



InterRent
200 - 485 Bank Street, Ottawa, ON K2P 1Z2
www.irent.com

Martin B. Vervoort

Email: mvervoort@irent.com

September 15, 2024

Ontario Landlord and Tenant Board
25 Grosvenor Street, Ground floor
Toronto ON M7A 2G6

Dear Sirs:

RE: AGI Application additional documentation – Park Place Equities 2005 Inc.
165 Ontario Street, St. Catharines ON L2R 5K4
File No. LTB-L-076488-23

On the initial application submitted, the holdback invoices and/or proofs of payment for the following were not provided:

Sure-fix Service Group Inc.	Invoice No. 362895/364435
PID Controls	Invoice No. INV-2022-0129-002
Atta Elevators Corp.	Invoice No. 32715
Atta Elevators Corp.	Invoice No. 32716

The invoices have now been received and the cheques have since been cashed and are enclosed for your review.

In addition, the completion date for the Elevator Modernization was incorrect. The complete completion date should have been 31/07/2023. I have enclosed an updated Page 1 of Schedule 2.

I will email another copy of the supporting documents which include these missing documents.

If you have any questions, I can be reached at 613-604-0607.

Sincerely,

Martin B. Vervoort
Legal Counsel



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	31/07/2023	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

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.	362895/364435	46	47	24/08/23	\$ 39,628.87	Cheque	7475	48	49	\$ 39,628.87	11/10/23	\$ 39,628.87	Holdback paid
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 now cleared bank
												\$ 462,334.98	

34

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
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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

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

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

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.)

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 9A - 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

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Canadian Construction Documents Committee



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

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

7475

DATE 10/11/2023

PAY **** THIRTY NINE THOUSAND SIX HUNDRED TWENTY EIGHT AND 87/100TH DOLLARS

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

\$39,628.87**

PER
 PER

MAY 19 2023 11:00 AM

#0007475# 100006-0031 103-306-71

Endorsement - Signature or Stamp

Deposit to the Credit of
SURE-FIX SERVICE GROUP INC.
 TR # 88082-837 ACC. #000600135811

Endorsement - Signature ou timbre
 Endorsement - Signature or Stamp

SECURITY FEATURES

The drawer contains the following security features:
 WATERMARK: Embedded pattern in the paper. Hold up to a light source to view.
 SECURITY FIBRES: Embedded fibres in the paper only visible under a black light.
 OPTICAL REACTION: An attempt to chemically alter the document will activate a chemical reaction that appears as a stain in the paper.
 PULL IT OUT: A tearing that results in the document being torn in the paper when making attempts to separate or tear very difficult or even causing the loss of the paper.

CARACTERISTIQUES DE SÉCURITÉ

Le document contient les caractéristiques de sécurité suivantes:
 FILS DE SÉCURITÉ: Fils de sécurité intégrés au papier, visibles uniquement sous une lumière noire.
 FIBRES DE SÉCURITÉ: Fils de sécurité intégrés au papier, visibles uniquement sous une lumière noire.
 RÉACTION OPTIQUE: Une tentative de modifier chimiquement le document déclenche une réaction chimique qui apparaît sous forme de tache sur le papier.
 DÉTACHEZ-LE: Une tentative de déchirer le document provoque une déchirure dans le papier, rendant la séparation ou la déchirure très difficile, voire entraînant la perte du document.

VERSO/BACK

CAPTURING BRANCH
 10/21/23 6:43 AM Pacific TZ
 Meridian Credit Union
 69082-837
 Niagara Falls - Kalar and McLeod Branch

48

7/23/24, 7:59 AM

Yardi Systems, Inc. - Review Payment

Review Payment

Jump To

Payee vaurser Total Amount 39,628.87
Sure-Fix Service Group Inc. Check Date 10/11/2023
7334 Garner Rd Clear Date 10/23/2023
Post Month 10/2023

Ctrl# 270768 Batch 163
(Reconciled)

Bank rbc001
Check No 7475
00006000001033067
RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Paytson@irent.com on 10/11/2023 9:17 AM.
(never modified)

[Help](#)

Property #	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	15,220.87	0206010200 - Construction Holdbacks	HB Release - Invoice# 362896	889444
1153 - 165 Ontario Street	24,408.00	0206010200 - Construction Holdbacks	HB Release - Invoice# 362752	889444

49



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

6638

DATE 09/11/2023

PAY ***** SIXTY TWO THOUSAND THREE HUNDRED FIFTY TWO AND 57/100 DOLLARS *****

\$62,352.57**

TO THE ORDER OF 2257808 Ontario Inc. o/a PID Controls
 142 Ellins Avenue
 York, ON M6N 2B1


PER 
 PER 

12711101-1111101-110101

⑈0006638⑈ ⑆00006-003⑆ 103-306-7⑈

Negotiating Institution: RBC ROYAL BANK
 Deposit Transit Number: 05662-003
 Account Number: 1006790
 Date (YYYYMMDD): 20231102
 Item Sequence Number: 9636733479

MDC ATMIQ: Y252
 Envelope 38-9


 Endorsement - Signature du Endors
 Endorsement - Signature or Stamp

SECURITY FEATURES

Security features are located on the front and back of the paper. These features are designed to help you identify the paper and to prevent counterfeiting. The features include:

- Watermark:** A watermark is visible in the paper. It is a portrait of Queen Elizabeth II.
- Security Thread:** A security thread is woven into the paper. It is visible as a dark line when the paper is held up to the light.
- Chemical Resistance:** The paper is resistant to chemical damage. It will not be damaged by water, acid, or alkali.
- Fluorescence:** The paper glows under ultraviolet light. It has a yellowish-green glow.
- Microprint:** Microprint is visible in the paper. It is a series of small dots that form a pattern.
- Security Markings:** Security markings are visible in the paper. They are small, dark marks that are scattered throughout the paper.

CARACTERISTIQUES DE SECURITE

Les caractéristiques de sécurité sont situées sur l'avant et l'arrière du papier. Ces caractéristiques sont conçues pour vous aider à identifier le papier et à prévenir la contrefaçon. Les caractéristiques incluent :

- Le filigrane :** Un filigrane est visible dans le papier. Il s'agit d'un portrait de la Reine Elizabeth II.
- Le fil de sécurité :** Un fil de sécurité est tissé dans le papier. Il est visible comme une ligne sombre lorsque le papier est tenu à la lumière.
- La résistance chimique :** Le papier est résistant aux dommages chimiques. Il ne sera pas endommagé par l'eau, l'acide ou l'alcali.
- La fluorescence :** Le papier brille sous lumière ultraviolette. Il a une lueur jaunâtre-vert.
- Le microimpression :** Le microimpression est visible dans le papier. Il s'agit d'une série de petits points qui forment un motif.
- Les marques de sécurité :** Les marques de sécurité sont visibles dans le papier. Elles sont de petites, marques sombres qui sont dispersées dans le papier.

VERSO/BACK

59

Review Payment

Jump To

Payee vpldcon Total Amount 62,352.57
 2257808 Ontario Inc. o/a PID Cont... Check Date 09/11/2023
 142 Ellins Avenue Clear Date 11/02/2023
 Post Month 09/2023

Ctrl# 268773 Batch 161
 (Reconciled)

Bank rbc001
 Check No 6638
 00006000001033067
 RBC Holdings Manager LP

Statement No

Notes

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

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	43,335.50	0104050901 - Building Improvements: Mechanical	New Building Automation System Installation
1153 - 165 Ontario Street	497.20	0104050901 - Building Improvements: Mechanical	to supply thermowells
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	567.83	0104040901 - Maintenance CapEx: HVAC	Time Delay Relay Replacement
1124 - 2400 New Street	1,248.65	0104040902 - Maintenance CapEx: Plumbing	Troubleshoot DHW boiler 4 operation, Troubleshoot heating boiler 1 operation, parts and labor
1123 - 2386 New Street	663.88	0104040901 - Maintenance CapEx: HVAC	S/I MUA VFD after troubleshooting
1095 - 2304 Weston	963.61	0104050901 - Building Improvements: Mechanical	Installed new valve actuator adapter on boiler 1 and boiler 2
1095 - 2304 Weston	1,670.14	0104040901 - Maintenance CapEx: HVAC	MUA Outside Air Damper Actuator replaced

60



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

8672

DATE 11/21/2023

PAY

**** FIFTY ONE THOUSAND SEVEN HUNDRED EIGHTY NINE AND 14/100 DOLLARS

\$51,789.14**

TO THE
ORDER
OF

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

PER
 PER

MEMO: 14475071 RT0001

⑈0008672⑈ ⑆00006⑈003⑆ 103-306-7⑈

1. Make by cash
 2. Make by bank

Endossement - Signature ou timbre
 Endorsement - Signature or Stamp

20231206
 10852-004 5450252
 TD ISN 1447075065
 RDC DEPOSIT / TDB DEPOT
 10231206 ISN: 4144382108
 414 40852-5450252

VERSO/BACK

SECURITY FEATURES

See above features for helping security features
WATERMARK - Observe pattern in the paper held up to a light source to view.
VISIBLE FIBRES - Coloured fibres in the paper only visible under a strong light.
CHEMICAL REACTANTS - An alcohol solution applied to this document will activate a chemical reaction that appears as a stain in the paper.
PERMETLOID - A coating that bonds to the paper and the paper fibres, creating a thin film that is very difficult to remove without leaving a mark.
CARACTÉRISTIQUES DE SÉCURITÉ
 Voir ci-dessus les caractéristiques de sécurité
FIL À L'EAU - Fil à l'eau visible dans le papier lorsqu'il est tenu à la lumière.
FIBRES VISIBLES - Fibres colorées dans le papier, visibles uniquement sous une forte lumière.
ADHÉSIF CHIMIQUE - Une solution d'alcool appliquée à ce document provoque une réaction chimique qui apparaît sous la forme d'une tache dans le papier.
PERMETLOID - Une résine qui se lie aux fibres du papier et à la surface du document, créant une fine pellicule qui est très difficile à enlever sans laisser de trace.

DEPOSIT/DEPOT AU
 ATTA ELEVATORS CORP.
 10852-004 5450252
 TD ISN 1447075065

7/23/24, 7:43 AM

Yardi Systems, Inc. - Review Payment

Review Payment

Jump To

Payee vattele Total Amount 51,789.14
 Alta Elevators Corp. Check Date 11/21/2023
 8-40 North Rivermede Road Clear Date 12/06/2023
 Post Month 11/2023

Ctrl# 273987 Batch 166
 (Reconciled)

Bank rbc001
 Check No 8672
 00006000001033067
 RBC Holdings Manager LP

Statement No

Notes

Created by Jay.Payton@irent.com on 11/21/2023 8:46 AM.
 (never modified)

[Help](#)

Property	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	-1,712.80	0206010200 - Construction Holdbacks	:Less Retention	895728
1153 - 165 Ontario Street	17,127.98	0104050200 - Building Improvements: Elevator	Elevator Modernization at 165 Ontario	895728
1111 - 920 Inverhouse Drive	-2,064.05	0206010200 - Construction Holdbacks	:Less Retention	895987
1111 - 920 Inverhouse Drive	20,640.51	0104050200 - Building Improvements: Elevator	Progress Draw #6 ; Elevator Modernization	895987
1111 - 920 Inverhouse Drive	-1,977.50	0206010200 - Construction Holdbacks	:Less Retention	895987
1111 - 920 Inverhouse Drive	19,775.00	0104050200 - Building Improvements: Elevator	Progress Draw #7; CO #1 Elevator Modernization	895987

84



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

9094

PAY

**** THIRTY SIX THOUSAND SIX HUNDRED EIGHTY NINE AND 12/100 DOLLARS



DATE 12/06/2023

MMDDYYYY

TO THE
ORDER
OF

Atta Elevators Corp.
8-40 North Rivermede Road
Concord, ON L4R 2H3

\$36,689.12**

PER 
PER 

MEMO: 144878071-BEC001

⑈0009094⑈ ⑆00006=0031⑆ 103=306=7⑈

Tout ou partie de ce document
est sous réserve de la loi

20231220
10852-004< 5450252
TD ISN 1447499571
RDC DEPOSIT / TOD DEPOT
TDX T RDX TOR
20231220 ISN: 1142923164
CR 10852-5450252

Endossement - Signature ou timbre
Endorsement - Signature or Stamp

VERSO/BACK

SECURITY FEATURES

This cheque contains the following security features:
WATERMARK - Obvious pattern in the paper, read up to a light source to view.
INVISIBLE FIBRES - Certain fibres in the paper only visible under a black light.
CHEMICAL REACTIONS - An attempt to tamper with this document will activate a chemical reaction that appears as a stain in the paper.
PERFIDENCE - A coating that prevents the ink from the paper from, among other things, being copied by a very efficient machine creating false copies of the cheque.

CARACTÉRISTIQUES DE SÉCURITÉ

Ce chèque contient les caractéristiques de sécurité suivantes:
FILS INVISIBLES - Filles invisibles dans le papier, visibles à la lumière.
FIBRES INVISIBLES - Fibrilles invisibles dans le papier, visibles sous une lumière ultraviolette.
AGENTS CHIMIQUES - Toute tentative de falsification du document provoque une réaction chimique qui laisse apparaître une tache sur le papier.
PERFIDENCE - Réaction qui empêche l'encre du papier d'être copiée par une machine très efficace créant de fausses copies du chèque.

DEPOSIT TO/DEPOT AU
ATTA ELEVATORS
CORP
8-40 NORTH RIVERMEDE
RD
CONCORD ON
L4R 2H3
10852-004< 5450252

7/23/24, 7:44 AM

Yardi Systems, Inc. - Review Payment

Review Payment

Jump To

Payee vattele Total Amount 36,689.12
 Alta Elevators Corp. Check Date 12/06/2023
 8-40 North Rivermede Road Clear Date 12/20/2023
 Post Month 12/2023

Ctrl# 275067 Batch 167
 (Reconciled)

Bank rbc001
 Check No 9094
 0000600001033067
 RBC Holdings Manager LP

Statement No

Notes

Created by Joy.Payison@irent.com on 12/06/2023 11:16 AM,
 (never modified)

[Help](#)

Property T	Amount	Account	Notes	Pay
1153 - 165 Ontario Street	16,627.95	0206010200 - Construction Holdbacks	Invoice# 24406 HB release	899207
1153 - 165 Ontario Street	5,542.65	0206010200 - Construction Holdbacks	Invoice# 23865 HB release	899207
1153 - 165 Ontario Street	1,712.80	0206010200 - Construction Holdbacks	Invoice# 32715 HB release	899207
1153 - 165 Ontario Street	1,796.70	0206010200 - Construction Holdbacks	Invoice# 30637 HB release	899207
1153 - 165 Ontario Street	2,695.05	0206010200 - Construction Holdbacks	Invoice# 28431 HB release	899207
1153 - 165 Ontario Street	2,771.32	0206010200 - Construction Holdbacks	Invoice# 26028 HB release	899207
1153 - 165 Ontario Street	5,542.65	0206010200 - Construction Holdbacks	Invoice# 25391 HB release	899207

88