Technical Standards and Safety Act, 2000* relating to elevators?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

Has the LTB issued an order requiring you to do specified repairs or replacements to one or more elevators?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

If you indicated that any of the work has not been completed, you must complete a "Summary of Outstanding Elevator Work" and attach it to your application.



Important Information from the Landlord and Tenant Board

1. The landlord must file this application at least 90 days before the date they intend to take the first rent increase for the rental units covered by the application.
2. Along with the application, the landlord must file evidence of the operating costs claimed in the application. They must also file proof that they have paid for those costs. If the landlord is applying for Reason #3, the landlord must also file a copy of the *Capital Expenditures: Additional Details* form for each capital expenditure item claimed in the application.
3. If the landlord is applying for Reason #3, the landlord must make the documents described above available to the tenants of the rental units covered by the application.
 - If the landlord has an office in or close to the residential complex, the landlord must allow the tenants to view a copy of the supporting documents during normal business hours.
 - The landlord is required to provide the LTB with an electronic copy of the supporting documents.
 - The landlord must provide an electronic copy of the supporting documents to a tenant who requests it, at no charge.
 - If the landlord and tenant agree, the landlord may provide photocopies of all the supporting documents at a reasonable charge based on the landlord's out-of-pocket costs for making the copies.
4. You can ask the LTB to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
5. You can ask the LTB to make special arrangements (called a Request for Accommodation) under the Ontario *Human Rights Code* to help you participate in the hearing. For example, you can ask the LTB to make arrangements to provide a sign-language interpreter. You can make a request for accommodation under the *Code* by telephone, fax or mail. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
6. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
7. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
8. The LTB has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the LTB's website at tribunalsontario.ca/ltb or you can buy a copy from an LTB office.

OFFICE USE ONLY:

Delivery Method: ☐ In Person ☐ Mail ☐ Courier ☐ Service Ontario Center

MS ☐ FL ☐



Information about Rental Units in the Complex

Case Number:
(office use only)

The Rental Unit Information Sheet [RUI] must be completed by a landlord or agent who is submitting an **Application for a Rent Increase Above the Guideline (L5) for the reason of capital expenditures only**. You must include all units in the complex whether or not they are covered by the application. This includes units which are vacant or not rented.

Each address should be entered on its own row. If the rental units are located on more than one street, enter each street on a single line. **Exception:** If the addresses are individual addresses such as row houses, enter only the street name, street type and direction, if applicable. Under the *Address* tab do not enter the street number. The street number is to be entered under the Rental Address tab, column B (Unit Number). For example: 255 Albert Street and 256 Albert Street would be entered under the *Address* tab as Albert Street and 255 and 256 would be entered as the unit number under the *Rental Address* tab.

After entering the address(es), please use the next Tab (RentalAddress) - one for each address - to input individual unit information including City, Province and Postal Code.

Please enter the street address(es) in the spaces provided below:

Total Unit

157

1	165 Ontario Street	157
2		0
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

See next pages for unit rental details

Tenant information removed to protect privacy



A. Description and Costs

If you are applying for reason #3 you must fill out this schedule. If you are applying for more than five capital expenditure items, complete additional copies of this schedule. See the L5 instructions for further information.

Item #	Description of Capital Expenditures	Date Completed (dd/mm/yyyy)	Useful Life	Labour / Material and Contract Costs	Landlord's Own Labour (Hours x Rate = Total)	Total Costs
1	Balcony Restoration	31/08/2022	15	\$ 1,267,129.16		\$ 1,267,129.16
2	Boiler Replacement & Building Automation System	31/07/2023	20	\$ 462,334.98		\$ 462,334.98
3	Elevator Modernization	31/01/2023	15	\$ 372,250.25		\$ 372,250.25
4	Concrete Enclosure for exterior stairwell	30/04/2023	25	\$ 112,152.50		\$ 112,152.50
5	Security Cameras & Intercom System	30/06/2023	15	\$ 78,606.77		\$ 78,606.77

Attach additional sheets if necessary

For each capital expenditure item you are claiming, indicate why you believe it is "eligible" under s.126(7) of the RTA.

Item #	Provide explanation as to why the item is "eligible"
1	Balcony restoration required to restore physical integrity of the property as well as for resident safety. (Subsection 126(7)(a) of the RTA).
2	Heating and DHW Boiler replacement required as unit at end of useful life. Replacement promotes energy efficiency & ensures hot water supply for building residents. Building Automation system installed to promote energy efficiency. (Subsection 126(7)(c) & (e) of the RTA).
3	Elevator modernization required to ensure reliability and safety of the building occupants. (subsection 126(7)(c) and (f) of the RTA).
4	Enclosure required to protect and restore physical integrity of the building (Subsection 126(7)(a) of the RTA).
5	Security cameras and intercom system replaced to improve the security of the residential complex (Subsection 126(7)(f) of the RTA).

Attach additional sheets if necessary



B. Is the cost for each capital expenditure to be applied to all of the rental units in the residential complex? If not, complete the table below.

Item #	List the unit numbers in the complex that the capital expenditure item should NOT be applied to. Be sure to also include units that are not covered by this application.

Attach additional sheets if necessary

C. Are any of the capital expenditure items listed in section A a major repair or replacement of a system or thing that already existed? If yes, complete the table below.

Item #	Did the item require replacement or major repair?	If yes, explain why. Also indicate when the item was last replaced or repaired. If no, explain how the item provides access for persons with disabilities; promotes energy or water conservation; or maintains or improves security.
1	☒ Yes ☐ No	Balcony restoration required to restore physical integrity of the property as well as for resident safety
2	☒ Yes ☐ No	Heating and DHW Boiler at end of useful life. Replacement promotes energy efficiency & to ensure domestic hot water supply for building residents. Building automation system installed to promote energy efficiency and reliability.
3	☒ Yes ☐ No	Upgrade elevator to ensure reliability and safety of the building occupants.
4	☒ Yes ☐ No	Enclosure required to protect and restore physical integrity of the building
5	☒ Yes ☐ No	Security cameras and intercom system replaced to improve the security of the residential complex

Attach additional sheets if necessary



D. Did you receive any money from an insurer, government grants, forgivable loans or other assistance, or proceeds from trade-in, salvage or resale for any capital expenditure item(s)?

☐ Yes ☒ No

If yes, list the item number, the source of the funds, and the amount you received below.

Item #	Source of funds	Total Amount

Attach additional sheets if necessary

E. Do any of the capital expenditures relate to non-residential portions of the complex or to other residential complexes?

☐ Yes ☒ No

If yes, list the item and provide details below of how you propose costs should be allocated. See the L5 instructions for further information.

Attach additional sheets if necessary



Payment Method

Select how you are paying the application fee:

- ☐ Money Order ☐ Certified Cheque

Money orders and certified cheques must be made payable to the "Minister of Finance".

- ☒ Credit Card

If you are paying by credit card and filing your application by mail or courier, you must complete the Credit Card Payment Form and submit it with your application.

[illegible]

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice

Date	Invoice #
9/30/2021	1279

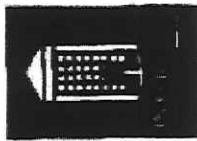
Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
1.1 - Top Surface Concrete Repairs	320	35.00	11,200.00
1.2 - Soffit Concrete Repairs	115	45.00	5,175.00
1.3 - Thru-Slab Concrete Repairs	120	45.00	5,400.00
1.4 - Full Slab Edge Concrete Repairs	96	100.00	9,600.00
1.5 - Balcony Shear Walls and Building Main Floor Slabs Concrete Repairs	689	75.00	51,675.00
1.6 - Balcony Top Surface Scaling/Shallow Concrete Repairs	220	20.00	4,400.00
2.1 - Prepare balcony slabs top surface	0.3	113,800.00	34,140.00
2.2 - Prepare surface and paint at all balcony slabs soffits after concrete repairs.	0.3	31,400.00	9,420.00
4.1 - Reinforcing steel to be added/replaced where directed by the Engineer.	0.15	25,000.00	3,750.00
6 - Power wash existing paint from all exterior brick masonry walls	0.3	170,200.00	51,060.00
7 - Replace damaged/cracked brick masonry units on the building elevations	650	16.00	10,400.00
9 - Mobilization/Demobilization	0.3	195,000.00	58,500.00
11.2 - 50% Labour and Material Bond		10,000.00	10,000.00
11.3 - 50% Performance Bond		10,000.00	10,000.00
Subtotal			274,720.00
Customer Holdback		-10.00%	-27,472.00
HST (ON) on sales		13.00%	32,142.24
Total			\$279,390.24
Payments/Credits			\$0.00
Balance Due			\$279,390.24

GST/HST No. 803366079

2



InterRent Holdings Manager Limited Partnership

o/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

101060

DATE 02/02/2022

PAY

**** TWO HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED NINETY AND 24/100 DOLLARS

M M D Y Y Y

TO THE
ORDER
OF

CitRex Corp.
50 Rltin Lane
Unit 4

Concord, ON L4K 4C9

MEMO: HST #803366079

\$279,390.24*

PER 
PER 

10101060 10000000031 115 1177 811

SECURITY FEATURES

The cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.

INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.

CHEMICAL REACTANTS - An attempt to chemically alter this document will activate a chain of reactions that appear on a scan of the paper.

PRINTING - A cutting this document for further use to the paper fibres, making it impossible to copy or alter very difficult without leaving clear signs of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
FIBRES INVISIBLES - Filbres colorées dans le papier, visibles uniquement sous une lumière ultra-violet.

AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui sera apparente sous une lumière ultra-violet.

PRINTING - Réaliser une copie ou modifier le document en coupant le papier ou en altérant les fibres du papier, rendant la copie ou l'altération très difficile sans laisser de traces évidentes.

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

20220207

ZHUJOY6

0233 00735178

0246097191 00000000019325209981

IDCT BRN 02332 TOR

20220207 ISN: 3140145689

CR 01932-5209981

W

Jump To

Ctrl# 244061 Batch 141
(Reconciled)

Notes

Help

4

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice

Date	Invoice #
11/26/2021	1299

Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
1.1 - Top Surface Concrete Repairs	876	35.00	30,660.00
1.2 - Soffit Concrete Repairs	310	45.00	13,950.00
1.3 - Thru-Slab Concrete Repairs	351	45.00	15,795.00
1.4 - Full Slab Edge Concrete Repairs	319	100.00	31,900.00
1.5 - Balcony Shear Walls and Building Main Floor Slabs Concrete Repairs	1,247	75.00	93,525.00
1.6 - Balcony Top Surface Scaling/Shallow Concrete Repairs	526	20.00	10,520.00
2.1 - Prepare balcony slabs top surface	0.6	113,800.00	68,280.00
2.2 - Prepare surface and paint at all balcony slabs soffits after concrete repairs.	0.6	31,400.00	18,840.00
4.1 - Reinforcing steel to be added/replaced where directed by the Engineer.	1.8	10,000.00	18,000.00
4.2 - Rebar dowels where needed and as directed by the Engineer.	273	40.00	10,920.00
6 - Power wash existing paint from all exterior brick masonry walls	0.6	170,200.00	102,120.00
7 - Replace damaged/cracked brick masonry units on the building elevations	3,010	16.00	48,160.00
9 - Mobilization/Demobilization	0.6	195,000.00	117,000.00
11.2 - 50% Labour and Material Bond	1	10,000.00	10,000.00
11.3 - 50% Performance Bond	1	10,000.00	10,000.00
CO#1 - Concrete repair P3 emergency exit	1	9,500.00	9,500.00
CO#2 - Bricks instalation in AC openings	0.4	78,000.00	31,200.00
Less Previously billed		-274,720.00	-274,720.00
Subtotal			365,650.00

Total

Payments/Credits

Balance Due

GST/HST No.

803366079

Page 1

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CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice

Date	Invoice #
11/26/2021	1299

Invoice To

CLV Group Inc.
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
Customer Holdback		-10.00%	-36,565.00
HST (ON) on sales		13.00%	42,781.05
Total			\$371,866.05
Payments/Credits			\$0.00
Balance Due			\$371,866.05

GST/HST No.

803366079

6

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2001

To be made by the Contractor **prior to payment** when required as a condition for either:

- ☒ second and subsequent progress payments; or
☐ release of holdback.

The last application for progress payment for which the Declarant has received payment is No. _____ none
dated the _____ day of _____
in the year _____.

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Installation of Balcony Slabs and Repair Exterior Walls
165 Ontario Street, St. Catharines, Ontario

Date of Contract: 2 September 2021
Day Month Year

Name of Owner

InterRent Holdings Manager Limited Partnership

Name of Contractor

CitRex Corp.

Identification of Declarant

Name of Declarant

Alexey Astashev

Position or Title (of office held with Contractor)

President

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Concord, Ontario this 26 day of November,

in the year 2021.

Darya Astashev, a Commissioner,
etc., Province of Ontario, for Citrex
Corp. Expires December 1, 2023.

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC
9
2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2001.

CCDC

Copyright 2001
Canadian Construction Documents Committee

7

Royal Bank of Canada
80 Sparks Street
Ottawa, Ontario
K1P 5T8

100856

DATE 01/26/2022

PAY

*** THREE HUNDRED SEVENTY ONE THOUSAND EIGHT HUNDRED SIXTY SIX AND 05/100 DOLLARS M D Y Y Y Y

\$371,866.05*

TO THE
ORDER
OF

Concord, ON L4K 4C9

MEMO: US 1803366079

0118100227100577
:1E000R50000: 0119360010011

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

20220204

NASIR4E

0233 00734340

0245481136 000000000019325209981

TDC-T BRN 02332 TOR

20220204 ISBN: 01-4750-4293

CR 01932-5209981

VERSO/BACK

8

SECURITY FEATURES

WATSONIAN - Disruptive behavior in the classroom

INVISIBLE FIGURES - Coloured lines in the picture only.

CHEMICAL REACTANTS - An attempt is commonly made to determine whether a chemical reaction has occurred by measuring the mass of the reactants and products.

[illegible]

CARACTÉRISTIQUES DE SÉCURITÉ

PLUCHANS - a village in the district of the same name, 1000 ft. high.

PAPERS DIVISIBLES • F. L. ROY • Les deux parties

AGENTS CHARGED to take the bodies of the slain to the morgue.

PAINFULNESS - Patient or carer provides information about frequency of pain, location of impact, associated activities and other factors.

Review Payment

Jump To

Payee vcitcor Total Amount 371,866.05
 CitRex Corp. Check Date 01/26/2022
 50 Ritin Lane Clear Date 02/28/2022
 Post Month 01/2022

Ctrl# 243756 Batch 141
 (Reconciled)

Bank rbc002
 Check No 100866
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 01/26/2022 8:57 AM.

(never modified)

Property ▾	Amount	Account	Notes	P
1153 - 165 Ontario Street	413,184.50	0104050303 - Building Improvements: Balconies & Railings	Balcony Slabs & Exterior Walls at 165 Ontario street	794982
1153 - 165 Ontario Street	-41,318.45	0206010200 - Construction Holdbacks	:Less Retention	794982

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CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Hayat Engineering Inc.	
June 15, 2022	
(X) Approved	
() Revise & Re-submit	
() Reviewed as Modified	
CONTRACTOR'S RESPONSIBILITY: The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the relevant authorities. The contractor shall be responsible for ensuring that all work is completed in accordance with the contract documents. The contractor shall be responsible for ensuring that all work is completed in a timely manner. The contractor shall be responsible for ensuring that all work is completed in a safe manner. The contractor shall be responsible for ensuring that all work is completed in a professional manner. The contractor shall be responsible for ensuring that all work is completed in a satisfactory manner. The contractor shall be responsible for ensuring that all work is completed in a timely manner. The contractor shall be responsible for ensuring that all work is completed in a safe manner. The contractor shall be responsible for ensuring that all work is completed in a professional manner. The contractor shall be responsible for ensuring that all work is completed in a satisfactory manner.	
Asif Ihsan, P. Eng.	

Invoice

Date	Invoice #
6/7/2022	1328

Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
1.1 - Top Surface Concrete Repairs	1,048	35.00	36,680.00
1.2 - Soffit Concrete Repairs	382	45.00	17,190.00
1.3 - Thru-Slab Concrete Repairs	449	45.00	20,205.00
1.4 - Full Slab Edge Concrete Repairs	397	100.00	39,700.00
1.5 - Balcony Shear Walls and Building Main Floor Slabs Concrete Repairs	1,609	75.00	120,675.00
1.6 - Balcony Top Surface Sealing/Shallow Concrete Repairs	688	20.00	13,760.00
2.1 - Prepare balcony slabs top surface	0.75	113,800.00	85,350.00
2.2 - Prepare surface and paint at all balcony slabs soffits after concrete repairs.	0.75	31,400.00	23,550.00
4.1 - Reinforcing steel to be added/replaced where directed by the Engineer.	2.1	10,000.00	21,000.00
4.2 - Rebar dowels where needed and as directed by the Engineer.	368	40.00	14,720.00
6 - Power wash existing paint from all exterior brick masonry walls	0.85	170,200.00	144,670.00
7 - Replace damaged/cracked brick masonry units on the building elevations	6,698	16.00	107,168.00
9 - Mobilization/Demobilization	0.85	195,000.00	165,750.00
11.2 - 50% Labour and Material Bond	1	10,000.00	10,000.00
11.3 - 50% Performance Bond	1	10,000.00	10,000.00
CO#1 - Concrete repair P3 emergency exit	1	9,500.00	9,500.00
CO#2 - Bricks installation in AC openings	0.75	78,000.00	58,500.00
Less Previously billed		-640,370.00	-640,370.00
Subtotal			258,048.00
Total			
Payments/Credits			
Balance Due			

GST/HST No. 803366079

10

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice

Date	Invoice #
6/7/2022	1328

Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

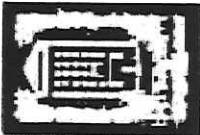
P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
Customer Holdback		-10.00%	-25,804.80
HST (ON) on sales		13.00%	30,191.62
		Total	\$262,434.82
		Payments/Credits	\$0.00
		Balance Due	\$262,434.82

GST/HST No.

803366079

11



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

105668

DATE 07/12/2022

PAY ***** TWO HUNDRED SIXTY TWO THOUSAND FOUR HUNDRED THIRTY FOUR AND 82/100 DOLLARS M M D Y Y Y

TO THE
ORDER
OF
CitRex Corp.
50 Rittin Lane
Unit 4

Concord, ON L4K 4C9

MEMO: HST #801366079

\$262,434.82*

PER
PER

11010566811 1:00006100312 115117700811

CIBC-010
06312 006 07/25/2022
00302 / 4140710
3200324724289.1
Temple de la Banque

Endossement - Signature ou Imbra
Endorsement - Signature or Stamp

SECURITY FEATURES
This cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTANTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain on the paper.
PRINTED - A coating that bonds dry toner to the paper fibres, making alteration by scraping or rubbing very difficult without showing fibre tear of the paper.
CARACTÉRISTIQUES DE SÉCURITÉ
Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Filigrane visible dans le papier par exposition à la lumière.
FIBRES INVISIBLES - Fibres colorées dans le papier, visibles uniquement sous une lumière ultra-violet.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui fera apparaître une tache sur le papier.
PRINTING - Résistance aux produits chimiques, toute tentative d'altération chimique sur ce document activera une réaction chimique qui fera apparaître une tache.

VERSO/BACK

12

Review Payment

Jump To

Payee vcltcor Total Amount 262,434.82
 CitRex Corp. Check Date 07/12/2022
 50 Ritin Lane Clear Date 07/31/2022
 Post Month 07/2022

Ctrl# 251360 Batch 147
 (Reconciled)

Bank rbc002
 Check No 105668
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 07/12/2022 2:15 PM.
 (never modified)

Property	Amount	Account	
1153 - 165 Ontario Street	214,754.24	0104050303 - Building Improvements: Balconies & Railings	Installation of Balcony Slabs and repair Exterior Walls
1153 - 165 Ontario Street	-21,475.42	0206010200 - Construction Holdbacks	:Less Retention
1153 - 165 Ontario Street	10,735.00	0104050303 - Building Improvements: Balconies & Railings	CO #1: Remove and dispose all the deteriorated concrete in the working area. Re
1153 - 165 Ontario Street	-1,073.50	0206010200 - Construction Holdbacks	:Less Retention
1153 - 165 Ontario Street	66,105.00	0104050303 - Building Improvements: Balconies & Railings	CO #2: Remove the old metal boxes. Install 6 mil poly if there is existing drywall
1153 - 165 Ontario Street	-6,610.50	0206010200 - Construction Holdbacks	:Less Retention

13

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice To

CLV Group Inc.
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

Hayat Engineering Inc. September 18, 2022
☒ Approved ☐ Revised & Resubmitted ☐ Resubmitted as Modified
I certify that the work has been completed in accordance with the terms of the contract and that the work is satisfactory to the client. I am a duly licensed Professional Engineer in the Province of Ontario. Asif Ihsan, P.Eng.

Invoice

Date	Invoice #
8/23/2022	1339

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
1.1 - Top Surface Concrete Repairs	1,211	35.00	42,385.00
1.2 - Soffit Concrete Repairs	418	45.00	18,810.00
1.3 - Thru-Slab Concrete Repairs	595	45.00	26,775.00
1.4 - Full Slab Edge Concrete Repairs	482	100.00	48,200.00
1.5 - Balcony Shear Walls and Building Main Floor Slabs Concrete Repairs	1,978	75.00	148,350.00
1.6 - Balcony Top Surface Scaling/Shallow Concrete Repairs	1,074	20.00	21,480.00
2.1 - Prepare balcony slabs top surface	1	113,800.00	113,800.00
2.2 - Prepare surface and paint at all balcony slabs soffits after concrete repairs.	1	31,400.00	31,400.00
4.1 - Reinforcing steel to be added/replaced where directed by the Engineer.	2.6	10,000.00	26,000.00
4.2 - Rebar dowels where needed and as directed by the Engineer.	443	40.00	17,720.00
6 - Power wash existing paint from all exterior brick masonry walls	1	170,200.00	170,200.00
7 - Replace damaged/cracked brick masonry units on the building elevations	7,123	16.00	113,968.00
9 - Mobilization/Demobilization	1	195,000.00	195,000.00
11.2 - 50% Labour and Material Bond	1	10,000.00	10,000.00
11.3 - 50% Performance Bond	1	10,000.00	10,000.00
CO#1 - Concrete repair P3 emergency exit	1	9,500.00	9,500.00
CO#2 - Bricks instalation in AC openings	1	78,000.00	78,000.00
Less Previously billed		-898,418.00	-898,418.00
Subtotal			183,170.00
Total			
Payments/Credits			
Balance Due			

GST/HST No. 803366079

14

CitRex

Your City Restoration Experts

CitRex Corp.

50 Ritin Lane Unit 4

Concord, ON, L4K 4C9

Invoice

Date	Invoice #
8/23/2022	1339

Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

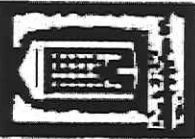
Description	Qty	Rate	Amount
Customer Holdback		-10.00%	-18,317.00
HST (ON) on sales		13.00%	21,430.89
		Total	\$186,283.89
		Payments/Credits	\$0.00
		Balance Due	\$186,283.89

GST/HST No.

803366079

Page 2

15



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa Ontario
K1P 5T8

108246

DATE 10/12/2022

PAY

**** ONE HUNDRED EIGHTY SIX THOUSAND TWO HUNDRED EIGHTY THREE AND 89/100 DOLLARS M M M M M M M M M M

TO THE
ORDER
OF

CitRex Corp.
50 Rittin Lane
Unit 4
Concord, ON L4K 4C9

\$186,283.89

PER 

PER



MEMO: BSI 8803366079

108246 10000000031 115 177 8

CIBC-010

06312 018 10/26/2022

00302 / 4140710

32003381572153
(ENCLOSURE ON 10/26/22)

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTANTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a light in the paper.
PERFILLINGS - A coating that bonds dry loose fibres to the paper fibres, making alteration by scraping or tape very difficult without showing clear tear of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Figure visible dans le papier par transparence à la lumière.
FIBRES INVISIBLES - Fibres colorées dans le papier, visibles seulement sous une lumière ultra-violet.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui apparaît sous une lumière ultra-violet.
PERFILLINGS - Revêtement qui lie les fibres sèches à la feuille de papier, rendant toute altération chimique ou physique très difficile sans laisser de traces évidentes.

VERSO/BACK

16

Review Payment

Jump To

Payee vcltcor Total Amount 186,283.89
CitRex Corp. Check Date 10/12/2022
50 Ritin Lane Clear Date 10/31/2022
Post Month 10/2022

Ctrl# 255204 Batch 150
(Reconciled)

Bank rbc002
Check No 108246
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 10/12/2022 11:24 AM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	
1153 - 165 Ontario Street	185,462.50	0104050303 - Building Improvements: Balconies & Railings	Installation of Balcony Slabs and repair Exterior Walls	834293
1153 - 165 Ontario Street	-18,546.25	0206010200 - Construction Holdbacks	:Less Retention	834293
1153 - 165 Ontario Street	21,519.60	0104050303 - Building Improvements: Balconies & Railings	Installation of Balcony Slabs and repair Exterior Walls	834293
1153 - 165 Ontario Street	-2,151.96	0206010200 - Construction Holdbacks	:Less Retention	834293

17

CitRex

Your City Restoration Experts

CitRex Corp.

50 Ritin Lane Unit 4

Concord, ON, L4K 4C9

Invoice To

CLV Group Inc.
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

Invoice

Date	Invoice #
8/23/2022	1341

P.O. No.	Terms	Project
287079	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
To build out new reinforce concrete slab to cover elevator shaft after steel door removal, removed and re-install exiting handrailing, apply new waterproofing and approx 4" upturn HST (ON) on sales		16,724.00	16,724.00
		13.00%	2,174.12
		Total	\$18,898.12
		Payments/Credits	\$0.00
		Balance Due	\$18,898.12

GST/HST No.

803366079

18

Purchase Order 287079

Data/Reports

Jump To

Vendor

Display Type

Sched. Deliv.

Order Date

Required By Date

Closed ☒ Close Date

PO Info

Total Amount

Approvals

Workflow

Status

Current Step

Next Step

Notes

Navigation

Vendor Info
CitRex Corp.
50 Ritin Lane
Concord ON L4K 4C9

Expense Type

Payment Due

Last Received

From Date

To Date

Description

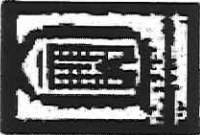
Catalina - To build out new reinforce concrete slab to cover elevator shaft after steel door removal, to removed and re-install exiting handrailing, to apply new waterproofing and upturn 4" approx

Details



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2021_24 u	1153		To build out new reinforce concrete slab to cover elevator shaft after steel door removal, to removed and re-install exiting handrailing, to apply new waterproofing and upturn 4" approx	102-005		0104059821	Legacy: Balcony Railings	1.0000	565.00
1153_2021_24 u	1153		To build out new reinforce concrete slab to cover elevator shaft after steel door removal, to removed and re-install exiting handrailing, to apply new waterproofing and upturn 4" approx	102-010		0104050303	Building Improvements: Balconies & Railings	1.0000	15,142.00
1153_2021_24 u	1153		To build out new reinforce concrete slab to cover elevator shaft after steel door removal, to removed and re-install exiting handrailing, to apply new waterproofing and upturn 4" approx	102-015		0104059819	Legacy: Caulking	1.0000	1,017.00

19



InterRent Holdings Manager Limited Partnership
c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

107543

DATE 09/14/2022

PAY **** TWENTY FOUR THOUSAND SIX HUNDRED FOREY FOUR AND 17/100 DOLLARS

TO THE ORDER OF
CitRex Corp.
50 Ritin Lane
Unit 4
Concord, ON L4K 4C9

\$24,644.17**

PER 
PER 

MEMO: NST 8803366079

⑈0107543⑈ ⑆00006⑈003⑆ ⑆⑆5⑈⑆77⑈8⑈⑈

CIBC-010
06312 098 09/28/2022
00302 / 4140710
3200333898888

SECURITY FEATURES
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INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REAGENTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain in the paper.
PIINTLOGIC® - A colour trail bonds dry fibres meant to the paper fibres, making alteration by scraping or tape very difficult without showing clear tear of the paper.
CARACTÉRISTIQUES DE SÉCURITÉ
Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Fibrilles colorées dans le papier, à l'œil nu.
FIBRES INVISIBLES - Fibrilles colorées dans le papier, visibles uniquement sous lumière ultraviolette.
AGENTS CHIMIQUES - Toute tentative de modifier chimiquement le document déclenche une réaction chimique qui fera apparaître une tache sur le papier.
PIINTLOGIC® - Réaction des produits chimiques, liant les fibres d'absorption chimiques sur le document activant une réaction chimique qui fera apparaître une tache.

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

20

Review Payment

Jump To

Payee vcitcor Total Amount 24,644.17
 CitRex Corp. Check Date 09/14/2022
 50 Ritin Lane Clear Date 09/30/2022
 Post Month 09/2022

Ctrl# 254167 Batch 149
 (Reconciled)

Bank rbc002
 Check No 107543
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by linda.fortin@rentclv.com on 09/14/2022 2:51 PM.
 (never modified)

Property ▾	Amount	Account	
1153 - 165 Ontario Street	5,746.05	0104050200 - Building Improvements: Elevator	To complete the Demolition and removed elevator lift located into the boiler room,
1153 - 165 Ontario Street	565.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door rer
1153 - 165 Ontario Street	15,142.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door rer
1153 - 165 Ontario Street	1,017.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door rer
1153 - 165 Ontario Street	2,174.12	0104050303 - Building Improvements: Balconies & Railings	Extra to PO - To build out new reinforce concrete slab to cover elevator shaft after

21

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Hayat Engineering Inc.
September 18, 2022

(X) Approved
() Revise & Re-submit
() Reviewed as Modified

Hayat Engineering Inc. is a professional engineering firm and is not responsible for the design and construction of the project. The design and construction of the project is the responsibility of the client. Hayat Engineering Inc. is not responsible for the design and construction of the project. The design and construction of the project is the responsibility of the client. Hayat Engineering Inc. is not responsible for the design and construction of the project. The design and construction of the project is the responsibility of the client.

Asif Ihsan, P. Eng.

Invoice

Date	Invoice #
8/23/2022	1342

Invoice To

CLV Group Inc.
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
CCDC2	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
Holdback invoice # 1279		27,472.00	27,472.00
Holdback invoice # 1299		36,565.00	36,565.00
Holdback invoice # 1328		25,804.80	25,804.80
Holdback invoice # 1339		18,317.00	18,317.00
Subtotal			108,158.80
HST (ON) on sales		13.00%	14,060.64
Total			\$122,219.44
Payments/Credits			\$0.00
Balance Due			\$122,219.44

GST/HST No. 803366079

22

Statutory Declaration of Progress Payment Distribution by Contractor

CCDC 9A - 2001

To be made by the Contractor prior to payment when required as a condition for either:

- ☐ second and subsequent progress payments; or
☒ release of holdback.

The last application for progress payment for which the Declarant has received payment is No. 1328

dated the 31 day of May

in the year 2022

Identification of Contract

Name of Contract (Location and description of the Work as it appears in the Contract Documents)

Installation of Balcony Slabs and Repair Exterior Walls
 165 Ontario Street, St. Catharines, Ontario

Date of Contract: 2 September 2021
 Day Month Year

Name of Owner

InterRent Holdings Manager Limited Partnership

Name of Contractor

CitRex Corp.

Identification of Declarant

Name of Declarant

Alexey Astashev

Position or Title (of office held with Contractor)

President

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor named in the Contract identified above, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) amounts withheld by reason of legitimate dispute which have been identified to the party or parties, from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Concord, Ontario this 23 day of August,

in the year 2022

Darya Astashev, a Commissioner,
etc., Province of Ontario, for Citrex
Corp. Expires December 1, 2023.

Signature of Declarant

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC
 9
 2018

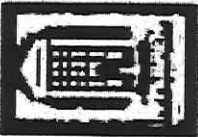
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CCDC

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Canadian Construction Documents Committee

23



InterRent Holdings Manager Limited Partnership
c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

109715

DATE 11/30/2022

MMDDYY

PAY ***** ONE HUNDRED TWENTY TWO THOUSAND TWO HUNDRED NINETEEN AND 44/100 DOLLARS

TO THE
ORDER
OF
CitRex Corp.
50 Rittin Lane
Unit 4
Concord, ON L4K 4C9

\$122,219.44*

PER 
PER 

MEMO: HST 2403366072

11010971511000006000311

CIBC-010
06312 098 12/13/2022
00302 / 4140710
32003452555444

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

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PHANTOMS - A coating that bursts in some areas to the paper fibres, making alterations by scraping or tape very difficult without showing some tear of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
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FIBRES INVISIBLES - Fibres colorées dans le papier, visibles uniquement sous une lumière ultraviolette.

AGENTS CHIMIQUES - Traces chimiques d'altération chimique du document provoquant une réaction chimique qui crée des taches sur le papier.

PHANTOMES - Réactifs qui éclatent dans certaines zones de la surface du papier, rendant les altérations par grattage ou collage très difficiles sans laisser de marques sur le papier.

VERSO/BACK

24

Review Payment

Jump To

Payee	vcitcor	Total Amount	122,219.44
	CitRex Corp.	Check Date	11/30/2022
	50 Ritin Lane	Clear Date	12/31/2022
		Post Month	11/2022

Ctrl# 257519 Batch 152
(Reconciled)

Bank rbc002
Check No 109715
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 11/30/2022 1:27 PM.
(never modified)

Property ▾	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	41,318.45	0206010200 - Construction Holdbacks	HB Release - Invoice# 1299	843289
1153 - 165 Ontario Street	31,043.36	0206010200 - Construction Holdbacks	HB Release - Invoice# 1279	843289
1153 - 165 Ontario Street	21,475.42	0206010200 - Construction Holdbacks	HB Release - Invoice# 1328	843289
1153 - 165 Ontario Street	1,073.50	0206010200 - Construction Holdbacks	HB Release - Invoice# 1328	843289
1153 - 165 Ontario Street	6,610.50	0206010200 - Construction Holdbacks	HB Release - Invoice# 1328	843289
1153 - 165 Ontario Street	2,151.96	0206010200 - Construction Holdbacks	HB Release - Invoice# 1339	843289
1153 - 165 Ontario Street	18,546.25	0206010200 - Construction Holdbacks	HB Release - Invoice# 1339	843289

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INVOICE

Hayat Engineering Inc.

Building Engineers

56 Henwood Drive
Cambridge, ON N3C 0B8
647 970 6561
hayatengineering@bell.net

INVOICE # 203-134
DATE: JULY 24, 2021

TO Mr. Dave Nevins, Senior Property Manager
CLV Group
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

Re: Engineering Services in Regard to 165 Ontario Street, St.
Catharines, ON
CLV Purchase Order No. 273100

DESCRIPTION	UNIT PRICE	TOTAL
Prepare design and specifications for exterior walls and balcony slabs repairs, prepare permit application	\$5,700.00	\$5,700.00
Drop off application at the City, drop off permit fee at the City, Respond to City comments – 14 Hrs	\$85.00	\$1,190.00
SUBTOTAL		\$6,890.00
HST		\$873.60
PERMIT APPLICATION FEE		\$5,142.90
TOTAL		\$12,928.60

Please make check payable to Hayat Engineering Inc. (HST No. 83861 5805 RT0001)

26

Purchase Order 273100

Data/Reports

Jump To

Vendor vnayeng

Display Type PO Displays

Sched. Deliv. 06/08/2021

Order Date 06/08/2021

Required By Date 06/08/2021

Closed ☒ Close Date

PO Info

Total Amount \$,441.00

Approvals

Workflow Construction PO

Status Completed

Current Step Approved

Next Step

Notes

Navigation << >>

Expense Type Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Catalina - Engineering Fees for Balcony and Exterior wall

repairs

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvals

More Details

Change Order

Check Budget

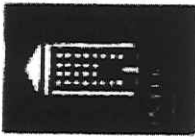
Distribute

Search Supplier

27

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2021_14	1153		Engineering Fees	102-080		0104059824	Legacy: Structural and Roof	1.0000	6,441.00

27



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T6

101893

DATE 03/01/2022

PAY

*** SIXTEEN THOUSAND THREE HUNDRED NINETY TWO AND 60/100 DOLLARS

M M D D Y Y Y

TO THE
ORDER
OF

Hayat Engineering Inc.
56 Henwood Drive
Cambridge, ON N3C 0B8

\$16,392.60**

MEMO: HST083861 5805 RT001

PER 
PER 

⑈0101693⑈ ⑈00006⑈003⑈ 115 11 77 11 11

H66JT 229720963131
33472-002 9134156
Scotiabank
CAMBRIDGE - HIGHWAY 24 &
CAMBRIDGE - HIGHWAY 24 &
31-Mar-2022
9134156 33472-002
33472

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

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WATERMARK - Oblique line pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTANTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain on the paper.
PRINTING - A cylinder that lands dry before moving to the paper fibres, making alteration by scanning or type very difficult without showing fibre tear of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

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FILODRAPE - Filigrane visible dans le papier par incandescence.
FIBRES INVISIBLES - Fibrilles colorées dans le papier, visibles seulement sous une lumière ultra-violet.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui fera apparaître une tache sur le papier.
PRINTING - Réaction aux produits chimiques, toute tentative d'altération chimique sur ce document entraînera une réaction chimique qui fera apparaître une tache.

VERSO/BACK

28

65052-002 BNS
CIDC Toronto ON
31-Mar-2022

Review Payment

Jump To

Payee vhayeng Total Amount 16,392.60
 Hayat Engineering Inc. Check Date 03/01/2022
 56 Henwood Drive Clear Date 03/31/2022
 Post Month 03/2022

Ctrl# 245536 Batch 142
(Reconciled)

Bank rbc002
Check No 101893
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 03/01/2022 1:45 PM.
(never modified)

[Help](#)

Property ▾	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	6,441.00	0104059824 - Legacy: Structural and Roof	Engineering Fees	799851
1153 - 165 Ontario Street	6,487.60	0104059824 - Legacy: Structural and Roof	EXtra to po - Engineering Fees	799851
1111 - 920 Inverhouse Drive	3,464.00	0104050303 - Building Improvements: Balconies & Railings	Building permit for 920 Inverhouse	800463

29

INVOICE

Hayat Engineering Inc.

Building Engineers

56 Henwood Drive
Cambridge, ON N3C 0B8
647 970 6561
hayatengineering@bell.net

INVOICE # 203-134-2
DATE: SEPTEMBER 2, 2022

TO Mr. Dave Nevins, Senior Property Manager
CLV Group
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

Re: Engineering Services in Regard to 165 Ontario Street, St.
Catharines, ON
CLV Purchase Order No. 311330

DESCRIPTION	UNIT PRICE	TOTAL
Construction Review - Site reviews and instructions, contractors documents and invoices reviews	\$11,600.00	\$11,600.00
SUBTOTAL		\$11,600.00
HST		\$1,508.00
TOTAL		\$13,108.00

Please make check payable to Hayat Engineering Inc. (HST No. 83861 5805 RT0001)

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Purchase Order 311330

Data/Reports

Jump To

Vendor

Display Type

Sched. Deliv.

Order Date

Required By Date

Closed ☒ Close Date

PO Info

Total Amount

Approvals

Workflow

Status

Current Step

Next Step

Notes

Navigation <<

Expense Type

Payment Due

Last Received

From Date

To Date

Description

Catalina - 165 Ontario Street - to complete the Engineering review (Phase 2)

Details



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2022_04 b	1153		to complete the Engineering review (Phase 2)	102-080		0104050303	Building Improvements: Balconies & Railings	1.0000	6,554.00
1153_2022_05 b	1153		to complete the Engineering review (Phase 2)	102-080		0104050303	Building Improvements: Balconies & Railings	1.0000	6,554.00

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InterRent Holdings Manager Limited Partnership

c/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

108295

DATE 10/12/2022

M M D D Y Y Y

**** TWENTY FOUR THOUSAND EIGHT HUNDRED SIXTY AND 00/100 DOLLARS

PAY

TO THE
ORDER
OF

Hayat Engineering Inc.
56 Henwood Drive
Cambridge, ON N3C 0B8

\$24,860.00**

PER 
PER 

MEMO: HST#83861 5805 RT001

115 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 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616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 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2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629

Review Payment

Jump To

Payee vhayeng Total Amount 24,860.00
 Hayat Engineering Inc. Check Date 10/12/2022
 56 Henwood Drive Clear Date 11/30/2022
 Post Month 10/2022

Ctrl# 255253 Batch 150
 (Reconciled)

Bank rbc002
 Check No 108295
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 10/12/2022 12:01 PM.
 (never modified)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	6,554.00	0104050303 - Building Improvements: Balconies & Railings	to complete the Engineering review (Phase 2)	<u>833764</u>
1153 - 165 Ontario Street	6,554.00	0104050303 - Building Improvements: Balconies & Railings	to complete the Engineering review (Phase 2)	<u>833764</u>
1153 - 165 Ontario Street	5,254.50	0104050401 - Building Improvements: Hallways & Stairwells	Engineering services for exit stairways enclosure	<u>833920</u>
1124 - 2400 New Street	6,497.50	0104050402 - Building Improvements: Lobby	Engineering services for exterior walkway design	<u>833925</u>

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Item Number: 2 Description: Boiler Replacement & Building Automation system Total Costs Claimed: \$462,334.98 Date work Completed: 31/07/2023													
Contractor/Supplier	Invoice Number	Start Page	End Page	Invoice Date (dd/mm/yy)	Invoice Amount	Method of Payment	Cheque Number	Start Page	End Page	Payment Amount	Payment Date (dd/mm/yy)	Amount related to this item	Remarks
26397665 Ontario Inc.	2755	35	36	22/03/23	\$ 2,935.74	Cheque	3414	37	38	\$ 17,100.74	19/04/23	\$ 2,935.74	
Sure-Fix Service Group Inc.	362752	39	39	13/02/23	\$ 219,672.00	Cheque	3226	40	41	\$ 224,522.53	06/04/23	\$ 219,672.00	
Sure-Fix Service Group Inc.	362896	42	43	22/06/23	\$ 136,987.87	Cheque	5540	44	45	\$ 136,987.87	26/07/23	\$ 136,987.87	
Sure-Fix Service Group Inc.	Holdback	46	47	24/08/23	\$ 39,628.87	Cheque		48	49			\$ 39,628.87	Holdback will be paid within terms of contract
Techno Air Heat One	2023046	50	51	21/02/23	\$ 10,735.00	Cheque	3229	52	53	\$ 38,544.30	06/04/23	\$ 10,735.00	
Techno Air Heat One	2023057	54	56	09/03/23	\$ 9,040.00	Cheque	3229	52	53	\$ 38,544.30	06/04/23	\$ 9,040.00	
PID Controls	INV-2022-0129-002	57	58	15/08/23	\$ 43,335.50	Cheque	6638	59	60	\$ 62,352.57	11/09/23	\$ 43,335.50	Cheque has not cleared bank
												\$ 462,334.98	

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2639765 Ontario Inc. o/a

Co-operative Fire Protection
PO Box 222
Lynden, Ontario L0R 1T0

INVOICE

Invoice No.: 2755
Date: Mar 22, 2023
Ship Date:
Page: 1
Re: Order No.

Sold to:

InterRent Reit
C/O CLV GROUP
485 BANK ST., SUITE 200
OTTAWA, ON K2P 1Z2

Ship to:

CLV GROUP
165 ONTARIO ST.
ST. CATHARINES, ON
P.O. #325507
W.O. #4023 / I.D. T2/T5
OLIVER FILIP

Business No.: 749541116

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
APQ		1	AS PER QUOTE - SPRINKLER PIPE REOURTE FOR BOILER UPGRADE *COMPLETE*	H	2,598.00	2,598.00
			Subtotal:			2,598.00
			H - HST 13% GST/HST			337.74
Shipped By: Tracking Number:					Total Amount	2,935.74
Terms: Net 30. Due Apr 21, 2023.					Amount Paid	0.00
Comment:					Amount Owng	2,935.74
Sold By:						

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Purchase Order 325507

Data/Reports

Jump To

Vendor	vcoofir	Display Type	PO Displays
	Co-operative Fire Protection	Sched. Deliv.	03/21/2023
Vendor Info	**2639765 Ontario Inc. o/a**	Order Date	03/21/2023
	Lynden ON L0R 1T0	Required By Date	03/21/2023
	5196471010	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	3,065.10
Last Received		Approvals	
From Date		Workflow	Construction PG
To Date		Status	Completed
Description		Current Step	Approved
	Marek - 165 Ontario St - to Reroute Piping/New Boiler Upgrade	Next Step	
		Notes	
		Navigation	<< >>

Save New Print Help Delete

Details General Info Addresses Workflow Approvers

More Details Change Order Check Budget Distribute Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty
1153_2023_13	1153		(20) 1-1/2 Vic Couplings (8) 1-1/2 Vic Elbow (3) 1-1/2x1/2 Mechanical Tee (42') 1-1/2 Sch 10 Pipe (2) 1/2" Nipples (2) 1/2" Ball Valves (2) 1/2" Plugs (4) 1-1/2" Split Rings (4') Threaded Rod (4)	109-110		0104050901	Building Improvements: Mechanical	

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InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
80 Sparks Street
Ottawa, Ontario
K1P 5T8

3414

PAY

*** SEVENTEEN THOUSAND ONE HUNDRED AND 74/100 DOLLARS

DATE 04/19/2023

MMDDYY

TO THE
ORDER
OF

Co-operative Fire Protection
2639765 Ontario Inc. o/a
P.O. Box 222
Lynden, ON L0R 1T0

\$17,100.74**

PER

PER

MEMO: 551 81402270 RTFCOL

⑈0003414⑈ ⑆00006⑈003⑆

⑆03⑈306⑈7⑈⑈



CAPTURING BRANCH
5/4/23 1:01 PM Pacific TZ
FirstOntario Credit Union
14562-828
Brantford Branch

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

SECURITY FEATURES
This cheque contains the following security features:
WATERMARK - Destructive pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTIVITY - An attempt to chemically alter the document will activate a chemical reaction that appears as a stain on the paper.
PHOTODUPLICATION - A tracing that bonds dry toner made to the paper fibres, making alteration or scraping of the very difficult without leaving some form of the paper.
CARACTERISTIQUES DE SECURITE
Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Image qui apparaît dans le papier lors de l'exposition à la lumière.
FIBRES INVISIBLES - Fibres colorées dans le papier, visibles uniquement sous une lumière ultraviolette.
AGENTS CHIMIQUES - Tente d'altération chimique du document provoque une réaction chimique qui fera apparaître une tache sur le papier.
PHOTOCOPIAGE - Réproduction avec toner sèche, rendant la modification du document très difficile sans laisser aucune trace visible sur le papier.

Review Payment

Jump To

Payee vcoofir
Co-operative Fire Protection
2639765 Ontario Inc. o/a
Total Amount 17,100.74
Check Date 04/19/2023
Clear Date 05/04/2023
Post Month 04/2023

Ctrl# 263127 Batch 150
(Reconciled)

Bank rbc001
Check No 3414
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentdlv.com on 04/19/2023 8:45 AM.
(never modified)

Help

Property	Amount	Account	
1364 - 77 Delawana Dr	1,932.30	0501090300 - Annual Fire Inspection	77 Delawana Annual Fire systems InspectionSupply labour and material to Test Fire safe
1363 - 11 Grandville Ave	1,932.30	0501090300 - Annual Fire Inspection	11 Grandville Annual Fire Systems Inspection Supply labour and material to Test Fire safe
1362 - 40 Grandville Ave	1,932.30	0501090300 - Annual Fire Inspection	40 Grandville Annual Fire System InspectionSupply labour and material to Test Fire safe
1361 - 50 Violet Dr	1,932.30	0501090300 - Annual Fire Inspection	50 Violet Annual Fire Systems Inspection Supply labour and material to Test Fire safety
1153 - 165 Ontario Street	4,469.60	0104050800 - Building Improvements: Safety Systems	Fire Alarm upgrades at 165 Ontario (Fire Alarm, Top of Stairwell Smokes, Sprinkler Roc
1153 - 165 Ontario Street	1,966.20	0104050200 - Building Improvements: Elevator	Fire Alarm upgrades at 165 Ontario (Fire Alarm, Top of Stairwell Smokes, Sprinkler Roc
1153 - 165 Ontario Street	2,935.74	0104050901 - Building Improvements: Mechanical	(20) 1-1/2 Vic Couplings(8) 1-1/2 Vic Elbow(3) 1-1/2x1/2 Mechanical Tee(42') 1-1/2 Sc

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Invoice

Sure-Fix Service Group Inc.
7334 Garner Road
905-685-0480 or 905-544-4664
Niagara Falls ON L2H 0X8
905-357-0919 FAX: 905-357-0782
HST#858586670

Account # 215655

Invoice # 362752
Date: 2/13/2023
Page # 1 of 1

Inter Rent REIT c/o CLV Group
485 Bank Street, Suite#200
ATTN: ACCOUNTS PAYABLE
Ottawa ON K2P 1Z2

Service At:
Garden City Apartments
165 Ontario Street
St. Catharines ON L2R 5K4

Service Date 2/9/2023 PO #1153_05 Job # 292313 Contract # Claim #

Replacement of Heating and Domestic Hot Water Boilers. CONTRACT # 1153_05
TOTAL VALUE OF CONTRACT: \$350,698.00 Plus HST
PROGRESSIVE BILLING #1: \$216,000.00 Plus HST LESS 10% HOLDBACK
BALANCE OF CONTRACT TO BE BILLED: \$134,698.00 Plus HST

SCOPE OF WORK COMPLETED FOR PROGRESSIVE BILLING #1: Delivery and placement of new Heating and Domestic Hot Water Boilers.

AN EARLY PAYMENT DISCOUNT EQUAL TO 3% SHALL BE APPLIED IF THE PAYMENT IS MADE WITHIN 15 DAYS OF RECEIPT OF INVOICE.

Description Of Service	Quantity	Unit Price	Extended Price	Tax
Progressive Billing on Install	1	\$216,000.00	\$216,000.00	
Less 10% Holdback	-1	\$21,600.00	(\$21,600.00)	

Sub Total \$194,400.00
HST Tax 25,272.00
Total \$219,672.00

We also accept E-transfers by sending to accounting@surefixservicegroup.com

Past due accounts of 30 days or more are subject to finance charge of 2% per month, 24% per annum.

Terms: Due Upon Receipt

WE THANK YOU FOR YOUR BUSINESS!

Please pay from this Invoice

Please Detach and Return with Remittance

Check Enclosed []	Method of Payment
Master Card [] Visa [] AmExp []	
Acct # _____	Exp Date _____
Name on Card _____	
Signature _____	

Invoice # 362752
Date : 2/13/2023
Account # 215655

Inter Rent REIT c/o CLV Group

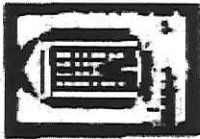
Remit To:

Sure-Fix Service Group Inc.
7334 Garner Road
Niagara Falls ON L2H 0X8

Amount Due **\$219,672.00**

Amount Paid

39



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

3226

DATE 04/06/2023

PAY

*** TWO HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED TWENTY TWO AND 53/100 DOLLARS ***

TO THE
ORDER
OF

Sure-Fix Service Group Inc.
7334 Garner Rd
Niagara Falls, ON L2H 0X8

\$224,522.53*

PER 
PER 

MEMO: HST856586670

⑈0003226⑈ ⑈00006⑈003⑈ 103⑈306⑈7⑈



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Deposit to the Credit of
SURE-FIX SERVICE GROUP INC.
TR # 69082-837 ACC. #000600135811

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Discernible pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Embedded fibres in the paper only visible under a black light.
CHEMICAL REAGENTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain on the paper.
PHINTLOCC - A coating that bonds dry fiber strands to the paper fibers, making alterations by scratching or tape very difficult without showing some tear of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Figrane visible dans la paper pour l'inspection à la lumière.
FIBRES INVISIBLES - Fibres colorées dans le papier, visibles seulement sous une lumière ultra-violet.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui sera visible sous une lumière ultra-violet.
PHINTLOCC - Recouvrement des particules fibreuses, rendant l'altération chimique par un document difficile à réaliser sans laisser de traces apparentes.

VERSO/BACK

CAPTURING BRANCH
4/14/23 2:27 PM Pacific TZ
Meridian Credit Union
69082-837
Niagara Falls - Kalar and McLeod Branch

Review Payment

Jump To

Payee vsurser
Sure-Fix Service Group Inc.
7334 Garner Rd
Total Amount 224,522.53
Check Date 04/06/2023
Clear Date 04/14/2023
Post Month 04/2023

Ctrl# 262676 Batch 156
(Reconciled)

Bank rbc001
Check No 3226
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 04/06/2023 3:55 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes
1153 - 165 Ontario Street	1,000.00	0104040901 - Maintenance CapEx: HVAC	165 Ontario; Emergency on call hours ON FEB 1ST as the boiler stopped working, almost 3 h
1153 - 165 Ontario Street	3,850.53	0104040901 - Maintenance CapEx: HVAC	Extra to PO - 165 Ontario; Emergency on call hours ON FEB 1ST as the boiler stopped workin
1153 - 165 Ontario Street	244,080.00	0104050901 - Building Improvements: Mechanical	Boiler Replacement
1153 - 165 Ontario Street	-24,408.00	0206010200 - Construction Holdbacks	:Less Retention

41

Invoice

Sure-Fix Service Group Inc.

7334 Garner Road
905-685-0480 or 905-544-4664
Niagara Falls ON L2H 0X8
905-357-0919 FAX: 905-357-0782
HST#858586670

Account # 215655

Invoice # 362896
Date: 6/22/2023
Page # 1 of 1

Inter Rent REIT c/o CLV Group
485 Bank Street, Suite#200
ATTN: ACCOUNTS PAYABLE
Ottawa ON K2P 1Z2

Service At:
Garden City Apartments
165 Ontario Street
St. Catharines ON L2R 5K4

Service Date 6/20/2023 PO #1153_05 Job #292313 Contract # Claim #

FINAL BILLING IN THE AMOUNT OF \$134,698.00 PLUS HST, LESS 10% HOLDBACK \$13,469.80 PLUS HST
CONTRACT #1153_05 - PROGRESSIVE BILLING #1 INVOICE#362752
CONTRACT VALUE OF: \$350,698.00 Plus HST

Substantial Completion as of June 22, 2023 for Boiler replacement contract scope of work

AN EARLY PAYMENT DISCOUNT EQUAL TO 3% SHALL BE APPLIED IF THE PAYMENT IS MADE WITHIN 15 DAYS OF RECEIPT OF INVOICE.

Description Of Service	Quantity	Unit Price	Extended Price	Tax
FINAL BILLING	1	\$134,698.00	\$134,698.00	☒
Less 10% HOLDBACK	-1	\$13,469.80	(\$13,469.80)	☒
Sub Total			\$121,228.20	
HST Tax			15,759.67	
Total			\$136,987.87	

We also accept E-transfers by sending to accounting@surefixservicegroup.com

Past due accounts of 30 days or more are subject to finance charge of 2% per month, 24% per annum.

Terms: Due Upon Receipt

WE THANK YOU FOR YOUR BUSINESS!

Please pay from this Invoice

Please Detach and Return with Remittance

Check Enclosed []	Method of Payment
Master Card [] Visa []	
Acct # _____	CVV _____ Exp Date _____
Name on Card _____	
Signature _____	

Invoice # 362896
Date : 6/22/2023
Account # 215655

Inter Rent REIT c/o CLV Group

Remit To:

Sure-Fix Service Group Inc.
7334 Garner Road
Niagara Falls ON L2H 0X8

Amount Due \$136,987.87

Amount Paid

42

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

To be made by the Contractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Information Appearing in the Contract Documents

Name of Project

Garden City Apartments 165 Ontario St, St Catharines
Heating and DHW boiler replacement
Contract # 1153_05

Date of Contract: February 6, 2023

Application for payment number _____
dated _____ is the last
application for payment for which the Contractor has
received payment.

Name of Owner

InterRent Holdings Manager Ltd Partnership

Name of Contractor

Sure-Fix Service Group Inc

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

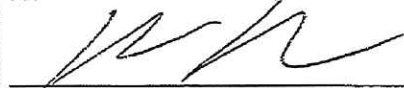
Declared before me in ST-CATHARINES this 22 day of JUNE in the year 2023
City/Town and Province

Brad Petrus

Name

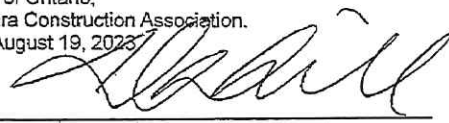
General Manager

Title



Signature

Lisa Anne Inga Cahill, a Commissioner, etc.,
Province of Ontario,
for Niagara Construction Association.
Expires August 19, 2023



(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

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CCDC Copyright 2018
Canadian Construction Documents Committee

43



c/o InterRent
485 Bank St., Suite 207
Ottawa, ON
K2P 1Z2

**Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8**

5540

PAY

ONE HUNDRED THIRTY SIX THOUSAND NINE HUNDRED EIGHTY SEVEN AND 87/100 DOLLARS

TO THE
ORDER
OF

Sure-Fix Service Group Inc.
7334 Garner Rd
Niagara Falls, ON L2H 0X8

\$136,987.87*

PER

[illegible]

Deposit to the Credit of

TR# 69082-637 ACC. #000600135811

Unter der Aufsicht
des Stadtraths

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

CAPTURING BRANCH
8/2/23 6:35 AM Pacific TZ
Meridian Credit Union
69082-837

Niagara Falls - Katar and McLeod Branch

SECURITY FEATURES

These releases containing our fast-growing economy features
WÄRMANN - Descriptive patterns in this paper Mold up
to a half square by weight.

UNPREDICTABLE FINANCES • Continued distress in the paper industry
 despite merger in book world.

CHEMICAL REACTANTS . An attempt to characterize the reactants will activate a chemical reaction that produces the product.

REINFORCEMENT - A coating that bonds dry-laid tissue to the paper frame, making adaptation by stretching or tearing very difficult without drawing fibre into the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

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THE UNIVERSITY OF CHICAGO

WILLIAM H. HARRIS, JR., President

Productivity—A new way to document activity.

Review Payment

Jump To

Payee vsurser Total Amount 136,987.87
Sure-Fix Service Group Inc. Check Date 07/26/2023
7334 Garner Rd Clear Date 08/02/2023
Post Month 07/2023

Ctrl# 266889 Batch 159
(Reconciled)

Bank rbc001
Check No 5540
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 07/26/2023 11:37 AM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	152,208.74	0104050901 - Building Improvements: Mechanical	Boiler Replacement	878180
1153 - 165 Ontario Street	-15,220.87	0206010200 - Construction Holdbacks	:Less Retention	878180

INVOICE

7334 Garner Road
Niagara Falls, ON L2H 0X8
905-357-0919 Fax#905-357-0782

HST#858586670

DATE: 24-Aug-23
INVOICE # 362895/364435
ACCT # 215655

BILL TO: Inter Reit / CLV Group
485 Bank Street, Suite #207
ATT: ACCOUNTS PAYABLE
Ottawa ON K2P 1Z2

Garden City Apartments
165 Ontario St
St Catharines, ON
Contract#1153_05

Description of service

Price

PROJECT / CONTRACT #1153_05
Replacement of Heating and Domestic
Boilers

February 13, 2023-10% Holdback from Invoice #36	1	\$	21,600.00
June 22, 2023 -10% Holdback from Invoice #362896	1	\$	13,469.80

Sub-total \$ 35,069.80

HST Tax \$ 4,559.07
@ 13%

Terms: Due Upon Receipt
Please pay from this invoice

Balance Due \$ 39,628.87

Please Detach and Return with Remittance

REMIT TO: Sure-Fix Service Group Inc.
7334 Garner Road
Niagara Falls ON L2H 0X8

Invoice # 362895/364435

Date 24-Aug-23

Acct# 215655

Amt Due \$ 39,628.87

Amt Paid

46

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

To be made by the Contractor as a condition for either

- ☐ second and subsequent progress payments; or
☒ release of holdback.

Information Appearing in the Contract Documents

Name of Project

Garden City Apartments 165 Ontario St, St Catharines
Heating and DHW boiler replacement
Contract # 1153_05

Date of Contract: February 6, 2023

Application for payment number _____
dated _____ is the last
application for payment for which the Contractor has
received payment.

Name of Owner

InterRent Holdings Manager Ltd Partnership

Name of Contractor

Sure-Fix Service Group Inc

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in ST. CATHARINES this 28 day of AUGUST in the year 2023
City/Town and Province

Brad Petrus

Name

General Manager

Title

Signature

Lisa Anne Inga Cahill, a Commissioner,
etc., Province of Ontario, for Niagara
Construction Association.
Expires August 19, 2026

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

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copyright and is intended by the
parties to be an unaltered version of
CCDC 9 - 2018 except to the extent
that any alterations, additions or
modifications are set forth in
supplementary conditions.

CCDC

9

2018

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CCDC

Copyright 2018

Canadian Construction Documents Committee

47

TECHNO AIR HEAT ONE

RESIDENCIAL

COMERCIAL

INDUSTRIAL

HEATING, COOLING, VENTILATION, AIRCONDITIONING
DUCT WORK, REFRIGERATION, ALL MECHANICAL SERVICES

Tel # 905-237-1261
Cell # 416-821-7399

SHORT TERM AND LONG TERM MAINTENANCES SERVICE

EMERGENCY 24/7 SERVICE

HST# 858689870RT0001

Invoice#2023046
PO# 322795

Date: 2023-02-21

Address: Tank removal – 165 Ontario St., St. Catharines, ON

JOB DESCRIPTION ACCORDING SCOPE OF WORK ISSUED BY CLV GROUP:

- 1- Cut the tank in the boiler room and dispose it.
- 2- Cleaned the floor.

Total: \$ 9500
HST: \$ 1235
Sub Total: \$ 10735

With the best regards,
Thanks for your Business

Address: 20 Cottonwood Hollow Court., Aurora, ON, L4G 3L8

50

Purchase Order 322795

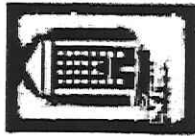
Data/Reports

Jump To

Vendor	vtechno	Display Type	PO Displays
	Mohammad Reza Lavi	Sched. Deliv.	02/10/2023
Vendor Info	o/a Techno Air Heat One	Order Date	02/10/2023
	Aurora ON L4G 3L8	Required By Date	02/10/2023
	4168217399	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	10,735.00
Last Received		Approvals	
From Date		Workflow	Construction PO
To Date		Status	Completed
Description		Current Step	Approved
	Marek - 165 Ontario - boiler room tank removal	Next Step	
		Notes	
		Navigation	<< >>

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_07	1153		- To cut the tank in pieces - cut the concrete inside the tank - carry on pieces out of the building to the bin and dispose - clean up place	002-102		0104050901	Building Improvements: Mechanical	1.0000	10,735.00

51



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

3229

PAY

**** THIRTY EIGHT THOUSAND FIVE HUNDRED FORTY FOUR AND 30/100 DOLLARS

DATE 04/06/2023

TO THE
ORDER
OF

Mohammad Reza Lavi
c/o a Techno Air Heat One
20 Cottonwood Hollow Crt
Aurora, ON L4G 3L8

\$38,544.30**

PER

PER

MEMO: HSI 56868870 RT0001

⑈0003229⑈ ⑈000000003⑈ 103⑈306⑈7⑈

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 06032-003
Account Number: 1012160
Date (YYMMDD): 20230419
Item Sequence Number: 7037276836

ATMID: TW95
Envelope #: 1599

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

These features contain the following security features:

WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.

INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.

CHEMICAL REACTANTS - An attempt to chemically alter the document will activate a chemical reaction that appears as a stain in the paper.

PRINTED - A colour watermark is visible in the paper fibres, making it difficult to replicate or copy the paper fibres without showing the face of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ces caractéristiques contiennent les éléments de sécurité suivants :

FIBRES INVISIBLES - Fibres colorées, visibles uniquement sous une lumière noire.

AGENTS CHIMIQUES - Toute tentative d'altération chimique du document active une réaction chimique qui crée une tache sur le papier.

PRINTED - Une couleur watermark est visible dans les fibres du papier, rendant difficile la réimpression ou la copie du papier sans révéler le recto du document.

VERSO/BACK

52

Review Payment

Jump To

Payee vtechno Total Amount 38,544.30
 Mohammad Reza Lavi Check Date 04/06/2023
 o/a Techno Air Heat One Clear Date 04/19/2023
 Post Month 04/2023

Ctrl# 262679 Batch 156
 (Reconciled)

Bank rbc001
 Check No 3229
 00006000001033067
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentdlv.com on 04/06/2023 3:57 PM.
 (never modified)

Help

Property	Amount	Account	
1364 - 77 Delawana Dr	1,525.50	0104040901 - Maintenance CapEx: HVAC	77 Delawana Laundry RoomSupply labour and material to repair
1362 - 40 Grandville Ave	1,808.00	0104040901 - Maintenance CapEx: HVAC	40 Grandville building apartment Exhaust SystemSupply labor ar
1361 - 50 Violet Dr	904.00	0104041001 - Maintenance CapEx: In-Suite HVAC Restorations	U=103 :50 violet Unit 103 OccupiedSupply and install new redirc
1354 - 77 Tindale Court	282.50	0501110100 - In-Suite HVAC Repairs	U =14:77 Tindale - 14 - Supply HVAC Technician to inspect furna
1354 - 77 Tindale Court	500.00	0104041001 - Maintenance CapEx: In-Suite HVAC Restorations	U =04:77 Tindale - 04 - Supply Technician to replace areas of du
1354 - 77 Tindale Court	8.50	0104041001 - Maintenance CapEx: In-Suite HVAC Restorations	Extra to PO - U =04:77 Tindale - 04 - Supply Technician to repla
1352 - 235 Quigley Rd	339.00	0104041001 - Maintenance CapEx: In-Suite HVAC Restorations	U =05:235 Quigley - 05 - Supply/Install replacement baseboard
1156 - 378 Vine Street	169.50	0104060100 - Unit Renovations	U =708:Entire Unit - New Microwave ventilation in Kitchen
1156 - 378 Vine Street	339.00	0104060100 - Unit Renovations	U=211 :Kitchen - Run microwave vent at the kitchen
1156 - 378 Vine Street	339.00	0104060100 - Unit Renovations	U=708 :Entire Unit - Run microwave vent at the kitchen
1156 - 378 Vine Street	339.00	0104060100 - Unit Renovations	U =510:Entire Unit - New Microwave ventilation in Kitchen
1153 - 165 Ontario Street	734.50	0104060100 - Unit Renovations	U =615:Kitchen - replace leaking pipes in the bathroom all the w
1153 - 165 Ontario Street	282.50	0104060100 - Unit Renovations	U=717 :Entire Unit - Install Microwave Ventilation in Kitchen
1153 - 165 Ontario Street	282.50	0104060100 - Unit Renovations	U=208 :Entire Unit - Install Microwave Ventilation in Kitchen
1153 - 165 Ontario Street	282.50	0104060100 - Unit Renovations	U =520:Entire Unit - New Microwave ventilation in Kitchen
1153 - 165 Ontario Street	339.00	0104060100 - Unit Renovations	U =703:Kitchen - New Microwave ventilation in Kitchen
1153 - 165 Ontario Street	339.00	0104060100 - Unit Renovations	U =703:Kitchen - plumbing work relocate the pipe in the kitchen
1153 - 165 Ontario Street	10,735.00	0104050901 - Building Improvements: Mechanical	- To cut the tank in pieces- cut the concrete inside the tank- Carr
1153 - 165 Ontario Street	9,040.00	0104050901 - Building Improvements: Mechanical	1- Cut the incineration tank metal in pieces, remove and dispose
1152 - 158 Ontario Street	282.50	0104060100 - Unit Renovations	U =0204:Entire Unit - New Microwave ventilation in Kitchen
1151 - 614 Lake Street	1,469.00	0104060100 - Unit Renovations	U =0110:Entire Unit - New/Relocate Plumbing Drain Line
1151 - 614 Lake Street	226.00	0104060100 - Unit Renovations	U =0110:Entire Unit - New/Relocate Plumbing Supply Line
1151 - 614 Lake Street	339.00	0104060100 - Unit Renovations	U=0407 :Entire Unit - Run microwave vent at the kitchen
1151 - 614 Lake Street	339.00	0104060100 - Unit Renovations	U =0107:Entire Unit - remove old duct and cap and run new pip
1142 - 100 Main St. E - Commercial	425.00	0104040901 - Maintenance CapEx: HVAC	S/I bev louvre and disposal of old broken louvre
1142 - 100 Main St. E - Commercial	55.25	0206030100 - HST & GST	hst
1141 - 100 Main St. E	2,344.75	0104040901 - Maintenance CapEx: HVAC	S/I bev louvre and disposal of old broken louvre
1136 - 775 Concession BS	248.60	0104041001 - Maintenance CapEx: In-Suite HVAC Restorations	U =N8 :Disconnect old gas stove due to pest control infestation a

TECHNO AIR HEAT ONE

RESIDENCIAL

COMERCIAL

INDUSTRIAL

HEATING, COOLING, VENTILATION, AIRCONDITIONING
DUCT WORK, REFRIGERATION, ALL MECHANICAL SERVICES

Tel # 905-237-1261
Cell # 416-821-7399

SHORT TERM AND LONG TERM MAINTENANCES SERVICE

EMERGENCY 24/7 SERVICE

HST# 858689870RT0001

Invoice#2023057
PO# 324539

Date: 2023-03-09

Address: Boiler room, Incinerator Tank removal-165 Ontario St., St. Catharines, ON

JOB DESCRIPTION ACCORDING SCOPE OF WORK ISSUED BY CLV GROUP:

- 1- Cut the incineration tank metal in pieces, remove and dispose.
- 2- Break concrete of top combustion chamber of tank and dispose.
- 3- Break all brick around the tank remove and dispose.
- 4- Remove insulation and garbage of the tank, pack and dispose.
- 5- Clean and wash boiler room floor.

Total: \$ 8,000.00
HST: \$ 1,040.00
Sub Total: \$ 9,040.00

With the best regards,
Thanks for your Business

54

Address: 20 Cottonwood Hollow Court., Aurora, ON, L4G 3L8

Purchase Order 324539

Data/Reports

Jump To

Vendor	vtechno	Display Type	PQ Displays
	Mohammad Reza Lavi	Sched, Deliv.	03/08/2023
Vendor Info	o/a Techno Air Heat One	Order Date	03/08/2023
	Aurora ON L4G 3L8	Required By Date	03/08/2023
	4168217399	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PQ Info	
Payment Due		Total Amount	9,040.00
Last Received		Approvals	
From Date		Workflow	Construction PQ
To Date		Status	Completed
Description		Current Step	Approved
Oliver - 165 Ontario additional removed tank		Next Step	
1- Cut the incineration tank metal in pieces, remove and dispose.		Notes	
2- Break concrete of top combustion chamber of tank and dispose.		Navigation	<< >>
3- Break all brick around the tank remove and dispose.			
Save	New	Print	Help
			Delete

Details General Info Addresses Workflow Approvers

More Details Change Order Check Budget Distribute Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_07	1153		1- Cut the incineration tank metal in pieces, remove and dispose. 2- Break concrete of top combustion chamber of tank and dispose. 3- Break all brick around the tank remove and dispose. 4- Remove i	112-035		0104050901	Building Improvements: Mechanical	1.0000	9,040.00

56

57

Purchase Order 323902		Data/Reports	Jump To
Vendor	vpdcon	Display Type	PO Displays
	2257808 Ontario Inc. o/a PID	Sched. Deliv.	02/28/2023
Vendor Info	142 Ellins Avenue	Order Date	02/28/2023
	York ON M6N 2B1	Required By Date	02/28/2023
	6473947247	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	43,335.50
Last Received		Approvals	
From Date		Workflow	Construction PO
To Date		Status	Completed
Description		Current Step	Approved
	Marek - 165 Ontario - New Building Automation System Installation	Next Step	
		Notes	
		Navigation	<< >>
Save	New	Print	Help
Delete			

Details General Info Addresses Workflow Approvers

More Details Change Order Check Budget Distribute Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_06	1153		New Building Automation System Installation	109-030		0104050901	Building Improvements: Mechanical	1.0000	43,335.50

58

Review Payment

Jump To

Payee vpidcon Total Amount 62,352.57
2257808 Ontario Inc. o/a PID Cont... Check Date 09/11/2023
142 Ellins Avenue Clear Date
Post Month 09/2023

Ctrl# 268773 Batch 161

Bank rbc001
Check No 6638
00006000001033067
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 09/11/2023 11:49 AM.
(never modified)

Void

Help

Property	Amount	Account	Notes
682 - 57 Bayswater Avenue	1,237.35	0104050901 - Building Improvements: Mechanical	Mounted 2 new AC Tech VFD Drives and reconnected wires
681 - 218 MacLaren Street	397.76	0104050901 - Building Improvements: Mechanical	To supply thermowells
667 - 341 Flora Street	397.76	0104050901 - Building Improvements: Mechanical	-to supply thermowells
1153 - 165 Ontario Street	497.20	0104050901 - Building Improvements: Mechanical	to supply thermowells
1153 - 165 Ontario Street	43,335.50	0104050901 - Building Improvements: Mechanical	New Building Automation System Installation
1147 - 600 John St. N	10,975.13	0104050901 - Building Improvements: Mechanical	New Building Automation System Installation
1137 - 3 East 37th Street	397.76	0104050901 - Building Improvements: Mechanical	to supply thermowells
1124 - 2400 New Street	1,248.65	0104040902 - Maintenance CapEx: Plumbing	Troubleshoot DHW boiler 4 operation, Troubleshoot heating boiler 1 operation, parts and labor
1124 - 2400 New Street	567.83	0104040901 - Maintenance CapEx: HVAC	Time Delay Relay Replacement
1123 - 2386 New Street	663.88	0104040901 - Maintenance CapEx: HVAC	S/I MUA VFD after troubleshooting
1095 - 2304 Weston	1,670.14	0104040901 - Maintenance CapEx: HVAC	MUA Outside Air Damper Actuator replaced
1095 - 2304 Weston	963.61	0104050901 - Building Improvements: Mechanical	Installed new valve actuator adapter on boiler 1 and boiler 2

60

Item Number: 3 Elevator Description: \$372,250.25 Total Costs Claimed: 31/01/2023 Date work Completed:													
Contractor/Supplier	Invoice Number	Start Page	End Page	Invoice Date (dd/mm/yy)	Invoice Amount	Method of Payment	Cheque Number	Start Page	End Page	Payment Amount	Payment Date (dd/mm/yy)	Amount related to this item	Remarks
Atta Elevators Corp.	23865	62	62	05/05/22	\$ 49,883.85	Cheque	104986	63	64	\$ 105,613.24	15/06/22	\$ 49,883.85	
Atta Elevators Corp.	24406	65	66	29/06/22	\$ 149,651.55	Cheque	106640	67	68	\$ 149,651.55	09/08/22	\$ 149,651.55	
Atta Elevators Corp.	25391	69	70	30/09/22	\$ 49,883.85	Cheque	109875	71	72	\$ 111,978.71	14/12/22	\$ 49,883.85	
Atta Elevators Corp.	26028	73	73	28/10/22	\$ 24,941.93	Cheque	109875	71	72	\$ 111,978.71	14/12/22	\$ 24,941.93	
Atta Elevators Corp.	28431	74	75	18/01/23	\$ 16,704.22	Cheque	2763	76	77	\$ 16,704.22	22/03/23	\$ 16,704.22	
Atta Elevators Corp.	30637	78	79	16/03/23	\$ 16,170.30	Cheque	4872	80	81	\$ 16,554.50	12/07/23	\$ 16,170.30	
Atta Elevators Corp.	32715	82	83	01/06/23	\$ 15,415.18	Cheque		83	84			\$ 15,415.18	Will be paid within the terms of the contract
Atta Elevators Corp.	32716	85	86	01/06/23	\$ 36,689.12	Cheque		87	88			\$ 36,689.12	Holdback - Will be paid within the terms of the contract
Atta Elevators Corp.	34460	89	89	01/08/23	\$ 1,017.00	Cheque	5884	90	91	\$ 1,017.00	14/08/23	\$ 1,017.00	
Cifrex Corp.	1340	92	92	23/08/22	\$ 5,746.05	Cheque	107543	93	94	\$ 24,644.17	14/09/22	\$ 5,746.05	
Rooney, Irving & Associates Ltd.	21-487	95	96	11/06/21	\$ 3,842.00	Cheque	96084	97	98	\$ 4,553.90	11/08/21	\$ 3,842.00	
Rooney, Irving & Associates Ltd.	21-649	99	100	26/08/21	\$ 768.40	Cheque	97110	101	102	\$ 768.40	14/09/21	\$ 768.40	
Rooney, Irving & Associates Ltd.	22-716	103	103	22/09/22	\$ 960.50	Cheque	110654	104	105	\$ 960.50	10/01/23	\$ 960.50	
Rooney, Irving & Associates Ltd.	23-548	106	107	06/07/23	\$ 576.30	Cheque	5278	108	109	\$ 2,689.40	18/07/23	\$ 576.30	
												\$ 372,250.25	

61



INVOICE

8-40 North Rivermede Rd.
Concord, ON L4K 2H3
647-925-2124

DATE: May 5, 2022
INVOICE #: 23865
FOR: 165 Ontario St.
St. Catharines

BILL TO:
InterRent REIT
207-485 Bank Street
Ottawa, ON
K2P 1Z2

PO:
EMAIL:

DESCRIPTION	QUANTITY	RATE	AMOUNT
Re : Elevator Modernization			
Contract value: \$327,000.00			
Approval of Drawings - 15%	1.00	\$ 49,050.00	\$ 49,050.00
Less: 10% holdback	1.00	\$ (4,905.00)	\$ (4,905.00)
SUBTOTAL			\$ 44,145.00
HST #74497 9071 RT0001 13.00%			\$ 5,738.85
TOTAL			\$ 49,883.85

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
Beaver Creek Commercial Banking Centre
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank ID: 004
Bank transit: 10852
Account: 10855450252

Send remittance notice to : ar@attaelevators.com

If paying by cheque, please make payable to: Atta Elevators Corp.

THANK YOU FOR YOUR BUSINESS!

This progress claim has been reviewed for correct value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

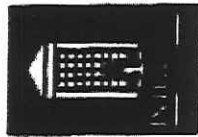
The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.

REVIEWED
By sged@rooneyirving.ca at 4:53:35 PM, 5/9/2022
Rooney, Irving & Associates Ltd.

[Signature] **RIA**

Draw #1

62



InterRent Holdings Manager Limited Partnership

c/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

104986

PAY

*** ONE HUNDRED FIVE THOUSAND SIX HUNDRED THIRTEEN AND 24/100 DOLLARS

DATE 06/15/2022

MMDDYYYY

TO THE
ORDER
OF
Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4K 2H3

MEMO: 744979071 RT0001

\$105,613.24*

PER

PER

115 177 811

10104986 1000060031

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Observe pattern in the paper. Hold up to a light source to view.

INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.

CHEMICAL REACTANTS - An infrared beam passing over this document will activate a chemical reaction that appears as a stain in the paper.

PAINTLOCK - A coating that occurs on the paper during the paper layer, making alterations or tampering very difficult without removing large sections of the paper.

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PAINTLOCK - A coating that occurs on the paper during the paper layer, making alterations or tampering very difficult without removing large sections of the paper.

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

20220627
>10852-004< 5450252
ID ISN 1440902302
RDC DEPOSIT / TDD DEPOT
TDD RDC TOR
20220627 ISN: 2141191114
CR-10852-5450252

63

Review Payment

Jump To

Payee vattele Total Amount 105,613.24
 Atta Elevators Corp. Check Date 06/15/2022
 8-40 North Rivermede Road Clear Date 06/30/2022
 Post Month 06/2022

Ctrl# 250221 Batch 146
 (Reconciled)

Bank rbc002
 Check No 104986
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 06/15/2022 8:42 AM.
 (never modified)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	55,426.50	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario - Progress Draw #1	815991
1153 - 165 Ontario Street	-5,542.65	0206010200 - Construction Holdbacks	:Less Retention	815991
1111 - 920 Inverhouse Drive	61,921.55	0104050200 - Building Improvements: Elevator	Elevator Modernization	815977
1111 - 920 Inverhouse Drive	-6,192.16	0206010200 - Construction Holdbacks	:Less Retention	815977

64



INVOICE

8-40 North Rivermede Rd.
Concord, ON L4K 2H3
647-925-2124

DATE: June 29, 2022
INVOICE #: 24406
FOR: 165 Ontario St.
St. Catharines

BILL TO:
InterRent REIT
207-485 Bank Street
Ottawa, ON
K2P 1Z2

PO:
EMAIL:

DESCRIPTION	QUANTITY	RATE	AMOUNT
Re : Elevator Modernization			
Contract value: \$327,000.00			
Materials on site (45% of contract)	0.45	\$ 327,000.00	\$ 147,150.00
Holdback	0.45	\$ (32,700.00)	\$ (14,715.00)
SUBTOTAL			\$ 132,435.00
HST #74497 9071 RT0001 13.00%			\$ 17,216.55
TOTAL			\$ 149,651.55

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
Beaver Creek Commercial Banking Centre
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank ID: 004
Bank transit: 10852
Account: 10855450252

Send remittance notice to : ar@attaelevators.com

This progress claim has been reviewed for correct contract value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.

Reviewed

Rooney, Irving & Associates Ltd.

RIA

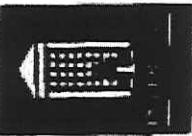
7/18/22 Draw

If paying by cheque, please make payable to: Atta Elevators Corp.

THANK YOU FOR YOUR BUSINESS!

65

Elevator Contractor	ATTA Elevator	 PROGRESS PAYMENT CERTIFICATE	Date:	July 18, 2022				
Progress Draw No.	2		Project Address:	166 Ontario St.				
Invoice No.	24406		City:	St. Catharines				
Invoice Date	June 29, 2022		Province:	Ontario				
Summary of Contract								
Original Contract Value	Change Order Amounts	Other Credits/Debits	Total Revised Contract Amount					
\$327,000.00	\$0.00	\$0.00	\$327,000.00					
Certification Details								
Progress Draw No.	Invoice No.	Description	Gross Claim Amount	Percentage of Total Contract Amount	Lein Holdback (10%)	Subtotal	HST (13%)	Net Certified Amount (incl taxes)
1	23865	Shop Drawings	\$ 49,050.00	15%	\$ 4,905.00	\$ 44,145.00	\$ 5,738.85	\$ 49,883.85
2	24406	Materials	\$ 147,150.00	45%	\$ 14,715.00	\$ 132,435.00	\$ 17,216.55	\$ 149,651.55
3			\$ -	0%	\$ -	\$ -	\$ -	\$ -
4			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
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			\$ -	0%	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 196,200.00	60%	\$ 19,620.00	\$ 176,580.00	\$ 22,955.40	\$ 199,535.40
Amount Previously Certified (including HST)	Lein Holdback Retention (10%)	Lein Holdback Release?	Amount Due This Claim (incl. taxes)					
\$49,883.85	\$19,620.00	No	\$149,651.55					
Certified By:	Angela Nader							



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

106640

PAY

**** ONE HUNDRED FORTY NINE THOUSAND SIX HUNDRED FIFTY ONE AND 55/100 DOLLARS

DATE 08/09/2022

M M D Y Y Y

TO THE
ORDER
OF

Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4K 2H3

\$149,651.55*

PER

PER

MEMO: 744979071 RT0001

115 177 811

106640 1000060031

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES
This cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a bright light.
CHEMICAL REAGENTS - An invisible ink is used to print the MICR line. It reacts with a chemical reagent to produce a visible colour.
PRINTING - A coating that is not visible to the naked eye but which is visible when the paper is held up to a light source.
VERY DIFFICULT TO REPRODUCE - The printing process is very difficult to reproduce using standard equipment.

CARACTÉRISTIQUES DE SÉCURITÉ
Ce chèque contient les caractéristiques de sécurité suivantes:
FIJES INVISIBLES - Fijes colorées dans le papier, visibles uniquement sous une lumière vive.
AGENTS CHIMIQUES - Tinte invisible utilisée pour imprimer la ligne MICR. Elle réagit avec un réactif chimique pour produire une couleur visible.
IMPRESSION - Un revêtement qui n'est pas visible à l'œil nu, mais qui devient visible lorsque le papier est tenu à la lumière.
TRÈS DIFFICILE À RÉPRODUIRE - Le processus d'impression est très difficile à reproduire à l'aide d'équipement standard.

20220817
>10852-004< 5450252
ID ISN 1442547681
RBC DEPOSIT / TDD DEPOT
IDR RBC
20220817 ISN: 2142324145
CR 10852-5450252

VERSO/BACK

67

Review Payment

Jump To

Payee vattele Total Amount 149,651.55
Atta Elevators Corp. Check Date 08/09/2022
8-40 North Rivermede Road Clear Date 08/31/2022
Post Month 08/2022

Ctrl# 252724 Batch 148
(Reconciled)

Bank rbc002
Check No 106640
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 08/09/2022 1:19 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	166,279.50	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario - Progress Draw #2	825665
1153 - 165 Ontario Street	-16,627.95	0206010200 - Construction Holdbacks	:Less Retention	825665



INVOICE

8-40 North Rivermede Rd.
Concord, ON L4K 2H3
647-925-2124

DATE: 2022-09-30
INVOICE #: 25391
FOR: 165 Ontario St.
St. Catharines

BILL TO:
InterRent REIT
207-485 Bank Street
Ottawa, ON
K2P 1Z2

PO:
EMAIL:

DESCRIPTION	QUANTITY	RATE	AMOUNT
Re : Elevator Modernization			
Contract value: \$327,000.00			
Labour Progress	0.15	\$ 327,000.00	\$ 49,050.00
Holdback	0.15	\$ (32,700.00)	\$ (4,905.00)
SUBTOTAL			\$ 44,145.00
HST #74497 9071 RT0001 13.00%			\$ 5,738.85
TOTAL			\$ 49,883.85

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
Beaver Creek Commercial Banking Centre
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank ID: 004
Bank transit: 10852
Account: 10855450252

Send remittance notice to : ar@attaelevators.com

This progress claim has been reviewed for correct value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.



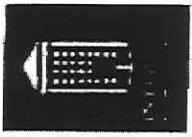
Rooney, Irving & Associates Ltd.

October 27, 2022 Draw #3

If paying by cheque, please make payable to: Atta Elevators Corp.

THANK YOU FOR YOUR BUSINESS!

69



InterRent Holdings Manager Limited Partnership
o/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

109875

PAY

**** ONE HUNDRED ELEVEN THOUSAND NINE HUNDRED SEVENTY EIGHT AND 71/100 DOLLARS

DATE 12/14/2022

MMDDYY

TO THE
ORDER
OF

Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4K 2H3

\$111,978.71*

MEMO: 744979071 RT0001

PER

PER

⑆0⑆09875⑆⑆00006⑆003⑆⑆15⑆177⑆B⑆⑆

Enter on card
Teller Stamp Here

20230103
>10852-004< 5450252
TD ISN 1446801796
RD CUMULATIVE
70230103 ISN: 014460987
CR 10852-5450252

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Delineated pattern in the paper. Hold up to a light source to view.
INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTIONS - An irregular change in colour as a result of the application of certain chemicals.
PRINTLOCK - A coupling that bonds the ink to the paper fibres, making alterations, such as copying, very difficult without showing some of the paper fibres.
CARACTÉRISTIQUES DE SÉCURITÉ
Ce chèque contient les caractéristiques de sécurité suivantes:
FIBRES INVISIBLES - Fibres colorées dans le papier, visibles uniquement sous une lumière noire.
AGENTS CHIMIQUES - Toute application de produits chimiques sur ce document provoque une réaction chimique qui fera apparaître une trace sur le papier.
PRINTLOCK - Association aux fibres du papier d'une tentative d'altération chimique qui fera apparaître une trace sur le papier.

DEPOSIT TO/DEPOT AU
ATTA ELEVATORS CORP.
ATTA ELEVATORS CORP.
10852-004<5450252

Endossement - Signature ou timbre
Endossement - Signature or Stamp

VERSO/BACK

71

Review Payment

Jump To

Payee vattele Total Amount 111,978.71
 Atta Elevators Corp. Check Date 12/14/2022
 8-40 North Rivermede Road Clear Date 01/31/2023
 Post Month 12/2022

Ctrl# 257896 Batch 152
 (Reconciled)

Bank rbc002
 Check No 109875
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by linda.fortin@rentclv.com on 12/14/2022 1:11 PM.
 (never modified)

Property	Amount	Account	Notes	
1153 - 165 Ontario Street	55,426.50	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario	845350
1153 - 165 Ontario Street	-5,542.65	0206010200 - Construction Holdbacks	:Less Retention	845350
1153 - 165 Ontario Street	27,713.25	0104050200 - Building Improvements: Elevator		845364
1153 - 165 Ontario Street	-2,771.32	0206010200 - Construction Holdbacks	:Less Retention	845364
1111 - 920 Inverhouse Drive	41,281.03	0104050200 - Building Improvements: Elevator	elevator modernization 920 Inverhouse- progress or payment 3	843316
1111 - 920 Inverhouse Drive	-4,128.10	0206010200 - Construction Holdbacks	:Less Retention	843316

72



8-40 North Rivermede Rd.
Concord, ON L4K 2H3
647-925-2124

BILL TO:

InterRent REIT
207-485 Bank Street
Ottawa, ON
K2P 1Z2

INVOICE

DATE: 2022-10-28

INVOICE #: 26028

FOR: 165 Ontario St.
St. Catharines

PO:

EMAIL:

DESCRIPTION	QUANTITY	RATE	AMOUNT
Re : Elevator Modernization			
Contract value: \$327,000.00			
Labour Progress - 7.5%	7.5%	\$ 327,000.00	\$ 24,525.00
Holdback - 10%	7.5%	\$ (32,700.00)	\$ (2,452.50)
SUBTOTAL			\$ 22,072.50
HST #74497 9071 RT0001 13.00%			\$ 2,869.43
TOTAL			\$ 24,941.93

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
Beaver Creek Commercial Banking Centre
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank ID: 004
Bank transit: 10852
Account: 10855450252

Send remittance notice to : ar@attaelevators.com

This progress claim has been reviewed for correct value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.

✓ Reviewed
Rooney, Irving & Associates Ltd.

November 17, 2022 Draw #4

If paying by cheque, please make payable to: Atta Elevators Corp.

THANK YOU FOR YOUR BUSINESS!

73

ATTA Elevators Corp.
#8-40 North Rivermede Rd.
Concord ON L4K 2H3
ar@attaelevators.com
GST/HST Registration No.: 74497 9071
RT0001



INVOICE

BILL TO
InterRent REIT
207-485 Bank Street
Ottawa, ON
K2P 1Z2

SHIP TO
165 Ontario St.

INVOICE # 28431
DATE 01/18/2023
DUE DATE 02/17/2023
TERMS Net 30

	DESCRIPTION	QTY	RATE	AMOUNT
Modernization	Labour Progress	0.075	318,000.00	23,850.00
Modernization	Holdback	-0.10	23,850.00	-2,385.00
Modernization	Adjustment for overbilling previously provided as 26028CR	-1	6,682.50	-6,682.50

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank: 004
Transit: 10852
Account: 5450252

Please send remittance advice to ar@attaelevators.com

SUBTOTAL 14,782.50
HST (ON) @ 13% 1,921.72
TOTAL 16,704.22
BALANCE DUE **CAD 16,704.22**

This progress claim has been reviewed for correct value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.

Reviewed

Rooney, Irving & Associates Ltd.

1/26/2023 Draw #5

We appreciate your business!

74

Elevator Contractor	ATTA Elevator	 PROGRESS PAYMENT CERTIFICATE				Date:	January 26, 2023	
Progress Draw No.	5					Project Address:	165 Ontario St.	
Invoice No.	28431					City:	St. Catharines	
Invoice Date	January 18, 2023					Province:	Ontario	
Summary of Contract								
Original Contract Value		Change Order Amounts		Other Credits/Debits		Total Revised Contract Amount		
\$327,000.00		\$0.00		\$0.00		\$327,000.00		
Certification Details								
Progress Draw No.	Invoice No.	Description	Gross Claim Amount	Percentage of Total Contract Amount	Lein Holdback (10%)	Subtotal	HST (13%)	Net Certified Amount (incl taxes)
1	23865	Shop Drawings	\$ 49,050.00	15%	\$ 4,905.00	\$ 44,145.00	\$ 5,738.85	\$ 49,883.85
2	24406	Materials	\$ 147,150.00	45%	\$ 14,715.00	\$ 132,435.00	\$ 17,216.55	\$ 149,651.55
3	25391	Labour	\$ 49,050.00	15%	\$ 4,905.00	\$ 44,145.00	\$ 5,738.85	\$ 49,883.85
4	26028	Labour	\$ 24,525.00	8%	\$ 2,452.50	\$ 22,072.50	\$ 2,869.43	\$ 24,941.93
5	28431	Labour and adjustment for overbilling 26028	\$ 17,167.50	5%	\$ 2,385.00	\$ 14,782.50	\$ 1,921.72	\$ 16,704.22
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
			\$ -	0%	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 286,942.50	88%	\$ 29,362.50	\$ 257,580.00	\$ 33,485.40	\$ 291,065.40
Amount Previously Certified (including HST)		Lein Holdback Retention (10%)		Lein Holdback Release?		Amount Due This Claim (incl. taxes)		
\$274,361.18		\$29,362.50		No		\$16,704.22		
Certified By: Angela Nader								

75

InterRent Holdings Manager Limited Partnership

**c/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2**

**Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8**

2763

PAY

PAY

 SIXTEEN THOUSAND SEV
 ATT
 ATT ELEVATORS CORP.
 8-40 NORTH RIVERMEDE ROAD
 CONCORD, ON L4K 2H3

MEMO: 744975071 RT0001

1000276310 1000500310 103306710

PAY	*** SIXTEEN THOUSAND SEVEN HUNDRED FOUR AND 22/100 DOLLARS	DATE	03/22/2023
			MMDDYY

\$16,704.22**

PER  

PER  

SECURITY FEATURES

This sheet contains the following security features:

WATERMARK - Document pattern in the paper. Hold up to a light source to view.

INTUITIBLE FIBRES - Coloured fibres in the paper only visible under a black light.

CHEMICAL REACTANTS - An aqueous chemical solution that the document will activate a chemical reaction that appears as a stain in the paper.

PRINTED INK - A coating that bonds to the paper, making the paper strong, making alterations and erasures very difficult without staining the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce sheet contient les caractéristiques de sécurité suivantes:

FILIGRANE - Filigrane visible dans le papier quand on le tient à la lumière.

FIBRES INTUITIBLES - Fibres colorées dans le papier, visibles seulement sous une lumière noire.

AGENTS CHIMIQUES - Une solution aqueuse chimique qui fera apparaître une tache colorée quand elle sera appliquée au document.

ENCRE IMPRIMÉE - Une réaction aux produits chimiques, rendant les altérations et effacements très difficiles sans tacher le papier.

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

20230330
> 10852-004< 5450252
TDD ISN 1449433914
RDC DEPOSIT / TDD DEPOT
TDDCT RDC TOR
20230330 ISN: 0141729374
CAR 10852-5450252

76

Jump To

Ctrl# 261928 Batch 155
(Reconciled)

Statement No

--

Help

Property #	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	26,950.50	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario	958546
1153 - 165 Ontario Street	-7,551.23	0104050200 - Building Improvements: Elevator	credit - Elevator Modernization at 165 Ontario	958546
1153 - 165 Ontario Street	-2,695.05	0206010200 - Construction Holdbacks	:Less Retention	958546

ATTA Elevators Corp.
#8-40 North Rivermede Rd.
Concord ON L4K 2H3
invoicing@attaelevators.com
GST/HST Registration No.: 74497 9071
RT0001

ATTA
ELEVATORS

INVOICE

BILL TO

InterRent REIT
207-485 Bank Street
Ottawa ON K2P 1Z2

SHIP TO

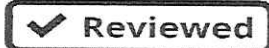
InterRent REIT
165 Ontario St. St
Catherines ON

INVOICE # 30637**DATE 03/16/2023****DUE DATE 04/15/2023****TERMS Net 30**

	DESCRIPTION	QTY	RATE	AMOUNT
Modernization	165 Ontario St	0.05	318,000.00	15,900.00
	TSSA Inspection - Unit passed. 5% of contract value			
Modernization	Holdback	-0.10	15,900.00	-1,590.00

This progress claim has been reviewed for correct value, mathematical errors and to verify the total percentage claimed complete by the contractor is fair and reasonable.

The party paying the invoice should verify, through internal accounting, previously paid amounts and in particular confirm that at no point the amount paid to the contract exceeds the contract value.



Rooney, Irving & Associates Ltd.

May 15, 2023 Draw #6

SUBTOTAL	14,310.00
HST (ON) @ 13%	1,860.30
TOTAL	16,170.30
BALANCE DUE	CAD 16,170.30

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank: 004
Transit: 10852
Account: 5450252

Please send remittance advice to ar@attaelevators.com

78

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

485 Bank St., Suite 207
Ottawa, ON
K2P 1Z2

4872

PAY

*** SIXTEEN THOUSAND FIVE
Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4K 2H3

TO THE
ORDER
OF

\$16,554.50**

~~SECRET~~

PER *C. Miller*

[illegible]

7.000 €

20230725
X10852-004< 5450252
TDD ISN 1443041307
RDC DEPOSIT / TDD DEPOT
TDDCT RDC TOR
20230725 ISN: 41422-91165
CR 10852-5450252

80

SECURITY FEATURES

The envelope contains two interesting security features: **WATERMARK** • Distinctive pattern in the paper. Hold up to a light source to view.

UNUSABLE FIGHTER - Coloured letters in the paper only
Cable under a beam net.

CHEMICAL REACTANTS - An emulsion of chemical reactants in water. The reactants are used in the process of creating the final product.

PAULINE ANDRONIKOV - 1960 LINE 1

“The paper,” above, making additional “very difficult without showing they have been.”

CARACTÉRISTIQUES DE DÉCOUVERTE

Un coupon contenant les caractéristiques du produit est à joindre à la commande. - **FLUORANNE** - Figurez-vous dans une 2^e main pour une excellente

FIGURES INVISIBLES - FIVES COORDINATES

AGENTS CHIMIQUES - Produits chimiques et produits dérivés, produits de base, produits finis, produits intermédiaires, produits de base, produits finis, produits intermédiaires.

PRINTED • Fraction and percentage calculations

20

252

U
P.
P
2

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

Review Payment

Jump To

Payee vattele Total Amount 16,554.50
Atta Elevators Corp. Check Date 07/12/2023
8-40 North Rivermede Road Clear Date 07/25/2023
Post Month 07/2023

Ctrl# 265956 Batch 159
(Reconciled)

Bank rbc001
Check No 4872
00006000001033067
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 07/12/2023 11:59 AM.

(never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	17,967.00	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario	873466
1153 - 165 Ontario Street	-1,796.70	0206010200 - Construction Holdbacks	:Less Retention	873466
1114 - 765 Browns Line	384.20	0501060300 - Elevator Repairs	Mar 29, 2023- Provided access to fire company.	873516

81

ATTA Elevators Corp.
#8-40 North Rivermede Rd.
Concord ON L4K 2H3
invoicing@attaelevators.com
GST/HST Registration No.: 74497 9071
RT0001



INVOICE

BILL TO

InterRent REIT
207-485 Bank Street
Ottawa ON K2P 1Z2

SHIP TO

InterRent REIT
165 Ontario St. St
Catherines ON

INVOICE # 32715

DATE 06/01/2023

DUE DATE 07/01/2023

TERMS Net 30

	DESCRIPTION	QTY	RATE	AMOUNT
Modernization	165 Ontario St	1	15,157.50	15,157.50
	Completion of deficiencies			
Modernization	Holdback	-1	1,515.75	-1,515.75

SUBTOTAL 13,641.75

HST (ON) @ 13% 1,773.43

TOTAL 15,415.18

BALANCE DUE **CAD 15,415.18**

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank: 004
Transit: 10852
Account: 5450252

Please send remittance advice to ar@attaelevators.com

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Statutory Declaration of Progress Payment Distribution by Subcontractor

Standard Construction Document

CCDC 9B - 2018

To be made by the Subcontractor as a condition for either

- ☒ second and subsequent progress payments; or
☐ release of holdback.

Application for payment number 28431
dated January 18, 2023 is the last
application for payment for which the Subcontractor has
received payment.

Information Appearing in the Subcontract Documents

Name of Project

165 Ontario Street

Date of Subcontract: _____

Name of Contractor

ATTA Elevators Corp.

Name of Subcontractor

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Subcontractor, and as such have authority to bind the Subcontractor, and have personal knowledge of the fact that all accounts for labour, sub-subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Subcontractor in the performance of the work as required by the subcontract, and for which the Contractor might in any way be held responsible, have been paid in full as required by the subcontract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Vaughan this 1st day of June in the year 2023
City/Town and Province

Joseph Baggetta

Name

Director of Finance

Title

Signature

J. Baggetta

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9B - 2018.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

9

2018

CCDC

Copyright 2018

Canadian Construction Documents Committee

83

ATTA Elevators Corp.
#8-40 North Rivermede Rd.
Concord ON L4K 2H3
invoicing@attaelevators.com
GST/HST Registration No.: 74497 9071
RT0001



INVOICE

BILL TO

InterRent REIT
207-485 Bank Street
Ottawa ON K2P 1Z2

SHIP TO

InterRent REIT
165 Ontario St. St
Catherines ON

INVOICE # 32716**DATE 06/01/2023****DUE DATE 07/01/2023****TERMS Net 30**

	DESCRIPTION	QTY	RATE	AMOUNT
Modernization	HB INV#23865	1	4,905.00	4,905.00
Modernization	HB INV#24406	1	14,715.00	14,715.00
Modernization	HB INV#25391	1	4,905.00	4,905.00
Modernization	HB INV#26028	1	2,452.50	2,452.50
Modernization	HB INV#27431	1	2,385.00	2,385.00
Modernization	HB INV#30637	1	1,590.00	1,590.00
Modernization	HB INV#32715	1	1,515.75	1,515.75

SUBTOTAL	32,468.25
HST (ON) @ 13%	4,220.87
TOTAL	36,689.12
BALANCE DUE	CAD 36,689.12

Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank: 004
Transit: 10852
Account: 5450252

Please send remittance advice to ar@attaelevators.com

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Statutory Declaration of Progress Payment Distribution by Subcontractor

Standard Construction Document

CCDC 9B - 2018

To be made by the Subcontractor as a condition for either

- ☐ second and subsequent progress payments; or
☒ release of holdback.

Application for payment number 28431
dated January 18, 2023 is the last
application for payment for which the Subcontractor has
received payment.

Information Appearing in the Subcontract Documents

Name of Project

165 Ontario Street

Date of Subcontract: _____

Name of Contractor

ATTA Elevators Corp.

Name of Subcontractor

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Subcontractor, and as such have authority to bind the Subcontractor, and have personal knowledge of the fact that all accounts for labour, sub-subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Subcontractor in the performance of the work as required by the subcontract, and for which the Contractor might in any way be held responsible, have been paid in full as required by the subcontract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Vaughan this 1st day of June in the year 2023
City/Town and Province

Joseph Baggetta

Name

Director of Finance

Title

Signature

J. Baggetta

CA Commissioner for Oaths, Elections, Building, Justice and the Peace, etc.

The making of a false or fraudulent declaration is a contravention of the Criminal Code of Canada, and could carry, upon conviction, penalties including fines or imprisonment.

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9B - 2018.

This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 - 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.

CCDC

9

2018

CCDC

Copyright 2018

Canadian Construction Documents Committee

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ATTA Elevators Corp.
#8-40 North Rivermede Rd.
Concord ON L4K 2H3
invoicing@attaelevators.com
GST/HST Registration No.: 74497 9071
RT0001



INVOICE

BILL TO

InterRent REIT
207-485 Bank Street
Ottawa ON K2P 1Z2

SHIP TO

InterRent REIT
165 Ontario St. St
Catherines ON

INVOICE # 34460**DATE 08/01/2023****DUE DATE 08/31/2023****TERMS Net 30**

	DESCRIPTION	QTY	RATE	AMOUNT
Service Call	07/28/2023 J-27295 Access/Standby: 33394 (Elevator 2)	4.50	200.00	900.00
	07/28/2023: Gave access to fire detectors in shaft. Rewired and made functional firemans systems in elevator controllers.			

SUBTOTAL	900.00
HST (ON) @ 13%	117.00
TOTAL	1,017.00
BALANCE DUE	CAD 1,017.00

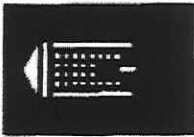
Preferred payment is by Electronic Funds Transfer (EFT):

TD Canada Trust
220 Commerce Valley Dr. W., Unit 100
Markham, ON L3T 0A8

Bank: 004
Transit: 10852
Account: 5450252

Please send remittance advice to ar@attaelevators.com

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InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

5884

DATE 09/14/2023
MMDDYYYY

PAY ***** ONE THOUSAND SEVENTEEN AND 00/100 DOLLARS

TO THE
ORDER
OF
Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4K 2H3

\$1,017.00**

PER

PER

MEMO 74497871 870201

⑈0005884⑈ ⑆00006⑈003⑆ 103⑈306⑈7⑈

20230829	⑈10852-004⑈	5450252
TD ISN 1444058043	RDC DEPOSIT / TDD DEPOT	
TD ISN 1444058043	FOR	
20230829 ISN: 4142980245	CR 10852-5450252	

Trésorier ou Caissier
Trésorier ou Caissier

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to light source to view.

INVISIBLE FIBRES - Coloured fibres in the paper only visible when held up to light.

CHEMICAL REACTANTS - An alcohol-based chemical that reacts with a special ink to form a permanent mark.

PRINTED IN CANADA - A coating that contains a chemical that reacts with a special ink to form a permanent mark.

VERY DIFFICULT TO COPY - The paper is made of a special material that is very difficult to copy.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes :

FIBRES INVISIBLES - Fibrilles colorées dans le papier, visibles uniquement lorsqu'il est tenu à la lumière.

AGENTS CHIMIQUES - Un produit chimique à base d'alcool qui réagit avec une encre spéciale pour former une marque permanente.

PRINTÉ AU CANADA - Un revêtement qui contient un produit chimique qui réagit avec une encre spéciale pour former une marque permanente.

TRÈS DIFFICILE À COPIER - Le papier est fabriqué à partir d'un matériau spécial qui est très difficile à copier.

Endossement - Signature ou timbre
Endossement - Signature or Stamp

VERSO/BACK

DEPOSIT TO/DEPOT AU
ATTA ELEVATORS CORP.
ATTA ELEVATORS CORP.
5450252

Review Payment

Jump To

Payee vattele Total Amount 1,017.00
Atta Elevators Corp. Check Date 08/14/2023
8-40 North Rivermede Road Clear Date 08/29/2023
Post Month 08/2023

Ctrl# 267475 Batch 160
(Reconciled)

Bank rbc001
Check No 5884
0000600001033067
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 08/14/2023 2:24 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes
1153 - 165 Ontario Street	1,017.00	0104050200 - Building Improvements: Elevator	165 Ontario: provide access to fire contractor to complete fire MOD work and run conduit during

91

CitRex

Your City Restoration Experts

CitRex Corp.
50 Ritin Lane Unit 4
Concord, ON, L4K 4C9

Invoice

Date	Invoice #
8/23/2022	1340

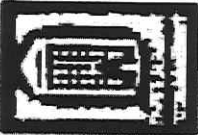
Invoice To
CLV Group Inc. 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2

P.O. No.	Terms	Project
287059	Net 30	165 Ontario Street

Description	Qty	Rate	Amount
To complete the Demolition and removed elevator lift located into the boiler room, removed steel gates leading down elevator shaft, clean out concrete and debris, including disposal HST (ON) on sales		5,085.00	5,085.00
		13.00%	661.05
		Total	\$5,746.05
		Payments/Credits	\$0.00
		Balance Due	\$5,746.05

GST/HST No. 803366079

92



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

107543

PAY

**** TWENTY FOUR THOUSAND SIX HUNDRED FORTY FOUR AND 17/100 DOLLARS

DATE 09/14/2022

MMDDYY

TO THE
ORDER
OF

CitRex Corp.
50 Ritin Lane
Unit 4
Concord, ON L4K 4C9

\$24,644.17**

PER
PER

[Signature]
[Signature]

MEMO: HST #803366079

⑈0107543⑈ ⑆00006⑈003⑆ 115 177 8⑈

CIBC-010
06312 098 09/28/2022
00302 / 4140710
3200333808888 ⑆

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This note contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light to see it.
IMMIGRABLE FIBRES - Coloured fibres in the paper only visible under a black light.
CHEMICAL REACTANTS - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain in the paper.
PHANTOM - A colour that disappears when the paper is held up to a light, making it difficult to see when the paper is very difficult without money. Hold the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Cette note contient les caractéristiques de sécurité suivantes:
FIBRES IMMIGRABLES - Fibrilles colorées dans le papier, visibles uniquement sous lumière ultraviolette.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document déclenche une réaction qui apparaît comme une tache sur le papier.
PHANTÔME - Une couleur qui disparaît lorsque le papier est tenu à la lumière, rendant difficile de voir la note sans la lumière.
Une réaction chimique qui laisse apparaître une tache.

VERSO/BACK

93

Review Payment

Jump To

Payee vcltcor Total Amount 24,644.17
 CitRex Corp. Check Date 09/14/2022
 50 Ritin Lane Clear Date 09/30/2022
 Post Month 09/2022

Ctrl# 254167 Batch 149
 (Reconciled)

Bank rbc002
 Check No 107543
 00006000001151778
 RBC Holdings Manager LP

Statement No

Notes

Created by linda.fortin@rentclv.com on 09/14/2022 2:51 PM.

(never modified)

Property	Amount	Account	
1153 - 165 Ontario Street	5,746.05	0104050200 - Building Improvements: Elevator	To complete the Demolition and removed elevator lift located into the boiler room,
1153 - 165 Ontario Street	565.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door ren
1153 - 165 Ontario Street	15,142.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door ren
1153 - 165 Ontario Street	1,017.00	0104050303 - Building Improvements: Balconies & Railings	To build out new reinforce concrete slab to cover elevator shaft after steel door ren
1153 - 165 Ontario Street	2,174.12	0104050303 - Building Improvements: Balconies & Railings	Extra to PO - To build out new reinforce concrete slab to cover elevator shaft after

94



Rooney, Irving & Associates Ltd.
301-384 Bank St
Ottawa, Ontario K2P 1Y4
613-726-2049

Invoice

Bill To:

CLV Group Inc
2304 Weston Rd
Toronto, ON M9N 1Z3
ATTN: Jeff Gordon

Date	6/11/2021
Invoice #	21-487
Due Date	7/11/2021

P.O. No.	Terms	Rep
272570	Net 30	NB

Description	Total Contract / Breakdown	Prev. Invoiced	This Invoice
165 Ontario Street, St. Catharines, ON Elevator Consulting Services - Modernization Total Contract \$6,800.00 + Tax 2 Elevators			
Phase 1	3,400.00		3,400.00
Phase 2	680.00		0.00
Phase 3	1,700.00		0.00
Phase 4	1,020.00		0.00
Please remit payment: Rooney, Irving & Associates Ltd. 301-384 Bank St. Ottawa, ON K2P 1Y4 admin@rooneyirving.ca		Subtotal	\$3,400.00
		Payments/Credits	\$0.00
		GST/HST	\$442.00
		Balance Due	\$3,842.00

GST/HST No. 121372692

95

Purchase Order 272570

Data/Reports

Jump To

Vendor	vria	Display Type	PO Displays
	<u>Rooney, Irving & Associates</u>	Sched. Deliv.	06/04/2021
Vendor Info	301-384 Bank St.	Order Date	06/02/2021
	Ottawa K2P 0M6	Required By Date	06/02/2021
	6137262049	Closed ☐ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	7,684.00
Last Received		Approvals	
From Date		Workflow	Construction PO
To Date		Status	Completed
Description		Current Step	Approved
	Jeff - PO for RIA consulting at 165 Ontario	Next Step	
		Notes	
		Navigation	<< >>

Save New Print Help Delete

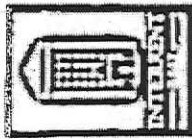
Details General Info Addresses Workflow Approvals

More Details Change Order Check Budget Distribute Search Supplier



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2021_13	1153		Jeff - PO for RIA consulting at 165 Ontario	101-070		0104050200	Building Improvements: Elevator	1.0000	7,684.00

96



InterRent Holdings Manager Limited Partnership
c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T6

96084

DATE 08/11/2021

PAY

**** FOUR THOUSAND FIVE HUNDRED FIFTY THREE AND 90/100 DOLLARS

MMDDYY

\$4,553.90***

TO THE
ORDER
OF
Rooney, Irving & Associates
301-384 Bank St.
Suite 101
Ottawa, K2P 0M6

121372692

PER 
PER 

⑈0096084⑈ ⑆00006⑈003⑆ 15 177 11 B⑈

20210817 002003010
081721099065084 99

Endorsement - Signature or Stamp
Endossement - Signature or Stamp

SECURITY FEATURES
This cheque contains the following security features:
WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.
MICROFILM REFINES - Coloured fibres in the paper only visible under a black light.
CHEMICAL RESISTANCE - An attempt to chemically alter the document will destroy a computer-readable pattern as it exists in the paper.
PERMANENCE - A coating that helps dry ink set rapidly in the paper fibres, making alteration by scraping or tape very difficult without showing clear proof of the paper.
CARACTÉRISTIQUES DE SÉCURITÉ
Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Motif distinctif dans le papier.
FIBRES MICROFILM - Fibres colorées dans le papier, visibles uniquement sous une lumière ultraviolette.
AGENTS CHIMIQUES - Taux élevés d'adhésion chimique qui rendent difficile l'altération de la surface du papier par grattage ou collage.
PERMANENCE - Une couche qui aide à fixer rapidement l'encre dans les fibres du papier, rendant toute altération par grattage ou collage très difficile sans laisser de traces évidentes.
une réaction chimique qui rend toute altération évidente.

VERSIO/BACK

97

Review Payment

Jump To

Payee vria Total Amount 4,553.90
Rooney, Irving & Associates Check Date 08/11/2021
301-384 Bank St. Clear Date 08/31/2021
Post Month 08/2021

Ctrl# 236288 Batch 135
(Reconciled)

Bank rbc002
Check No 96084
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 08/11/2021 3:20 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	3,842.00	0104050200 - Building Improvements: Elevator	Jeff - PO for RIA consulting at 165 Ontario	768509
1108 - 6599 Glen Erin - Tower	711.90	0104050200 - Building Improvements: Elevator	Consulting services for Elevator cylinder replacement	768526

98

**Rooney, Irving & Associates Ltd.**

301-384 Bank Street
Ottawa ON K2P1Y4
6137262049
admin@rooneyirving.ca
https://rooneyirving.ca
HST Registration No.: 121372692

INVOICE**BILL TO**

CLV Group Inc Toronto
485 Bank St., Suite 200
Ottawa, ON K2P 1Z2
ATTN: Jeff Gordon

INVOICE

21-649
DATE 08/26/2021
TERMS Net 30
DUE DATE 09/25/2021

P.O. NUMBER
272570

SALES REP
NB

DESCRIPTION	AMOUNT
165 Ontario Street, St. Catharines, ON Elevator Consulting Services - Modernization Total Contract \$6,800.00 + Tax 2 Elevators	0.00
Phase 1	
Phase 2	680.00
Phase 3	0.00
Phase 4	0.00
SUBTOTAL	680.00
HST @ 13%	88.40
TOTAL	768.40
BALANCE DUE	\$768.40

Please remit cheque payment to:
Rooney, Irving & Associates Ltd.
301-384 Bank Street, Ottawa, ON K2P 1Y4
EFT notifications to: admin@rooneyirving.ca
Page 1 of 1

99

Purchase Order 272570

Data/Reports

Jump To

Vendor Display Type Sched. Deliv. Order Date Required By Date Closed ☐ Close Date PO Info Total Amount Approvals Workflow Status Current Step Next Step Notes Navigation << Expense Type Payment Due Last Received

From Date

To Date

Description

Jeff - PO for RIA consulting at 165 Ontario

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

Check Budget

Distribute

Search Supplier



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2021_13	1153		Jeff - PO for RIA consulting at 165 Ontario	101-070		0104050200	Building Improvements: Elevator	1.0000	7,684.00

100

485 Bank St., Suite 207
Ottawa, ON
K2P 1Z2

DATE _____
M W D D Y Y Y Y

Rooney, Irving & Associates
301-384 Bank St.

Suite 101

Ottawa, K2P 0M6

HE# 121372692

PER

25

Cassiopeia

\$768.40 *****

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5Y8

97110

[illegible]

125m 27m 80

THEOREM OF CALDERÓN
AND SUGGERS HERE

20210920 00206-010

002021099137770 99

541371051

Endorsement - Signature ou Umbre
Endorsement - Signature or Stamp

VERSOWBACK

SECURITY FEATURES

WATERMARK - Call today before the ink runs out.

Intervista a **prof. Roberto** **Costantini** **di** **Firenze**

REPORT THAT IS WRITTEN BY THE CURRENT
 STUDENT AND IS NOT A REVISION OF THE
 PREVIOUS STUDENT'S REPORT. THE STUDENT
 MUST BE THE AUTHOR OF THE REPORT AND
 THE REPORT MUST BE WRITTEN BY THE STUDENT
 WHO IS CURRENTLY STUDYING THE COURSE.

...the ... of the ...

CARACTÉRISTIQUES DE SÉCURITÉ

MILJÖLÖSE - I dagarna växer faran för naturen och organismerna i de nordiska länderna.

1990-1991

AGENTS CHIMIQUES - Toxic for people & animals

PRINTLOC® - Protection aux produits chimiques in-

4001 1st Avenue NE, 98105-3100, Seattle, WA 98105-3100

Review Payment

Jump To

Payee

vria
Rooney, Irving & Associates
301-384 Bank St.

Total Amount

768.40

Check Date

09/14/2021

Clear Date

09/20/2021

Post Month

09/2021

Ctrl# 237685 Batch 136
(Reconciled)

Bank

rbc002

Check No

97110
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by linda.fortin@rentclv.com on 09/14/2021 3:03 PM.
(never modified)

[Help](#)

Property ▾	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	768.40	0104050200 - Building Improvements: Elevator	Jeff - PO for RIA consulting at 165 Ontario	773945

102

**Rooney, Irving & Associates Ltd.**

301-384 Bank Street
Ottawa ON K2P1Y4
6137262049
admin@rooneyirving.ca
<https://rooneyirving.ca>
HST Registration No.: 121372692

INVOICE**BILL TO**

CLV Group Inc Toronto
CLV Group Inc
485 Bank St., Suite 200
Ottawa ON K2P 1Z2
Att'n: Jeff Gordon
Att'n: Accounts Payable

INVOICE

22-716
DATE 09/22/2022
TERMS Net 30
DUE DATE 10/22/2022

P.O. NUMBER
272570

SALES REP
NB

DESCRIPTION	AMOUNT
165 Ontario Street, St. Catharines, ON (2) Elevators (Mod) PO # 272570 Elevator Consulting Services - Modernization Total Contract \$6,800.00 + Tax	850.00
Phase 1 - See Inv # 21-487 Phase 2 - See Inv # 21-649 Phase 3 - THIS Invoice (partial)	
Phase 4	0.00

PO # 272570

SUBTOTAL	850.00
HST @ 13%	110.50
TOTAL	960.50
BALANCE DUE	\$960.50

Please remit cheque payment:
Rooney, Irving & Associates Ltd.
301-384 Bank Street, Ottawa, ON K2P 1Y4
EFT notifications to: admin@rooneyirving.ca
Page 1 of 1

103



**Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8**

110654

DATE 01/10/2023

W W O O Y Y Y Y

PAY

*** NINE HUNDRED SIXTY AND 50/100 DOLLARS

TO THE
ORDER
OF

Rooney, Irving & Associates
301-384 Bank St.
Suite 101
Ottawa, K2P 0M6

\$960.50 ★★★★★

PER 

PER 

MEMO: HSC # 121372692

115m 17m 80m

20230125 00206-010 , 541371051
012523099029350 99

Endorsement - Signature on Inside
Endorsement - Signature or Stamp

VERSORBACK

SECURITY FEATURES

[illegible]

WATER

REPRINTED FROM THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION

100

•

1

10

10

[illegible]

10

10

Review Payment

Jump To

Payee

vria
Rooney, Irving & Associates
301-384 Bank St.

Total Amount

960.50

Check Date

01/10/2023

Clear Date

01/31/2023

Post Month

01/2023

Ctrl# 259027 Batch 153
(Reconciled)

Bank

rbc002

Check No

110654
00006000001151778
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 01/10/2023 2:27 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	960.50	0104050200 - Building Improvements: Elevator	Jeff - PO for RIA consulting at 165 Ontario	848213

105

**Rooney, Irving & Associates Ltd.**

301-384 Bank Street
Ottawa ON K2P1Y4
6137262049
admin@rooneyirving.ca
https://rooneyirving.ca
HST Registration No.: 121372692

INVOICE**BILL TO**

CLV Group Inc Toronto
CLV Group Inc
485 Bank St., Suite 200
Ottawa ON K2P 1Z2
Att'n: Jeff Gordon
Att'n: Accounts Payable

INVOICE 23-548
DATE 07/06/2023
TERMS Net 30
DUE DATE 08/05/2023

P.O. NUMBER
272570

SALES REP
NB

DESCRIPTION	AMOUNT
165 Ontario Street, St. Catharines, ON (2) Elevators (Mod) Elevator Consulting Services - Modernization Total Contract \$6,800.00 + Tax	510.00
Phase 4 - Final invoice	

SUBTOTAL	510.00
HST @ 13%	66.30
TOTAL	576.30
BALANCE DUE	\$576.30

Preferred payment is by Electronic Funds Transfer (EFT):
CIBC
2121 Carling Avenue
Ottawa, ON K2A 1S3

Bank: 010
Transit: 00206
Account: 5413710

Please send remittance notifications to: admin@rooneyirving.ca
Page 1 of 1

106

Purchase Order 272570

Data/Reports

Jump To

Vendor

Display Type

Sched. Deliv.

Order Date

Required By Date

Closed ☐ Close Date

Total Amount

Workflow

Status

Current Step

Next Step

Notes

Navigation

Expense Type

Payment Due

Last Received

From Date

To Date

Description

Save

New

Print

Help

Delete

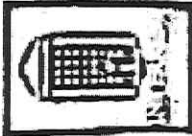
Details General Info Addresses Workflow Approvers

More Details Change Order Check Budget Distribute Search Supplier



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2021_13 n	1153		Jeff - PO for RIA consulting at 165 Ontario	101-070		0104050200	Building Improvements: Elevator	1.0000	7,684.00

107



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

5278

DATE 07/18/2023
MMDDYYYY

PAY **** TWO THOUSAND SIX HUNDRED EIGHTY NINE AND 40/100 DOLLARS

TO THE
ORDER
OF

Rooney, Irving & Associates
301-384 Bank St.
Suite 101
Ottawa, K2P 0M6

\$2,689.40**

PER

PER

⑈0005278⑈ ⑆00006⑈003⑆ 103⑈306⑈7⑈

20230801 00200-0111
080123099100950 99

541371051

Endorsement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Delineated pattern in the paper. Hold up to a light source to view.
MICROFILM PATTERN - Continuous lines in the paper only visible under a black light.
CHEMICAL REACTION - An attempt to chemically alter this document will activate a chemical reaction that appears as a stain in the paper.
FIBERFLOUGH - A coating that breaks off when scraped to the paper's surface, making alteration by scraping or layering difficult without leaving a telltale mark on the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
FILIGRANE - Figure visible dans le papier car elle est en relief.
PAPIER MICROFILM - Filigrane continu dans le papier visible seulement sous une lumière ultraviolette.
AGENTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui fera apparaître une tache sur le papier.
FIBERFLOUGH - Une couche qui se détache lorsqu'on gratte le document, laissant une marque sur le papier.

VERSO/BACK

108

Review Payment

Jump To

Payee vria Total Amount 2,689.40
 Rooney, Irving & Associates Check Date 07/18/2023
 301-384 Bank St. Clear Date 08/01/2023
 Post Month 07/2023

Ctrl# 266515 Batch 159
(Reconciled)

Bank rbc001
Check No 5278
 00006000001033067
 RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 07/18/2023 3:33 PM.
(never modified)

[Help](#)

Property	Amount	Account	Notes	P:
1153 - 165 Ontario Street	576.30	0104050200 - Building Improvements: Elevator	Jeff - PO for RIA consulting at 165 Ontario	876803
1111 - 920 Inverhouse Drive	2,113.10	0104050200 - Building Improvements: Elevator	Engineering fees for elevator modernization at 920 Inverhouse	877548

109

Item Number: 4 Description: Concrete Enclosure for Exterior Stairwell Total Costs Claimed: \$112,152.50 Date work Completed: 30/04/2023													
Contractor/Supplier	Invoice Number	Start Page	End Page	Invoice Date (dd/mm/yy)	Invoice Amount	Method of Payment	Cheque Number	Start Page	End Page	Payment Amount	Payment Date (dd/mm/yy)	Amount related to this item	Remarks
Hayat Engineering Inc.	203-134-3	111	112	18/09/22	\$ 5,254.50	Cheque	108295	113	114	\$ 24,860.00	12/10/22	\$ 5,254.50	
Holt Restoration Ltd	97	115	115	07/11/22	\$ 96,208.20	Cheque	109592	116	117	\$ 230,452.20	30/11/22	\$ 96,208.20	
Holt Restoration Ltd	110	118	119	24/04/23	\$ 10,689.80	Cheque	4516	120	121	\$ 98,603.80	21/06/23	\$ 10,689.80	Holdback
												\$ 112,152.50	

110

INVOICE

Hayat Engineering Inc.

Building Engineers

56 Henwood Drive
Cambridge, ON N3C 0B8
647 970 6561
hayatengineering@bell.net

INVOICE # 203-134-3
DATE: SEPTEMBER 18, 2022

TO Mr. Dave Nevins, Senior Property Manager
CLV Group
485 Bank Street, Suite 200
Ottawa, ON K2P 1Z2

Re: Engineering Services in Regard to 165 Ontario Street, St.
Catharines, ON – Stairwell Enclosure Design
CLV Purchase Order No. 311309

DESCRIPTION	UNIT PRICE	TOTAL
Stairwell Enclosure Design	\$4,650.00	\$4,650.00
SUBTOTAL		\$4,650.00
HST		\$604.50
TOTAL		\$5,254.50

Please make check payable to Hayat Engineering Inc. (HST No. 83861 5805 RT0001)

111

Purchase Order 311309

Data/Reports

Jump To

Vendor

Display Type

Sched. Deliv.

Order Date

Required By Date

Closed ☒ Close Date

PO Info.

Total Amount

Approvals

Workflow

Status

Current Step

Next Step

Notes

Navigation

Vendor Info **Hayat Engineering Inc.**

56 Henwood Drive

Cambridge ON N3C 0B8

6479706561

Expense Type

Payment Due

Last Received

From Date

To Date

Description

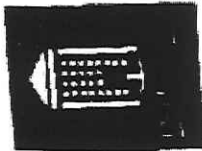
Catalina - 165 Ontario St - To prepare structural drawings for the exit stairwell enclosure

Details



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty
1153_2022_07 b	1153		Engineering services for exit stairways enclosure	106-095		0104050401	Building Improvements: Hallways & Stairwells	

112



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

108295

DATE 10/12/2022

M M D D Y Y Y Y

***** TWENTY FOUR THOUSAND EIGHT HUNDRED SIXTY AND 00/100 DOLLARS

PAY

TO THE
ORDER
OF
Hayat Engineering Inc.
56 Henwood Drive
Cambridge, ON N3C 0B8

\$24,860.00**

PER 
PER 

MEMO: HST#83861 5805 RT001

108295 1000060031 15 17 18

9QT7A 224427307458
33472-002 9187079
Scotiabank
CAMBRIDGE - HIGHWAY 24 &
CAMBRIDGE - HIGHWAY 24 &
12-NOV-2022
9187079 33472-002
88336 0016012

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

WATERMARK - Embossed in the paper, security in 100% cotton to ensure
INVISIBLE FIBRES - Dispersed fibres in the paper only
CHEMICAL REACTANTS - An attempt to counterfeit
the document will result in a visible reaction
PHOTOCOPIABLE - An attempt to photocopy the document
will result in a visible reaction
FLUORESCENCE - The document will fluoresce under
ultraviolet light

CARACTÉRISTIQUES DE SÉCURITÉ

FIBRES VISIBLES - Filles, visibles dans le papier
AGENTS CHIMIQUES - Les agents chimiques réagissent
avec les tentatives de contrefaçon
PHOTOCOPIABLE - Une tentative de photocopier le document
entraînera une réaction visible
FLUORESCENCE - Le document fluoresce sous lumière
ultraviolette

VERS/O/BACK

65052-002 BNS
CIDC Toronto ON
14-Nov-2022

113

Review Payment

Jump To

Payee	vhayeng	Total Amount	24,860.00
	Hayat Engineering Inc.	Check Date	10/12/2022
	56 Henwood Drive	Clear Date	11/30/2022
		Post Month	10/2022

Ctrl# 255253 Batch 150
(Reconciled)

Bank	rbc002
Check No	108295
	00006000001151778
	RBC Holdings Manager LP

Statement No	Notes
--------------	-------

Created by Joy.Payison@rentclv.com on 10/12/2022 12:01 PM.
(never modified)

Help

Property #	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	6,554.00	0104050303 - Building Improvements: Balconies & Railings	to complete the Engineering review (Phase 2)	833764
1153 - 165 Ontario Street	6,554.00	0104050303 - Building Improvements: Balconies & Railings	to complete the Engineering review (Phase 2)	833764
1153 - 165 Ontario Street	5,254.50	0104050401 - Building Improvements: Hallways & Stairwells	Engineering services for exit stairways enclosure	833920
1124 - 2400 New Street	6,497.50	0104050402 - Building Improvements: Lobby	Engineering services for exterior walkway design	833925

114



HOLT RESTORATION LTD

214-415 Oakdale Road, Toronto, ON, M3N 1W7

416-560-3112

info@holtrestoration.ca

www.holtrestoration.ca

Invoice No: 097

November 7, 2022

Customer Name: CLV Group Inc
Customer Address: 485 Bank Street, Suite 200, Ottawa, ON K2P 1Z2

Project: Main Entrance Canopy
Project Address: 165 Ontario St, St Catharines, ON L2R 5K4
Project: 1153_2022_07b
Contract: 1153_04

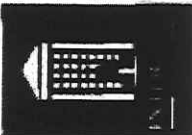
Business Number: 757590070 RT0001

DESCRIPTION	CONTRACT PRICE	QUANTITY	AMOUNT
Build New Concrete Block Enclosure for exterior stairwell	\$94,600.00	100%	\$94,600.00
Holdback		10%	-\$9,460.00
SUBTOTAL			\$85,140.00
HST			\$11,068.20
TOTAL			\$96,208.20

THANK YOU FOR YOUR BUSINESS!

Total amount due in 30 days. Please remit payment at your earliest convenience.
Please make all checks payable to Holt Restoration Ltd.

115



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
80 Sparks Street
Ottawa, Ontario
K1P 5T8

109592

DATE 11/30/2022
MMDDYYYY

PAY *** TWO HUNDRED THIRTY THOUSAND FOUR HUNDRED FIFTY TWO AND 20/100 DOLLARS

TO THE ORDER OF
Holt Restoration Ltd.
69 Klein Mills Rd
Kleinburg, ON L4H 4W1

\$230,452.20*

MEMO: 757590070_R00001

PER 
PER 

110109592110000600311151177811

22DEC2022
001 32972
706058750149340
32972-1983181

InterRent
Holt Group Item

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This check contains the following security features:

WATERMARK - Distinctive pattern in the paper. Hold up to a light source to view.

INVISIBLE FIBRES - Coloured fibres in the paper only visible under a black light.

CHEMICAL REACTANTS - An attempt to chemically alter the document will activate a chemical reaction that appears as a stain in the paper.

PRINTING - A coating that bonds dry tone may be in the paper fibres, making alteration by scanning or tone very difficult without showing the tear of the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:

FILETAGE - Filigrane visible dans le papier par exposition à la lumière.

FIBRES INVISIBLES - Fibres colorées dans le papier, visibles seulement sous une lumière ultraviolette.

ADJUTS CHIMIQUES - Toute tentative d'altérer chimiquement ce document provoquera une réaction chimique qui fera apparaître une tache sur le papier.

PRINTIQUES - Une réaction aux produits chimiques, toute tentative d'altération chimique sur ce document active une réaction chimique qui fera apparaître une tache.

VERSO/BACK

116

Review Payment

Jump To

Payee	wholes	Total Amount	230,452.20
	Holt Restoration Ltd.	Check Date	11/30/2022
	59 Klein Mills Rd	Clear Date	12/31/2022
		Post Month	11/2022

Ctrl# 257395 Batch 152
(Reconciled)

Bank	rbc002
Check No	109592
	00006000001151778
	RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 11/30/2022 11:34 AM.
(never modified)

Help

Property %	Amount	Account	Notes	
1153 - 165 Ontario Street	16,950.00	0104050401 - Building Improvements: Hallways & Stairwells	Build New Concrete Block Enclosure for Exterior Stairwell	842383
1153 - 165 Ontario Street	-1,695.00	0206010200 - Construction Holdbacks	:Less Retention	842383
1153 - 165 Ontario Street	4,950.00	0104050401 - Building Improvements: Hallways & Stairwells	Build New Concrete Block Enclosure for Exterior Stairwell	842383
1153 - 165 Ontario Street	-452.00	0206010200 - Construction Holdbacks	:Less Retention	842383
1153 - 165 Ontario Street	72,320.00	0104050401 - Building Improvements: Hallways & Stairwells	Build New Concrete Block Enclosure for Exterior Stairwell	842383
1153 - 165 Ontario Street	-7,232.00	0206010200 - Construction Holdbacks	:Less Retention	842383
1153 - 165 Ontario Street	12,543.00	0104050401 - Building Improvements: Hallways & Stairwells	Build New Concrete Block Enclosure for Exterior Stairwell	842383
1153 - 165 Ontario Street	-1,254.30	0206010200 - Construction Holdbacks	:Less Retention	842383
1153 - 165 Ontario Street	565.00	0104050401 - Building Improvements: Hallways & Stairwells	Build New Concrete Block Enclosure for Exterior Stairwell	842383
1153 - 165 Ontario Street	-56.50	0206010200 - Construction Holdbacks	:Less Retention	842383
1141 - 100 Main St. E	80,000.00	0104050302 - Building Improvements: Façade	Foundation repairs/waterproofi	841719
1141 - 100 Main St. E	-8,000.00	0206010200 - Construction Holdbacks	:Less Retention	841719
1141 - 100 Main St. E	42,623.60	0104050302 - Building Improvements: Façade	Siding/soffit repairs/replace	841719
1141 - 100 Main St. E	-4,262.36	0206010200 - Construction Holdbacks	:Less Retention	841719
1141 - 100 Main St. E	26,536.40	0104050302 - Building Improvements: Façade	Demolition / Clean Up /Garbage	841719
1141 - 100 Main St. E	-2,653.64	0206010200 - Construction Holdbacks	:Less Retention	841719



HOLT RESTORATION LTD

214-415 Oakdale Road, Toronto, ON, M3N 1W7

416-560-3112

info@holtrestoration.ca

www.holtrestoration.ca

Invoice No: 110

April 24, 2023

Customer Name: CLV Group Inc

Customer Address: 485 Bank Street, Suite 200, Ottawa, ON K2P 1Z2

Project: New Concrete Block Enclosure for Exterior Stairwell

Project Address: 165 Ontario Street, St Catharines, ON L2R 5K4

Contract: 1153_04

Business Number: 757590070 RT0001

DESCRIPTION	CONTRACT PRICE	QUANTITY	AMOUNT
Holdback	\$94,600.00	10%	\$9,460.00
SUBTOTAL			\$9,460.00
HST			\$1,229.80
TOTAL			\$10,689.80

THANK YOU FOR YOUR BUSINESS!

Total amount due in 30 days. Please remit payment at your earliest convenience.
Please make all checks payable to Holt Restoration Ltd.

118

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

To be made by the Contractor as a condition for either:

- ☐ second and subsequent progress payments; or
☒ release of holdback.

Application for payment number Invoice #110 (Holdback)
dated April 24, 2023 is the last
application for payment for which the Contractor has
received payment.

Information Appearing in the Contract Documents

Name of Project: New Concrete Block Enclosure for Exterior Stairwell
165 Ontario Street, St Catharines, ON L2R 5N4
Contract No: 1153_04

Date of Contract: August 8th, 2022

Name of Owner:
InterRent Holdings Manager Limited Partnership by its general
partner InterRent Holdings Manager GP LLC

Name of Contractor:
Holt Restoration Ltd

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in Toronto, ON this 1st day of May in the year 2023
City/Town and Province

Sevas Parlak
Name Owner - Holt Restoration Ltd
Title 914 Wilson Ave.
Toronto ON M6K 1E7

THAI HUU NGO

A Notary Public for Ontario

914 Wilson Ave.
Toronto ON M6K 1E7

Signature

(A Commissioner for Oaths, Notary Public, Justice of the Peace, etc.)

**The making of a false or fraudulent declaration is a contravention of the
Criminal Code of Canada, and could carry, upon conviction, penalties
including fines or imprisonment.**

This agreement is protected by
copyright and is intended by the
parties to be an unaltered version of
CCDC 9 - 2018 except to the extent
that any alterations, additions or
modifications are set forth in
supplementary conditions.

CCDC

9

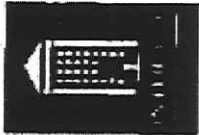
2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of
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CCDC

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Canadian Construction Documents Committee

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InterRent Holdings Manager Limited Partnership

c/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

4516

DATE 06/21/2023

PAY ***** NINETY EIGHT THOUSAND SIX HUNDRED THREE AND 80/100 DOLLARS *****

\$98,603.80**

TO THE
ORDER
OF
Holt Restoration Ltd.
69 Klein Mills Rd
Kleinburg, ON L4H 4W1

PER 

PER 

MPIC: HST 7575-00170 K10001

1100004516110000060031030030600700

17JUL2023
001 25582
705680120174790
32872-1983181

Endorsement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

SECURITY FEATURES

WATCHMARK - A raised mark on the front of the note.
TACTILE FEATURES - Raised marks on the front of the note.
CHEMICAL REAGENTS - A chemical reagent that reacts with the ink on the note.
PROMINENCE - A raised mark on the front of the note.
MICROPRINT - A series of small dots that form a pattern on the front of the note.

CARACTÉRISTIQUES DE SÉCURITÉ

MARQUE À L'ŒIL - Une marque en relief sur l'avant de la note.
FONCTIONNEMENT TACTILE - Des marques en relief sur l'avant de la note.
AGENTS CHIMIQUES - Un agent chimique qui réagit avec l'encre sur la note.
PRÉVALENCE - Une marque en relief sur l'avant de la note.
MICRO-IMPRESION - Une série de petits points qui forment un motif sur l'avant de la note.

120

Review Payment

Jump To

Payee vholres Total Amount 98,603.80
 Holt Restoration Ltd. Check Date 06/21/2023
 69 Klein Mills Rd Clear Date 07/17/2023
 Post Month 06/2023

Ctrl# 265312 Batch 158
 (Reconciled)

Bank rbc001
 Check No 4516
 00006000001033067
 RBC Holdings Manager LP

Statement No
 Notes

Created by Joy,Payison@rentclv.com on 06/21/2023 10:57 AM.
 (never modified)

Help

Property	Amount	Account	Notes
1153 - 165 Ontario Street	1,695.00	0206010200 - Construction Holdbacks	Invoice# 097 HB Release
1153 - 165 Ontario Street	452.00	0206010200 - Construction Holdbacks	Invoice# 097 HB Release
1153 - 165 Ontario Street	7,232.00	0206010200 - Construction Holdbacks	Invoice# 097 HB Release
1153 - 165 Ontario Street	56.50	0206010200 - Construction Holdbacks	Invoice# 097 HB Release
1153 - 165 Ontario Street	1,254.30	0206010200 - Construction Holdbacks	Invoice# 097 HB Release
1141 - 100 Main St. E	6,600.00	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	3,516.45	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	2,189.25	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	8,000.00	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	4,262.36	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	2,653.64	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	5,400.00	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	2,877.09	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1141 - 100 Main St. E	1,791.21	0206010200 - Construction Holdbacks	Invoice# 068 Holdback Release
1124 - 2400 New Street	3,955.00	0104050302 - Building Improvements: Façade	Supply and install LED Potlights.
1124 - 2400 New Street	904.00	0104050302 - Building Improvements: Façade	Including in drywall ceiling repairs and painting.
1124 - 2400 New Street	10,961.00	0104050302 - Building Improvements: Façade	Supply and install aluminum longboard for canopy soffit, include in price downspout and aluminum
1123 - 2386 New Street	2,825.00	0104050302 - Building Improvements: Façade	Supply and install LED Potlights
1123 - 2386 New Street	791.00	0104050302 - Building Improvements: Façade	Including in drywall ceiling repairs and painting.
1123 - 2386 New Street	12,995.00	0104050302 - Building Improvements: Façade	Supply and install aluminum longboard for canopy soffit, include in price downspout and aluminum
1123 - 2386 New Street	339.00	0104050302 - Building Improvements: Façade	Supply and install aluminum longboard for canopy soffit, include in price downspout and aluminum
1112 - 1015 Orchard Road	17,854.00	0104050302 - Building Improvements: Façade	To replace all damaged bricks between bedroom windows at unit #703 - to stop leak

121

Item Number: 5 Description: Security Cameras & Intercom system Total Costs Claimed: \$78,606.77 Date work Completed: 30/06/2023													
Contractor/Supplier	Invoice Number	Start Page	End Page	Invoice Date (dd/mm/yy)	Invoice Amount	Method of Payment	Cheque Number	Start Page	End Page	Payment Amount	Payment Date (dd/mm/yy)	Amount related to this item	Remarks
Wiring Solutions	16881	123	125	07/09/22	\$ 12,605.15	Cheque	109592	126	127	\$ 230,452.20	30/11/22	\$ 12,605.15	
Wiring Solutions	17105	128	130	09/11/22	\$ 17,983.95	Cheque	109711	131	132	\$ 45,097.35	30/11/22	\$ 17,983.95	
Wiring Solutions	17362	133	134	10/01/23	\$ 2,468.38	Cheque	2902	135	136	\$ 17,517.17	22/03/23	\$ 2,468.38	
1Valet Corp.	INV-03408	137	139	28/04/23	\$ 847.50	Cheque	4197	140	141	\$ 20,847.58	24/05/23	\$ 847.50	
1Valet Corp.	INV-03554	142	144	03/05/23	\$ 4,237.50	Cheque	4197	140	141	\$ 20,847.58	24/05/23	\$ 4,237.50	
1Valet Corp.	INV-03614	145	147	15/05/23	\$ 3,390.00	Cheque	4652	148	149	\$ 37,470.80	21/06/23	\$ 3,390.00	
Ace Security	INV-22135	150	152	15/05/23	\$ 2,012.08	Cheque	4408	153	154	\$ 22,019.41	21/06/23	\$ 2,012.08	
Ace Security	INV-22224	155	158	21/06/23	\$ 35,062.21	Cheque	5441	159	160	\$ 35,062.21	26/07/23	\$ 35,062.21	
												\$ 78,606.77	

122

Wiring Solutions, Div of 2267038 Ontario Inc.
300 National Road
Chatham ON N7M 5J5
519-777-7773
HST (ON) Registration No.: 839587318RT0001



INVOICE # 16881
DATE 09/07/2022
DUE DATE 10/01/2022
TERMS Due on receipt

BILL TO
CLV Group - 165 Ontario Str.
Linda
CLV Group
485 Bank Street, Suite 200
Ottawa, Ontario K2P 1Z2

SHIP TO
CLV Group - 165 Ontario
Str.
165 Ontario Str.
St. Catharines, ON L2R
5K4

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PO NUMBER:
303912

ACTIVITY	DESCRIPTION	QTY	RATE	TAX	AMOUNT
Labour	Labour - Service 2 Technician Daily Rate To install a new IP based camera system. The cabling that exists currently has been spliced multiple times and can not be reused. New cabling must be pulled for these cameras. Monitor and UPS can be reused. POE Switch for cameras to be supplied by CLV 2 techs 4 days to complete.	4	1,200.00	H	4,800.00
HC6RPEB	BULK HUBBELL CAT6 PLENUM REELEX BLUE 1000FT HC6RPEB	2,000	0.50	H	1,000.00
HX-N9632I / DS-9632NI-I8	HIKVISION 32CH 12MP 4K HDMI NVR NO HDD	1	2,195.00	H	2,195.00
HD 6TB	HARD DRIVE 6TB SURVEILLANCE	1	0.00	H	0.00
HX-OD2143F2 / DS- 2CD2143G0-I 2.8MM	#DM IP67 4MP2.8MM WDR POE/12	10	245.00	H	2,450.00
HX-CB110 / CB110	Conduit Base Bracket CB110	10	30.00	H	300.00
CAT6-03BL	PATCH CORD BLUE 3FT	10	4.00	H	40.00
NSJ6BK	HUBBELL NETSELECT KEYSTONE CAT 6 BLACK	10	8.50	H	85.00
Supply	Miscellaneous connectivity, hardware, ties, etc	1	285.00	H	285.00

We now accept e-transfers: accounting@wiringsolutions.ca
(no security question needed).

SUBTOTAL 11,155.00
HST (ON) @ 13% 1,450.15
TOTAL 12,605.15
BALANCE DUE **\$12,605.15**

To ensure payment is properly applied, please write the Invoice # on your cheque.
Past due invoices are subject to a service charge of 2% per month.
Thank you.

123

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		1,450.15	11,155.00

To ensure payment is properly applied, please write the Invoice # on your cheque.
Past due invoices are subject to a service charge of 2% per month.
Thank you.

124

Purchase Order 303912

Data/Reports

Jump To

Vendor

vwiring

2267038 Ontario Inc. o/a Wiring

425 First St. #5

London ON N5W 5K5

5193516002

Expense Type

Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Paul Agiam - To install a new IP based camera system.

Display Type

PO Displays

Sched. Deliv.

06/13/2022

Order Date

06/13/2022

Required By Date

06/13/2022

Closed

☒ Close Date

PO Info

Total Amount

12,605.15

Approvals

Workflow

Construction PO

Status

Completed

Current Step

Approved

Next Step

Notes

Navigation

<<

>>

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

Check Budget

Distribute

Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2022_12	1153		To install a new IP based camera system.	108-025		0104050800	Building Improvements: Safety Systems	1.0000	12,605.15

125



InterRent Holdings Manager Limited Partnership
c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

107879

DATE 09/20/2022

PAY

**** FORTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE AND 88/100 DOLLARS M M D D Y Y Y Y

TO THE
ORDER
OF

Wiring Solutions
425 First St. #5
London, ON N5W 5K5

\$48,875.88**

PER 

PER 

⑈0107879⑈ ⑆00006⑈0031⑆ 1150177⑈81⑈

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 02762-003
Account Number: 1006493
Date (YYMMDD): 20221003
Item Sequence Number: 9638973236

MDC ATMDocX358.docx
Envelope # 20221003

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

This cheque contains the following security features:
METALLIZATION - Dendritic pattern in the paper near up to a 10% change in color.
MICROFILM PAPER - Contains fibers in the paper only visible under a black light.
CHEMICAL RESISTANCE - An attempt to chemically alter this cheque will activate a chemical reaction that appears as a stain in the paper.
FIBERGLASS - A strong material in the paper made in the color blue, making it difficult to tear or tear any part of the cheque without showing fibers in the paper.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
MÉTALLISATION - Fibrilles dendritiques dans le papier qui changent de couleur d'environ 10%.
MICROFILM - Fibrilles dans le papier, visibles uniquement sous une lumière noire.
FIBRE GLASS - Une fibre très résistante dans le papier, faite de couleur bleue, rendant difficile déchirer ou déchirer une partie du chèque sans révéler des fibres dans le papier.

VERSO/BACK

126

Review Payment

Jump To

Payee

vwiring

2267038 Ontario Inc. o/a Wiring S...

425 First St. #5

Total Amount

48,875.88

Check Date

09/20/2022

Clear Date

10/31/2022

Post Month

09/2022

Ctrl# 254599 Batch 150

(Reconciled)

Bank

rbc002

Check No

107879

00006000001151778

RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 09/20/2022 3:46 PM.
(never modified)

Help

Property	Amount	Account	
1196 - 961 Wonderland Road South	116.93	0501090700 - Camera Equipment, Fobs & Intercom repairs	service call to repair side entry fob
1153 - 165 Ontario Street	12,605.15	0104050800 - Building Improvements: Safety Systems	To install a new IP based camera system.
1152 - 158 Ontario Street	13,339.65	0104050800 - Building Improvements: Safety Systems	For the blackbox camera integration to work with the site cameras the
1126 - 5220 Lakeshore	3,390.00	0104040903 - Maintenance CapEx: Electrical	S/I connection to powerhawks which has resulted in estimate readings
1126 - 5220 Lakeshore	376.29	0104040903 - Maintenance CapEx: Electrical	Extra to PO-S/I connection to powerhawks which has resulted in estim
1117 - 265 Reynolds Street	417.82	0104040800 - Maintenance CapEx: Safety Systems	Relocated a camera in the laundry room to catch the washer/dryer
1116 - 150 Allan Street	10,872.30	0104050800 - Building Improvements: Safety Systems	For this system we will be installing 4 doors. 1. Front Door2. Back Door
1116 - 150 Allan Street	4,000.00	0104050800 - Building Improvements: Safety Systems	150 Allan - security package upgrade, garage remote access and remn
1116 - 150 Allan Street	371.88	0104050800 - Building Improvements: Safety Systems	Extra to PO-For this system we will be installing 4 doors. 1. Front Door
1116 - 150 Allan Street	136.82	0104050800 - Building Improvements: Safety Systems	Extra to PO-150 Allan - security package upgrade, garage remote acces
1116 - 150 Allan Street	2,722.74	0104050800 - Building Improvements: Safety Systems	to add another door at this building.
1106 - 2757 Battleford Rd	526.30	0104040800 - Maintenance CapEx: Safety Systems	2757 replacement part for intercom failing - will complete during 1

Wiring Solutions, Div of 2267038 Ontario Inc.

300 National Road

Chatham ON N7M 5J5

519-777-7773

HST (ON) Registration No.: 839587318RT0001



INVOICE # 17105

DATE 11/09/2022

DUE DATE 12/01/2022

TERMS Due on receipt

BILL TO

CLV Group - 165 Ontario Str.

Linda

CLV Group

485 Bank Street, Suite 200

Ottawa, Ontario K2P 1Z2

SHIP TO

CLV Group - 165 Ontario

Str.

165 Ontario Str.

St. Catharines, ON L2R

5K4

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PO NUMBER:

311009

ACTIVITY	DESCRIPTION	QTY	RATE	TAX	AMOUNT
Services	11 camera addition.	8.50	1,200.00	H	10,200.00
	To install 3 elevator lobby cameras located on floors 8, 6 and 3 and 8 other cameras in these areas.				
	1.outdoor bottom of stairs to parking				
	2.outdoor rear parking top level				
	3.outdoor rear parking lower level				
	4.roof access top floor				
	5.indoor P1 parking south side				
	6.indoor P2 parking south/north				
	7/8.indoor P3 parking south/north				
HX-OD2143F2 / DS-2CD2143G0-I 2.8MM	#DM IP67 4MP2.8MM WDR POE/12	11	245.00	H	2,695.00
HX-CB110	Conduit Base Bracket CB110	11	30.00	H	330.00
CAT6 PLENUM BLUE	BULK CAT6 BLUE PLENUM	2,200	0.50	H	1,100.00
HARD DRIVE 2TB	HARD DRIVE 2TB	1	150.00	H	150.00
Supply	Misc connectivity, hardware, ties, velcro, etc	1	285.00	H	285.00
72-C-1 SQUARE COVER 4-11/16"	BC72-C-1	6	5.00	H	30.00
PVC BOX 4"	CONDUIT 4X4X2IN JUNCTION BOX	8	15.00	H	120.00
Supply	CONDUIT EMT 3/4"	300	2.95	H	885.00

To ensure payment is properly applied, please write the Invoice # on your cheque.

Past due invoices are subject to a service charge of 2% per month.

Thank you.

128

ACTIVITY	DESCRIPTION	QTY	RATE	TAX	AMOUNT
CONDUIT EMT 3/4" COMBO HANDY ELBOW	ARHL7500	10	12.00	H	120.00

We now accept e-transfers: accounting@wiringsolutions.ca
(no security question needed).

SUBTOTAL	15,915.00
HST (ON) @ 13%	2,068.95
TOTAL	17,983.95
BALANCE DUE	\$17,983.95

TAX SUMMARY

RATE	TAX	NET
HST (ON) @ 13%	2,068.95	15,915.00

To ensure payment is properly applied, please write the Invoice # on your cheque.
Past due invoices are subject to a service charge of 2% per month.
Thank you.

129

Purchase Order 311009

Data/Reports

Jump To

Vendor

Display Type

Sched. Deliv.

2267038 Ontario Inc. o/a Wiring

Order Date

425 First St. #5

Required By Date

Vendor Info
London ON N5W 5K5
5193516002

Closed ☒ Close Date

PO Info

Expense Type

Total Amount

Payment Due

Approvals

Last Received

From Date

To Date

Description

Workflow

Status

Current Step

Next Step

Notes

Paul- 165 Ontario - This new work will cover the addition of 11 new cameras.

The reason the cost is so much is because of the locations of the cameras. Getting cameras in these locations requires a lot more time to run cable and bend

Navigation

Details

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2022_12	1153		work will cover the addition of 11 new cameras, 1.outdoor bottom of stairs to parking 2.outdoor rear parking top level 3.outdoor rear parking lower level 4.roof access top floor 5.indoor P1 par	108-025		0104050800	Building Improvements: Safety Systems	1.0000	17,995.82

130



**Royal Bank of Canada
80 Sparks Street
Ottawa, Ontario
K1P 5T8**

109711

PAY

FORTY FIVE THOUSAND NINETY SEVEN AND 35/100 DOLLARS

DATE 11/30/2022

TO THE
ORDER
OF

Wiring Solutions
425 First St. #5
London, ON N5W 5K5

\$45,097.35**

अथ

CEW

0109714 00060031 1517781

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 02762-003
Account Number: 1006493
Date (YYMMDD): 20221220
Item Sequence Number: 9632165599

MDC AT MID: X250
Envelope #70089 and Hand

Endorsement - Signature ou timbre
Endorsement - Signature or Stamp

VERSÖBBACK

131

SECURITY FEATURES

This exercise contains the following elements within its transcript: - Descriptive pattern in the future. Hold up to a light source in a view - **CONCEPTS & PATTERNS** - Concept focus in the future only - **Value** - **color** in each light - **CHEMICALS, REACTIONS** - An attempt to chronologically make this document as accurate a chemical reaction, but **chemistry** as a theme in the paper - **PHYSICS** - A section that needs dry laser light in the paper focus, requiring elements by increasing or decreasing the light source, but the **chemistry** focus of the paper is very difficult without chemistry focus of the paper.

CARACTÉRISTIQUES DE RÉCUPÉRATION

PRELIMINARY - For information during the pre-
production phase. **PRODUCTION** - For information during the production phase.

Review Payment

Jump To

Payee v wiring Total Amount 45,097.35
2267038 Ontario Inc. o/a Wiring S... Check Date 11/30/2022
425 First St, #5 Clear Date 12/31/2022
Post Month 11/2022

Ctrl# 257515 Batch 152
(Reconciled)

Bank rbc002
Check No 109711
00006000001151778
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 11/30/2022 1:20 PM.
(never modified)

Help

Property	Amount	Account	
1364 - 77 Delawana Dr	403.04	0501090700 - Camera Equipment, Fobs & Intercom repairs	40 Grandville Building Camera System11 Grandville Building Car
1363 - 11 Grandville Ave	403.03	0501090700 - Camera Equipment, Fobs & Intercom repairs	40 Grandville Building Camera System11 Grandville Building Car
1362 - 40 Grandville Ave	403.03	0501090700 - Camera Equipment, Fobs & Intercom repairs	40 Grandville Building Camera System11 Grandville Building Car
1351 - 25 Tindale Court	372.90	0501090700 - Camera Equipment, Fobs & Intercom repairs	25 Tindale - Supply 50 Fobs for New & Existing Residents. Existi
1351 - 25 Tindale Court	1,498.38	0104040800 - Maintenance CapEx: Safety Systems	25 tindale - replace 16 channel dvr and troubleshoot system and
1194 - 951 Wonderland	175.43	0501080400 - Interior Common Area Doors & Hardware	wiring solutions
1163 - 1 Slessor Blvd	233.91	0501090700 - Camera Equipment, Fobs & Intercom repairs	1 Slessor Blvd - loud noise from fan in the IT room. Labour - St
1153 - 165 Ontario Street	17,983.95	0104050800 - Building Improvements: Safety Systems	work will cover the addition of 11 new cameras.1.outdoor bottom
1147 - 600 John St. N	237.31	0104040800 - Maintenance CapEx: Safety Systems	25 fobs
1146 - 35 Brock St.	237.30	0104040800 - Maintenance CapEx: Safety Systems	25 fobs
1141 - 100 Main St. E	474.59	0104040800 - Maintenance CapEx: Safety Systems	50 fobs
1137 - 3 East 37th Street	1,787.67	0104040800 - Maintenance CapEx: Safety Systems	1137 - Labour - Service 1 Technician Hourly RateTech Notes: Mil
1137 - 3 East 37th Street	282.50	0104040800 - Maintenance CapEx: Safety Systems	Extra-1137 - Labour - Service 1 Technician Hourly RateTech Note
1127 - 455 Maple Avenue	2,210.57	0104050800 - Building Improvements: Safety Systems	1valet prepwork and install run cat5 cable as there was no exist
1112 - 1015 Orchard Road	1,494.71	0104040800 - Maintenance CapEx: Safety Systems	1015 Orchard - intercom damaged, replaced with KTES that wip
1112 - 1015 Orchard Road	233.91	0501090700 - Camera Equipment, Fobs & Intercom repairs	- rebooted router, switch and kantech equipment
1109 - 6599 Glen Erin - Town/Walkup	692.13	0501090700 - Camera Equipment, Fobs & Intercom repairs	6599 Glen Erin Drive investigating some cameras and fob syste
1108 - 6599 Glen Erin - Tower	4,943.75	0104050101 - Building Improvements: Interior Amenity Spaces	Bike Storage Fob Access/Camera installation for 6599 Glen Erin
1106 - 2757 Battleford Rd	1,957.73	0501090700 - Camera Equipment, Fobs & Intercom repairs	Battleford: Labour - Service 2 Technician Hourly RateBattleford
1106 - 2757 Battleford Rd	1,281.14	0104040903 - Maintenance CapEx: Electrical	Labour - Service 1 Technician Hourly RateLabour - Service 2 Tec
1106 - 2757 Battleford Rd	2,795.77	0104050800 - Building Improvements: Safety Systems	1valet - prep work and install of intercom and backing. Wire R
1106 - 2757 Battleford Rd	4,994.60	0104050101 - Building Improvements: Interior Amenity Spaces	Bike Storage Fob Access/Camera installation for 2757 Battleford

132

Wiring Solutions, Div of 2267038 Ontario Inc.

300 National Road

Chatham ON N7M 5J5

519-777-7773

HST (ON) Registration No.: 839587318RT0001



INVOICE # 17362

DATE 01/10/2023

DUE DATE 02/01/2023

TERMS Due on receipt

BILL TO

CLV Group

485 Bank Street, Suite 200

Ottawa, Ontario K2P 1Z2

SHIP TO

CLV Group - 165 Ontario

Str.

165 Ontario Str.

St. Catharines, ON L2R

5K4

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PO NUMBER:

316991

ACTIVITY	DESCRIPTION	QTY	RATE	TAX	AMOUNT
Services	To install 2 new IP cameras in the stairwell on the 6th and 7th floor. 2 technicians 1 day to complete. Includes travel time.	1	0.00	H	0.00
Labour	Labour - Service 2 Technician Daily Rate	1	1,200.00	H	1,200.00
CONDUIT EMT 3/4"	CONDUIT EMT 3/4"	70	2.95	H	206.50
HX-OD2143F2 / DS-2CD2143G0-I 2.8MM DISCONT'D	#DM IP67 4MP2.8MM WDR POE/12	2	245.00	H	490.00
HX-CB110	HIKVISION CONDUIT BASE 110MM	2	30.00	H	60.00
NSJ6B	HUBBELL NETSELECT KEYSTONE CAT 6 BLUE	2	9.95	H	19.90
CAT6-03BL	PATCH CORD BLUE 3FT	2	4.00	H	8.00
BK-C6E400-WH	BULK CAT6 4 PR SOLID U/UTP 550MHz 23AWG WHITE	400	0.50	H	200.00

We now accept e-transfers: accounting@wiringsolutions.ca
(no security question needed).

SUBTOTAL 2,184.40
HST (ON) @ 13% 283.98
TOTAL 2,468.38
BALANCE DUE **\$2,468.38**

TAX SUMMARY

RATE	TAX	NET
HST (ON) @ 13%	283.98	2,184.40

To ensure payment is properly applied, please write the Invoice # on your cheque.
Past due invoices are subject to a service charge of 2% per month.
Thank you.

133

Purchase Order 316991

Data/Reports

Jump To

Vendor

vwiring

2267038 Ontario Inc. o/a Wiring

425 First St. #5

London ON N5W 5K5

5193516002

Expense Type

Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Oliver - 165 Ontario: add 2 more cameras to catch suspect drawing suicidal messages on walls. There's no other way to handle this, it's happening for 3 weeks now, we keep painting over it

Display Type

PO Displays

Sched. Deliv.

11/22/2022

Order Date

11/22/2022

Required By Date

11/22/2022

Closed

☒ Close Date

PO Info

Total Amount

2,450.00

Approvals

Workflow

Construction PO

Status

Completed

Current Step

Approved

Next Step

Notes

Navigation

<< >>

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

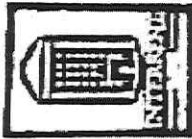
Check Budget

Distribute

Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty
1153_2022_12 b	1153		165 Ontario: add 2 more cameras to catch suspect drawing suicidal messages on walls	108-080		0104050800	Building Improvements: Safety Systems	

134



InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

2902

DATE 03/22/2023

PAY

*** SEVENTEEN THOUSAND FIVE HUNDRED SEVENTEEN AND 17/100 DOLLARS *****

TO THE
ORDER
OF

2267038 Ontario Inc. o/a Wiring Solutions
425 First St. #5
London, ON N5W 5K5

\$17,517.17**

PER

PER

MEMO: HST 839587318 RT0001

⑈0002902⑈ ⑆00006⑈003⑆ 103⑈306⑈7⑈

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 02762-003
Account Number: 1006493
Date (YYMMDD): 20230403
Item Sequence Number: 9636254081
MDC/ATMID: Y359
Envelope #: 548

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

SECURITY FEATURES

The machine contains the following security features:
WATERMARK - Observe the watermark in the paper when held up to a light source.
REPRODUCIBLE FINES - Observe the lines in the paper with a magnifying glass.
CHEMICAL RESISTANCE - An attempt to dissolve the paper in water will result in the paper becoming brittle and disintegrating.
PHOSPHOR - A glowing effect appears when the paper is held up to a black light.
THE Hologram - A security feature for the paper, which is a difficult to reproduce image.

CARACTÉRISTIQUES DE SÉCURITÉ

La machine contient les caractéristiques de sécurité suivantes:
LE FILIGRANE - Observez le filigrane dans le papier lorsqu'il est tenu à la lumière.
LES LIGNES REPRODUCIBLES - Observez les lignes dans le papier à l'aide d'une loupe.
LA RÉSISTANCE CHIMIQUE - Une tentative de dissolution du papier dans l'eau le rendra cassant et se désintégrera.
LE PHOSPHORE - Un effet lumineux apparaît lorsque le papier est tenu à la lumière noire.
LE HOLOGRAMME - Une caractéristique de sécurité pour le papier, qui est une image difficile à reproduire.

VERSO/BACK

135

Review Payment

Jump To

Payee wiring Total Amount 17,517.17
2267038 Ontario Inc. o/a Wiring S... Check Date 03/22/2023
425 First St. #5 Clear Date 04/03/2023
Post Month 03/2023

Ctrl# 262067 Batch 156
(Reconciled)

Bank rbc001
Check No 2902
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 03/22/2023 1:03 PM,
(never modified)

Help

Property	Amount	Account	
1364 - 77 Delawana Dr	112.50	0501090700 - Camera Equipment, Fobs & Intercom repairs	stone creek fobs for new garage
1364 - 77 Delawana Dr	11.09	0501090700 - Camera Equipment, Fobs & Intercom repairs	Extra to PO - stone creek fobs for new garage
1363 - 11 Grandville Ave	112.50	0501090700 - Camera Equipment, Fobs & Intercom repairs	stone creek fobs for new garage
1363 - 11 Grandville Ave	11.10	0501090700 - Camera Equipment, Fobs & Intercom repairs	Extra to PO - stone creek fobs for new garage
1362 - 40 Grandville Ave	1,262.21	0104040800 - Maintenance CapEx: Safety Systems	swapped out both tvs in admin office and verified the camera v
1362 - 40 Grandville Ave	112.50	0501090700 - Camera Equipment, Fobs & Intercom repairs	stone creek fobs for new garage
1362 - 40 Grandville Ave	11.10	0501090700 - Camera Equipment, Fobs & Intercom repairs	Extra to PO - stone creek fobs for new garage
1361 - 50 Violet Dr	112.50	0501090700 - Camera Equipment, Fobs & Intercom repairs	stone creek fobs for new garage
1361 - 50 Violet Dr	11.09	0501090700 - Camera Equipment, Fobs & Intercom repairs	Extra to PO - stone creek fobs for new garage
1163 - 1 Slessor Blvd	233.91	0501090700 - Camera Equipment, Fobs & Intercom repairs	1 Slessor; cameras not working , updated the system with new
1155 - 70 Roehampton Drive	350.00	0104040800 - Maintenance CapEx: Safety Systems	70 Roehampton- Rear door fob not working accurately; replaced
1155 - 70 Roehampton Drive	111.89	0104040800 - Maintenance CapEx: Safety Systems	Extra to PO - 70 Roehampton- Rear door fob not working accur
1153 - 165 Ontario Street	2,468.38	0104050800 - Building Improvements: Safety Systems	165 Ontario: add 2 more cameras to catch suspect drawing solu
1152 - 158 Ontario Street	348.89	0104050101 - Building Improvements: Interior Amenity Spaces	158 Ontario: install new TV for newly renovated GYM
1137 - 3 East 37th Street	4,511.81	0104050800 - Building Improvements: Safety Systems	purchase new KTES intercom and install
1127 - 455 Maple Avenue	233.91	0501090700 - Camera Equipment, Fobs & Intercom repairs	camera troubleshooting
1121 - 700 Ross	233.91	0501090700 - Camera Equipment, Fobs & Intercom repairs	camera troubleshooting
1109 - 6599 Glen Erin - Town/Walkup	954.29	0104040800 - Maintenance CapEx: Safety Systems	S/I a new intercom at building#15.
1109 - 6599 Glen Erin - Town/Walkup	988.18	0104040800 - Maintenance CapEx: Safety Systems	Extra-S/I a new intercom at building#15.
1109 - 6599 Glen Erin - Town/Walkup	512.74	0104040903 - Maintenance CapEx: Electrical	Walkup intercoms - rewiring and replacing connections to repair
1106 - 2757 Battleford Rd	400.00	0104050800 - Building Improvements: Safety Systems	Wiring Solutions to assist security.ca in completing their work fo
1106 - 2757 Battleford Rd	107.37	0104050800 - Building Improvements: Safety Systems	Extra- Wiring Solutions to assist security.ca in completing their
1056 - 2531 Hamilton Road	1,076.33	0104040800 - Maintenance CapEx: Safety Systems	- 4 cameras are currently out and need to berepaired/replaced
1055 - 2529 Hamilton Road	1,076.32	0104040800 - Maintenance CapEx: Safety Systems	- 4 cameras are currently out and need to berepaired/replaced
1054 - 2527 Hamilton Road	1,076.32	0104040800 - Maintenance CapEx: Safety Systems	- 4 cameras are currently out and need to berepaired/replaced
1053 - 2525 Hamilton Road	1,076.33	0104040800 - Maintenance CapEx: Safety Systems	- 4 cameras are currently out and need to berepaired/replaced

136



1Valet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03408

SO# S000610
PO Number :
Date :4/28/2023
Customer :C00582-47
Currency: CAD

Bill To
IIP-ON = InterRent
Holdings Manager Limited
Partnership
by its general partner
InterRent Holdings
Manager GP ULC
485 BANK ST SUITE 207
Ottawa ON K2P 1Z2
Canada

Ship To
165 Ontario Street,
St. Catherines ON
Canada

Deliver To

Total **847.5**

Attention

Email
payables@interrentreit.com

Project Name
165 Ontario Street, St. Catherines

Terms	Due Date	HST/GST/ ID #	PST ID #
Net 30	5/28/2023	728459694	QST-1224720200 BC PST-1464-0768

Qty	Item	Rate	Amount
0.1	Assembly-Console-21.5"IN-V7 1 Valet entry console (21.5 Inch) - Indoor	CAD \$9,000.00	CAD \$900.00
0.1	Hardware Discount	CAD \$-1,500.00	CAD \$-150.00

Subtotal CAD \$750.00
GST/HST CAD \$97.50
QST/PST CAD \$0.00

Total CAD \$847.50
Amount Due CAD \$847.50

Wire funds to :

Bank Name:	Desjardins de Gatineau
Account Name:	1Valet Corp.
CAD Account number:	2307858
Transit/Branch Number:	30126
Bank/Institution Number:	815
Swift Code:	CCDQCMM

For all invoice queries and E-mail payments please send to: receivables@1valet.com | Upon payment and Communication, please reference your customer and invoice #.

137



1Valet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03408

SO# SO00610

PO Number :

Date :4/28/2023

Customer :C00582-47

Currency: CAD

Links to our warranty, software support, terms & conditions, as follows

Hardware & Software Warranty, please click [HERE](#)

Hardware & Software Support, please click [HERE](#)

Software Updates & Upgrades, please click [HERE](#)

Onboarding & Training, please click [HERE](#)

For Standard Terms & Conditions, Click [HERE](#)

For all invoice queries and E-mail payments please send to: receivables@1valet.com ; Upon payment and Communication, please reference your customer and invoice #.

2 of 2

138

Purchase Order 327260

Data/Reports

Jump To

Vendor

vvalcor

1Valet Corp.

500 boul. Gréber, suite 302

Vendor Info

Gatineau QC J8T 7W3

8339931212

Expense Type

Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Paul - 1Valet for the hardware cost of the 1Valet intercom.
*165 Ontario Street

Display Type

PO Displays

Sched. Deliv.

04/17/2023

Order Date

04/17/2023

Required By Date

04/17/2023

Closed

☒ Close Date

PO Info

Total Amount

8,475.00

Approvals

Workflow

Construction PO

Status

Completed

Current Step

Approved

Next Step

Notes

Navigation

<<

>>

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

Check Budget

Distribute

Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_08	1153		1Valet for the hardware cost of the 1Valet intercom	016-702		0104050800	Building Improvements: Safety Systems	1.0000	8,475.00

139



InterRent Holdings Manager Limited Partnership
c/a InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T6

4197

PAY

TWENTY THOUSAND EIGHT HUNDRED FORTY SEVEN AND 58/100 DOLLARS

DATE 05/24/2023

00000000000000000000

\$20,847.58**

TO THE
ORDER
OF

1Valet Corp.
500 boul. Gréber, suite 302
Gatineau, QC J8T 7W3

PER

PER

10300000000000000000

1000041971 10000000000000000000

DATE: 05/24/2023 CR#: 4197 TOTAL: \$20,847.58** BANK: RBC Holdings Manager LP (rbc001)

Seq: ENVES: 1Valet Corp. (vvalcor) MEMO: HST 728459694 RT0001

Dep: 0000000

Date: 05/24/2023

Pour dépôt en banque

Transfert 2023-05-24

Source: 1173

1173_2023(1173)

(1126)

(1126)

(1623)

(1621)

(1621)

(1624)

(1624)

(1331)

(1640)

Amount

1Valet for the hardware cost of the
1Valet for the hardware cost of the
1Valet for the hardware cost of the
1Valet for the hardware cost of the
1Valet for the hardware cost of the
VS22001-ICF : 5/2023 entry system +
VS22001-ICF : 5/2023 entry system +
VS22001-ICF : 5/2023 entry system +
VS22001-ICF : 5/2023 entry system +
VS22001-ICF : 5/2023 entry system +
entry system + resident app
EXTRA - VS22001-ICF : 5/2023
VS22001-ICF : 5/2023

continued

Review Payment

Jump To

Payee vvalcor
1Valet Corp.
500 boul. Gréber, suite 302
Total Amount 20,847.58
Check Date 05/24/2023
Clear Date 06/09/2023
Post Month 05/2023

Ctrl# 264440 Batch 157
(Reconciled)

Bank rbc001
Check No 4197
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 05/24/2023 11:12 AM.
(never modified)

Help

Property	Amount	Account	Notes
773 - 3655 Papineau Avenue	148.85	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
765 - 1025 Sherbrooke Street E	310.02	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
748 - 1101 Rue Rachel E	157.47	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
734 - 2255 rue Saint-Mathieu	125.49	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
683 - 860 Blackthorne Avenue	6.80	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 5/2023
683 - 860 Blackthorne Avenue	97.18	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023
682 - 57 Bayswater Avenue	7.59	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 5/2023
682 - 57 Bayswater Avenue	108.48	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023
681 - 218 Maclaren Street	4.27	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 5/2023
681 - 218 Maclaren Street	61.02	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023
667 - 341 Flora Street	50.78	0501090700 - Camera Equipment, Fobs & Intercom repairs	05/2023 - Entry system + resident app
1660 - 236 Richmond Road	5.62	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 5/2023
1660 - 236 Richmond Road	80.23	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023
1640 - 207 Bell Street	30.14	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 5/2023
1640 - 207 Bell Street	430.53	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023
1624 - 28 Rockway Crescent	3.72	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 Entry system + resident app
1624 - 28 Rockway Crescent	53.11	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 Entry system + resident app
1623 - 26 Rockway Crescent	3.72	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 entry system + Resident app
1623 - 26 Rockway Crescent	53.11	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 entry system + Resident app
1621 - 2380 Baseline Road	13.37	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 Entry system + resident app
1621 - 2380 Baseline Road	190.97	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 5/2023 Entry system + resident app
1500 - InterRent Holdings Manager LP	120.91	0602021500 - Corp: Rent	Entry system +App
1351 - 25 Tindale Court	261.17	0501090700 - Camera Equipment, Fobs & Intercom repairs	entry system + resident app
1173 - 102 Silvercreek Parkway North	847.50	0104050800 - Building Improvements: Safety Systems	1Valet for the hardware cost of the 1Valet intercom
1172 - 100 Silvercreek Parkway Inc.	847.50	0104050800 - Building Improvements: Safety Systems	1Valet for the hardware cost of the 1Valet intercom
1171 - 90 Silvercreek Parkway North	847.50	0104050800 - Building Improvements: Safety Systems	1Valet for the hardware cost of the 1Valet intercom
1171 - 90 Silvercreek Parkway North	4,237.50	0104050800 - Building Improvements: Safety Systems	1Valet for the hardware cost of the 1Valet intercom
1153 - 165 Ontario Street	847.50	0104050800 - Building Improvements: Safety Systems	1Valet for the hardware cost of the 1Valet intercom

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1Valet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03554

SO# S000610

PO Number :
Date :5/3/2023
Customer :C00582-47
Currency: CAD

Bill To
IIP-ON = InterRent
Holdings Manager Limited
Partnership
by its general partner
InterRent Holdings
Manager GP ULC
485 BANK ST SUITE 207
Ottawa ON K2P 1Z2
Canada

Ship To
165 Ontario Street,
St. Catherines ON
Canada

Deliver To

Total **4,237.5**

Attention

Email
payables@interrentreit.com

Project Name
165 Ontario Street, St. Catherines

Terms	Due Date	HST/GST/ ID #	PST ID #
Net 30	6/2/2023	728459694	QST-1224720200 BC PST-1464-0768

Qty	Item	Rate	Amount
0.5	Assembly-Console-21.5"IN-V7 1 Valet entry console (21.5 Inch) - Indoor	CAD \$9,000.00	CAD \$4,500.00
0.5	Hardware Discount	CAD \$-1,500.00	CAD \$-750.00

Subtotal CAD \$3,750.00
GST/HST CAD \$487.50
QST/PST CAD \$0.00

Total CAD \$4,237.50
Amount Due CAD \$4,237.50

Wire funds to :

Bank Name:	Desjardins de Gatineau
Account Name:	1Valet Corp.
CAD Account number:	2307858
Transit/Branch Number:	30126
Bank/Institution Number:	815
Swift Code:	CCDQCAMM

For all invoice queries and E-mail payments please send to: receivables@1valet.com | Upon payment and Communication,
please reference your customer and invoice #.

142



1Valet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03554

SO# SO00610

PO Number :

Date :5/3/2023

Customer :C00582-47

Currency: CAD

Links to our warranty, software support, terms & conditions, as follows

Hardware & Software Warranty, please click [HERE](#)

Hardware & Software Support, please click [HERE](#)

Software Updates & Upgrades, please click [HERE](#)

Onboarding & Training, please click [HERE](#)

For Standard Terms & Conditions, Click [HERE](#)

For all invoice queries and E-mail payments please send to: receivables@1valet.com | Upon payment and Communication,
please reference your customer and invoice #.

2 of 2

143

Purchase Order 327260

Data/Reports

Jump To

Vendor

vvalcor

Display Type

PO Displays

Sched. Deliv.

04/17/2023

Order Date

04/17/2023

Required By Date

04/17/2023

Closed ☒ Close Date

PO Info

Total Amount

8,475.00

Approvals

Workflow

Construction PO

Status

Completed

Current Step

Approved

Next Step

Notes

Navigation

<< >>

Vendor Info

1Valet Corp.

500 boul. Gréber, suite 302

Gatineau QC J8T 7W3

8339931212

Expense Type

Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Paul - 1Valet for the hardware cost of the 1Valet intercom.
*165 Ontario Street

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

Check Budget

Distribute

Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_08	1153		1Valet for the hardware cost of the 1Valet intercom	016-702		0104050800	Building Improvements: Safety Systems	1.0000	8,475.00



1Valeet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03614

SO# SO00610
PO Number :
Date :5/15/2023
Customer :C00582-47
Currency: CAD

Bill To
IIP-ON = InterRent
Holdings Manager Limited
Partnership
by its general partner
InterRent Holdings
Manager GP ULC
485 BANK ST SUITE 207
Ottawa ON K2P 1Z2
Canada

Ship To
165 Ontario Street,
St. Catherines ON
Canada

Deliver To

Total **3,390**

Attention

Email
payables@interrentreit.com

Project Name
165 Ontario Street, St. Catherines

Terms	Due Date	HST/GST/ ID #	PST ID #
Net 30	6/14/2023	728459694	QST-1224720200 BC PST-1464-0768

Qty	Item	Rate	Amount
0.4	Assembly-Console-21.5"IN-V7 1 Valet entry console (21.5 Inch) - Indoor	CAD \$9,000.00	CAD \$3,600.00
0.4	Hardware Discount	CAD \$-1,500.00	CAD \$-600.00

Subtotal CAD \$3,000.00
GST/HST CAD \$390.00
QST/PST CAD \$0.00

Total CAD \$3,390.00
Amount Due CAD \$3,390.00

Wire funds to :

Bank Name:	Desjardins de Gatineau
Account Name:	1Valeet Corp.
CAD Account number:	2307858
Transit/Branch Number:	30126
Bank/Institution Number:	815
Swift Code:	CCDQCAMM

For all invoice queries and E-mail payments please send to: receivables@1valet.com | Upon payment and Communication,
please reference your customer and invoice #.

145



1Valet Corp.
BN# 728459694
500 boul. Gréber, Suite 302
Gatineau QC J8T 7W3
Canada

Invoice

#INV-03614

SO# SO00610
PO Number :
Date :5/15/2023
Customer :C00582-47
Currency: CAD

Links to our warranty, software support, terms & conditions, as follows

Hardware & Software Warranty, please click [HERE](#)

Hardware & Software Support, please click [HERE](#)

Software Updates & Upgrades, please click [HERE](#)

Onboarding & Training, please click [HERE](#)

For Standard Terms & Conditions, Click [HERE](#)

For all invoice queries and E-mail payments please send to: receivables@1valet.com | Upon payment and Communication,
please reference your customer and invoice #.

2 of 2

146

Purchase Order 327260

Data/Reports

Jump To

Vendor

vvalcor

1Valet Corp.
500 boul. Gréber, suite 302
Gatineau QC J8T 7W3
8339931212

Expense Type

Capital Construction Projects

Payment Due

Last Received

From Date

To Date

Description

Paul - 1Valet for the hardware cost of the 1Valet intercom.
*165 Ontario Street

Display Type

PO Displays

Sched. Deliv.

04/17/2023

Order Date

04/17/2023

Required By Date

04/17/2023

Closed

☒ Close Date

PO Info

Total Amount

8,475.00

Approvals

Workflow

Construction PO

Status

Completed

Current Step

Approved

Next Step

Notes

Navigation

<< >>

Save

New

Print

Help

Delete

Details

General Info

Addresses

Workflow

Approvers

More Details

Change Order

Check Budget

Distribute

Search Supplier

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_08	1153		1Valet for the hardware cost of the 1Valet intercom	016-702		0104050800	Building Improvements: Safety Systems	1.0000	8,475.00

147

Review Payment

Jump To

Payee vvalcor Total Amount 37,470.80
 1Valet Corp. Check Date 06/21/2023
 500 boul. Gréber, suite 302 Clear Date 07/14/2023
 Post Month 06/2023

Ctrl# 265448 Batch 158
 (Reconciled)

Bank rbc001
 Check No 4652
 00006000001033067
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentdlv.com on 06/21/2023 1:24 PM.
 (never modified)

Help

Property	Amount	Account	Notes
773 - 3655 Papineau Avenue	148.85	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
765 - 1025 Sherbrooke Street E	310.02	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
763 - 235 Sherbrooke Street W	360.46	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App
748 - 1101 Rue Rachel E	157.47	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
746 - 5501 Avenue Adalbert	345.69	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App
736 - 3474 rue Hutchison	98.42	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry system + Resident App
735 - 625 rue Milton	169.77	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry system + Resident App
734 - 2255 rue Saint-Mathieu	125.49	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry System + Resident App: Tier 1
733 - 2121 rue Saint-Mathieu	180.84	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry system + Resident App
683 - 860 Blackthorne Avenue	6.80	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
683 - 860 Blackthorne Avenue	97.18	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
682 - 57 Bayswater Avenue	8.59	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
682 - 57 Bayswater Avenue	107.48	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
681 - 218 Madlaren Street	4.27	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
681 - 218 Madlaren Street	61.02	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
667 - 341 Flora Street	50.78	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA to PO : VS22001-1CF : 6/2023
1666 - 473 Albert	1,146.23	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry system + Resident App
1660 - 236 Richmond Road	5.62	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
1660 - 236 Richmond Road	80.23	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
1640 - 207 Bell Street	30.14	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
1640 - 207 Bell Street	430.53	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
1624 - 28 Rockway Crescent	3.72	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
1624 - 28 Rockway Crescent	53.11	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
1623 - 26 Rockway Crescent	3.72	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
1623 - 26 Rockway Crescent	53.11	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
1621 - 2380 Baseline Road	13.37	0501090700 - Camera Equipment, Fobs & Intercom repairs	EXTRA - VS22001-1CF : 6/2023
1621 - 2380 Baseline Road	190.97	0501090700 - Camera Equipment, Fobs & Intercom repairs	VS22001-1CF : 6/2023
1500 - InterRent Holdings Manager LP	120.91	0602021500 - Corp: Rent	Entry System+Resident App
1351 - 25 Tindale Court	261.17	0501090700 - Camera Equipment, Fobs & Intercom repairs	Entry system + resident app



ACE SECURITY
SERVICES INC.

Invoice

INV-22135

Balance Due
\$2,012.08

ACE Security Services Inc

525 First Street, Unit 1
London Ontario N5V 1Z5

Bill To

CLV Group Inc

485 Bank Street

Suite 200

Ottawa Ontario K2P 1Z2

Invoice Date : May 15, 2023

Terms : Net 30

Due Date : Jun 14, 2023

Reference / P.O.# : 326469

Item & Description	Qty	Rate	Discount	Amount
Labour Charges	16.00	89.00	10.00%	1,281.60
Labour charges for billable hours	Hours			
2 Techs - 1 day (7 hrs each)				
Remove existing Intercom - label all existing cables				
Fob Reader & Strike integration				
Install New Backing				
Install 1Valet Touch Intercom System				
Connect / Terminate all Cables, extend if needed				
Fob Reader & Strike integration				
Install reader & postal lock if needed.				
Activate with 1Valet and Test.				
Labour Charges	4.00	95.00	0.00	380.00
Labour charges for billable hours	Hours			
Sub-Contracted for Electrical				
Misc Parts & Equipment	1.00	119.00	0.00	119.00
Other misc parts and equipment used				
Lumber and other supplies for supporting structure in wall.				
Sub Total				1,780.60
HST (13%)				231.48
Total				\$2,012.08

Notes

165 ONTARIO ST, ST CATHERINES

Thanks for your business, we appreciate it very much!

If you have any question about this invoice please email us at info@acesecurityonline.com or call 1-877-5890-ACE

150

Payment Options



Email Money Transfers can be sent to info@acesecurityonline.com, using the invoice number as your reference number. No password is required.

Terms & Conditions

Tax ID: 848939665

Please remember to check / test your systems regularly, and call us about any system issues.

If you have any question about this invoice please email us at info@acesecurityonline.com or call 1-877-888-ACE

151

Purchase Order 326469

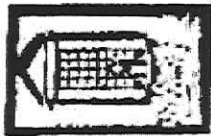
Data/Reports

Jump To

Vendor	vacasec	Display Type	PO Displays
	Ace Security Services Inc.	Sched. Deliv.	04/03/2023
Vendor Info	1534 Purser St.	Order Date	04/03/2023
	London ON N5V 5J4	Required By Date	04/03/2023
	8775000223	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	4,024.16
Last Received		Approvals	
From Date		Workflow	Construction PO
To Date		Status	Completed
Description	Paul - 158 Ontario Street/ 165 Ontario Street - 2x 1 Valet intercom only install	Current Step	Approved
		Next Step	
		Notes	
		Navigation	<< >>

Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1152_2023_02	1152		1Valet intercom only install	108-080		0104050800	Building Improvements: Safety Systems	1.0000	2,012.05
1153_2023_08	1153		1Valet intercom only install	108-080		0104050800	Building Improvements: Safety Systems	1.0000	2,012.08

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InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St. Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

4408

DATE 06/22/2023
MMDDYY

PAY ***** TWENTY TWO THOUSAND NINETEEN AND 41/100 DOLLARS

TO THE ORDER OF
Ace Security Services Inc.
1534 Purser St.
London, ON N5V 5J4

\$22,219.41

PER 
PER 

1069565864

⑈0004408⑈ ⑆00006⑈003⑆ 103⑈306⑈7⑈

1069565864

93310-002
Scotiabank
Mobile Deposit

07-Jul-2023

93310-002

00042 00899 15

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

153

93120-002 BNS
CIBC Vancouver BC
07-Jul-2023

Review Payment

Jump To

Payee vacesec
 Ace Security Services Inc.
 1534 Purser St.
 Total Amount 22,019.41
 Check Date 06/21/2023
 Clear Date 07/07/2023
 Post Month 06/2023

Ctrl# 265204 Batch 153
 (Reconciled)

Bank rbc001
 Check No 4408
 00006000001033067
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@rentclv.com on 06/21/2023 9:05 AM.
 (never modified)

Help

Property	Amount	Account	
1153 - 165 Ontario Street	2,012.08	0104050800 - Building Improvements: Safety Systems	1Valet intercom only install
1152 - 158 Ontario Street	2,012.08	0104050800 - Building Improvements: Safety Systems	1Valet intercom only install
1147 - 600 John St. N	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1146 - 35 Brock St.	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1145 - 15 Don Street	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1144 - 10 Ben Lomond Place	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1143 - 1170 Fennell Avenue E	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1142 - 100 Main St. E - Commercial	4,895.25	0104050800 - Building Improvements: Safety Systems	3 fob reader install on commercial elevator 6 on level P1, P2 & P3
1142 - 100 Main St. E - Commercial	636.39	0206030100 - HST & GST	HST
1142 - 100 Main St. E - Commercial	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1141 - 100 Main St. E	1,843.87	0104050800 - Building Improvements: Safety Systems	Fob reader install between res elevators and leasing office
1141 - 100 Main St. E	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1141 - 100 Main St. E	9,201.59	0104050402 - Building Improvements: Lobby	Labour charges for billable hours 2 Techs, 4 days total Cable from old
1137 - 3 East 37th Street	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1136 - 775 Concession BS	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1134 - 157 Pearl St.	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1132 - 5-7 Don	75.23	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1131 - 4-8 Grant	75.24	0501090700 - Camera Equipment, Fobs & Intercom repairs	Resident fobs
1111 - 920 Inverhouse Drive	515.28	0104040800 - Maintenance CapEx: Safety Systems	Service call - Access control, Troubleshoot the problem and fix the

154



ACE SECURITY
CORPORATED INC.

Invoice

INV-22224

Balance Due
\$35,062.21

ACE Security Services Inc
525 First Street, Unit 1
London Ontario N5V 1Z5

Bill To
CLV Group Inc
485 Bank Street
Suite 200
Ottawa Ontario K2P 1Z2

Invoice Date : Jun 21, 2023
Terms : Net 30
Due Date : Jul 21, 2023
Reference / P.O.# : 329431

Item & Description	Qty	Rate	Amount
 Kantech KT400 Kantech 4 Door Access Controller with Power Supply, Transformer & Back-up Battery	4.00 1	2,199.00	8,796.00
 Kantech KT-2 Kantech 2 Door Access Controller with Power Supply, Transformer & Back-up Battery	1.00 1	1,499.00	1,499.00
 Kantech-LoProx Long Range Reader Kantech P500 loProx Reader, Long Range, XSF/26-bit Weigand Selectable	2.00 1	849.00	1,698.00
 Kantech-LoProx Reader Kantech loProx Weigand 26bit, Card/Fob Reader	16.00 1	189.00	3,024.00
 Electric Strike - Surface Surface Mount Electric Strike	3.00 1	499.00	1,497.00
 Electric Strike - Recess Recess Electric Strike	10.00 1	149.00	1,490.00
 Cable-Cat Cat5e Cable	4.00 1	159.00	636.00

If you have any question about this invoice please email us at info@acesecurityonline.com or call 1-877-6889-ACE

135

Terms & Conditions

Tax ID :848939666

Please remember to check / test your systems regularly, and call us about any system issues.

If you have any question about this invoice please email us at info@acesecurityonline.com or call 1-877-6880-ACE

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Item & Description	Qty	Rate	Amount
 Cable-22/4 (Quad/Station) 22/4 Alarm Cable (per box- 1000ft)	4.00 1	119.00	476.00
 EMT-Conduits EMT, metal conduits, per 10ft length	30.00 1	7.99	239.70
 Misc. Access Control Device Misc. Device for Access Control System; Conduit supplies (boxes, straps, coupling etc.) and other installation supplies.	1.00 1	199.00	199.00
 Labour Charges Labour charges for billable hours 2-3 techs - 5 days total.	84.00 Hours	89.00	7,476.00
 Labour Charges Labour charges for billable hours P2&P3 Garage Doors - install conduit in U/G parking, run cables and install & config. extra 2 days with 2 techs - including long range readers	40.00 Hours	89.00	3,560.00
 EMT-Conduits EMT, metal conduits, per 10ft length P2&P3 garage doors.	20.00 1	7.99	159.80
 Cable-Cat Cat5e Cable P2 & P3	1.00 1	159.00	159.00
 Cable-22/4 (Quad/Station) 22/4 Alarm Cable (per box-1000ft) P2 & P3	1.00 1	119.00	119.00
Sub Total			31,028.50
HST (13%)			4,033.71
Total			\$35,062.21

Notes

Thanks for your business, we appreciate it very much!
RE: 165 ONTARIO ST, ST CATHERINES

Payment Options



Email Money Transfers can be sent to info@acesecurityonline.com, using the invoice number as your reference number. No password is required.

If you have any question about this invoice please email us at info@acesecurityonline.com or call 1-877-8888-ACE

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Purchase Order 329481

Data/Reports

Jump To

Vendor	vacesec	Display Type	PO Displays
	Ace Security Services Inc.	Sched. Deliv.	05/11/2023
	1534 Purser St.	Order Date	05/11/2023
Vendor Info	London ON N5V 5J4	Required By Date	05/11/2023
	8775000223	Closed ☒ Close Date	
Expense Type	Capital Construction Projects	PO Info	
Payment Due		Total Amount	35,062.21
Last Received		Approvals	
From Date		Workflow	Construction PO
To Date		Status	Completed
Description		Current Step	Approved
	Paul - 165 Ontario - Access control	Next Step	
		Notes	
		Navigation	<< >>

Save New Print Help Delete

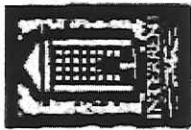
Details General Info Addresses Workflow Approvers

More Details Change Order Check Budget Distribute Search Supplier



Job	Property	Unit	Description	Category	C	GL Account	GL Account Description	Qty Ord	Unit Price
1153_2023_15	1153		Access control	108-070		0104050800	Building Improvements: Safety Systems	1.0000	35,062.21

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InterRent Holdings Manager Limited Partnership

c/o InterRent
485 Bank St, Suite 207
Ottawa, ON
K2P 1Z2

Royal Bank of Canada
90 Sparks Street
Ottawa, Ontario
K1P 5T8

5441

DATE 07/26/2023
MMDDYYYY

PAY *** THIRTY FIVE THOUSAND SIXTY TWO AND 21/100 DOLLARS

\$35,062.21**

TO THE Ace Security Services Inc.

ORDER 1534 Purser St.

OF London, ON N5V 5J4

PER 

PER 

NEW 1-800-468-8100

⑈0005441⑈ ⑆00006⑈003⑆ ⑆03⑈306⑈7⑈

1076081097

93310-002
Scotiabank
Mobile Deposit

04-Aug-2023

93310-002

00042 00899 15

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

93120-002 BNS
CIBC Vancouver BC
04-Aug-2023

159

Review Payment

Jump To

Ctrl# 266787 Batch 159
(Reconciled)

Payee vacesec
Ace Security Services Inc.
1534 Purser St.
Total Amount 35,062.21
Check Date 07/26/2023
Clear Date 08/04/2023
Post Month 07/2023

Bank rbc001
Check No 5441
00006000001033067
RBC Holdings Manager LP

Statement No
Notes

Created by Joy.Payison@rentclv.com on 07/26/2023 10:04 AM.
(never modified)

[Help](#)

Property *	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	35,062.21	0104050800 - Building Improvements: Safety Systems	Access control	878177

160