

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:** The utility costs for the residential complex increased by an “extraordinary” amount,
- ☐ **Reason 3:** Operating costs for security services for the residential complex have been experienced for the first time or have increased,
- ☒ **Reason 4:** Capital expenditure work was done in the residential complex.

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

How many rental units are covered by the application?	6	6
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PART 3: SIGNATURE

Landlord/Representative's Signature

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2	8	/	0	1	/	2	0	1	6
dd/mm/yyyy									

Who has signed the application? Shade the circle completely next to your answer.

☐ Landlord ☒ Representative

Information About the Representative

First Name

[illegible]

Last Name

[illegible]

LSUC #

P	0	2	1	2	0
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Company Name (if applicable)

[illegible]

Mailing Address

[illegible]

Unit/Apt./Suite

1	1	0	0			
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Municipality (City, Town, etc.)

[illegible]

Prov.

O	N
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Postal Code

N	6	A	5	R	8			
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Day Phone Number

(	5	1	9	)	6	7	2	-	9	3	3	0
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Evening Phone Number

(				)				-			
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Fax Number

(	5	1	9	)	6	7	2	-	5	9	6	0
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E-mail Address

[illegible]



Collecting Personal Information

Under section 185 of the *Residential Tenancies Act, 2006*, the Landlord and Tenant Board has the right to collect the personal information requested on this form. We use the information to resolve your application. After you file the form, your information may also be available to the public. If you have questions about how the Board uses your personal information, contact one of our Customer Service Officers at **416-645-8080** or **1-888-332-3234** (toll-free).

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 #4, 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 #4, 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.
 - If the landlord is required to provide the Board with a compact disc containing the supporting documents, the landlord must provide a copy of the compact disc to a tenant who requests it. The landlord cannot charge more than five dollars for providing a copy of the compact disc. Alternately, if the landlord and tenant agree, the landlord can provide either of the following:
 - photocopies of all the supporting documents at a reasonable charge based on the landlord's out-of-pocket costs for making the copies, or
 - a copy of the supporting documents in PDF format, by e-mail, at no charge.
 - If the landlord does not have to provide the Board with a compact disc containing the supporting documents, the landlord must provide a photocopy of the supporting documents to a tenant who requests it for a charge of not more than five dollars.
4. You can ask the Board to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for Accommodation or French-Language Services* form included at the end of this application. If you are the respondent, the *Request for Accommodation or French-Language Services* form is available at Board offices and at the Board's website at www.LTB.gov.on.ca.
5. You can ask the Board 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 Board 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 Accommodation or French-Language Services* form included at the end of this application. If you are the respondent, the *Request for Accommodation or French-Language Services* form is available at Board offices and at the Board's website at www.LTB.gov.on.ca.
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 Board can order either the landlord or the tenant to pay the other's costs related to the application.
8. The Board has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the Board might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the Board's website at www.LTB.gov.on.ca or you can buy a copy from a Board office.

OFFICE USE ONLY:

Delivery Method: ☐ In Person ☐ Mail ☐ Courier ☐ Email ☐ Efile ☐ Fax

MS ☐ FL ☐



A. Description and Costs

If you are applying for reason #4 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	BOILER SYSTEM	25/11/2014	15	\$255,278.30		\$255,278.30

Attach additional sheets if necessary

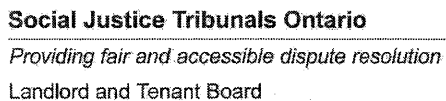
Shade the circle completely to show whether or not the costs affect all the rental units in the complex.

- ☒ The costs listed above affect all of the rental units in the complex.
- ☐ The costs for one or more of the items listed above affect some, but not all of the rental units in the complex.

B. If any of the capital expenditure items affect some, but not all of the rental units in the complex, list the item number(s) and provide the following details.

Item#	Column 1 Units that are affected by the item and are covered by this application (list unit numbers)	Column 2 Units that are affected by the item but are not covered by this application (list unit numbers)

Attach additional sheets if necessary



C. Did you receive any money from an insurer, government grants or 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	Total Amount

D. Do any of the capital expenditures relate to non-residential portions of the complex or to other residential complexes? Shade the circle completely next to your answer.

☐ 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



If you are applying for Reason #4, you must provide the following information for each rental unit in the residential complex, including units not covered by the application, vacant units or units that are not rented. If necessary, attach additional copies of this schedule. See the L5 instructions for further information.

Unit number	Unit not covered by application (Place an "X" in this column if the unit is not covered by the application)	Total current rent (Place "\$0.00" in this column if the unit is vacant or not rented)	Frequency of Rent (per month/week, etc.)	Date current tenancy began (dd/mm/yyyy) (Complete only if the tenancy began less than 18 months before the deadline to file the application)
SEE LIST				



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



Information about Rental Units in the Complex

Rental Unit Details

Information about Tenant(s)

Information about Tenant(s)

66
0
0
0

1/28/2016 11:32

Rental Address	Unit Number	Unit Covered by Application	Current Rent (Enter \$0.00 if the unit is vacant on rent review)	Frequency of Rent	Date Current Tenancy Began (Complete with a full date, or leave blank if the application is for a new tenancy)	Monthly Rent (Calculated)	Tenant's Name (Last name, First)	Tenant's Name (2) (Last name, First)	Tenant's Name (3) (Last name, First)	Tenant's Name (4) (Last name, First)	City, Province & Postal Code	Landlord & Representatives Name (Last name, First) Company Name Address (Unit number & street) City, Province & Postal Code
165 Ontario Street	114	Yes	\$ 834.66	Monthly	1/10/14		Jackson, Don					NORTHVIEW APARTMENT REIT SUITE #800 - EAST TOWER 3250 BLOOR ST. W. TORONTO, ON M8X 2X9
165 Ontario Street	115	No	\$ 0.00									
165 Ontario Street	116	No	\$ 770.00	Monthly								
165 Ontario Street	117	No	\$ 0.00									
165 Ontario Street	118	No	\$ 0.00									
165 Ontario Street	119	No	\$ 0.00									
165 Ontario Street	120	No	\$ 915.00	Monthly			Brodgen, Nancy					
165 Ontario Street	201	Yes	\$ 711.42	Monthly								
165 Ontario Street	202	No	\$ 945.00	Monthly								
165 Ontario Street	205	No	\$ 0.00									
165 Ontario Street	206	No	\$ 930.00	Monthly								
165 Ontario Street	207	No	\$ 840.00	Monthly								
165 Ontario Street	208	Yes	\$ 810.57	Monthly			Brown, Rosemary					
165 Ontario Street	209	Yes	\$ 660.40	Monthly			Pirrie, Douglas					
165 Ontario Street	210	Yes	\$ 885.66	Monthly			Dieuz, Carol					
165 Ontario Street	211	No	\$ 795.00	Monthly								
165 Ontario Street	212	Yes	\$ 690.40	Monthly			Thompson, Dianne					
165 Ontario Street	214	Yes	\$ 916.05	Monthly			Specialty, Gerald					
165 Ontario Street	215	No	\$ 795.00	Monthly								
165 Ontario Street	216	Yes	\$ 711.28	Monthly			King, Brian					
165 Ontario Street	217	Yes	\$ 801.22	Monthly			McFadden, Sean					
165 Ontario Street	218	No	\$ 915.00	Monthly								
165 Ontario Street	219	No	\$ 1,005.00	Monthly			Malangis, Jocelyn					
165 Ontario Street	220	Yes	\$ 722.80	Monthly								
165 Ontario Street	301	No	\$ 940.00	Monthly			Chafin, Claran					
165 Ontario Street	302	Yes	\$ 889.00	Monthly								
165 Ontario Street	303	No	\$ 0.00									
165 Ontario Street	304	No	\$ 655.00	Monthly								
165 Ontario Street	305	Yes	\$ 833.12	Monthly			Waddick, William					
165 Ontario Street	306	No	\$ 910.00	Monthly								
165 Ontario Street	307	No	\$ 800.00	Monthly								
165 Ontario Street	308	No	\$ 0.00									
165 Ontario Street	309	Yes	\$ 660.40	Monthly			Krog, Kristian					
165 Ontario Street	310	No	\$ 915.00	Monthly								
165 Ontario Street	311	Yes	\$ 697.37	Monthly			Sawatsky, Marlene					
165 Ontario Street	312	No	\$ 715.00	Monthly								
165 Ontario Street	314	No	\$ 835.00	Monthly								
165 Ontario Street	315	No	\$ 840.00	Monthly								
165 Ontario Street	316	Yes	\$ 812.80	Monthly			Islam, Razibul					
165 Ontario Street	317	Yes	\$ 796.05	Monthly			Mabeke, Boribale					
165 Ontario Street	318	No	\$ 919.00	Monthly								
165 Ontario Street	319	No	\$ 0.00									
165 Ontario Street	320	No	\$ 885.00	Monthly								
165 Ontario Street	401	No	\$ 905.00	Monthly								
165 Ontario Street	402	No	\$ 915.00	Monthly								
165 Ontario Street	403	No	\$ 805.00	Monthly								
165 Ontario Street	404	No	\$ 0.00									
165 Ontario Street	405	Yes	\$ 794.32	Monthly			Duguay, Adam					
165 Ontario Street	406	No	\$ 887.40	Monthly								
165 Ontario Street	407	No	\$ 795.00	Monthly								
165 Ontario Street	408	Yes	\$ 938.59	Monthly			Binu, Sadanandan					
165 Ontario Street	409	No	\$ 665.00	Monthly								
165 Ontario Street	410	Yes	\$ 534.00	Monthly			Houde, Joanne					
165 Ontario Street	411	No	\$ 800.00	Monthly								
165 Ontario Street	412	No	\$ 675.00	Monthly								
165 Ontario Street	414	No	\$ 787.40	Monthly								
165 Ontario Street	415	No	\$ 0.00									
165 Ontario Street	416	No	\$ 800.00	Monthly								
165 Ontario Street	417	Yes	\$ 834.69	Monthly			Jo, Fitzgibbon, Mary					
165 Ontario Street	418	Yes	\$ 944.86	Monthly			Cain, Andrea					
165 Ontario Street	419	Yes	\$ 1,041.40	Monthly			Anderson, Laura					
165 Ontario Street	420	Yes	\$ 930.36	Monthly			Jasinski, Steven					
165 Ontario Street	501	No	\$ 945.00	Monthly								
165 Ontario Street	502	Yes	\$ 894.08	Monthly	1/9/14		Brown, Omar					



Information about Rental Units in the Complex

Rental Unit Details

Information about Tenant(s)

Information about Tenant(s)

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Rental Address	Unit Number	Unit Covered by Application	Current Rent (Enter \$0.00 if the unit is vacant or not rented)	Frequency of Rent	Date Current Tenancy Began (If monthly tenancy, enter the first day of the month and the year)	Monthly Rent (Calculated)	Tenant's Name (Last name, First)	Tenant's Name (Last name, First)	Tenant's Name (Last name, First)	Tenant's Name (Last name, First)	City, Province & Postal Code	Landlord & Representatives Name (Last name, First) Company Name Address (unit number & street) City, Province & Postal Code
165 Ontario Street	503	Yes	\$ 816.04	Monthly	19/14		McCourt, Kendra					
165 Ontario Street	504	Yes	\$ 635.00	Monthly			Lane, Kayla					
165 Ontario Street	505	No	\$ 800.00	Monthly								
165 Ontario Street	506	No	\$ 890.00	Monthly								
165 Ontario Street	507	Yes	\$ 718.73	Monthly			Xhemali, Behtet					
165 Ontario Street	508	No	\$ 795.00	Monthly								
165 Ontario Street	509	Yes	\$ 710.57	Monthly			Andrew, Nacy					
165 Ontario Street	510	Yes	\$ 899.16	Monthly			Lewis, Anne					
165 Ontario Street	511	No	\$ 790.00	Monthly								
165 Ontario Street	512	No	\$ 0.00	Monthly								
165 Ontario Street	514	No	\$ 835.00	Monthly								
165 Ontario Street	515	No	\$ 800.00	Monthly								
165 Ontario Street	516	No	\$ 795.00	Monthly								
165 Ontario Street	517	Yes	\$ 1,013.88	Monthly			Green-McMullen, Emily					
165 Ontario Street	518	No	\$ 0.00	Monthly								
165 Ontario Street	519	No	\$ 0.00	Monthly								
165 Ontario Street	520	Yes	\$ 727.16	Monthly			Reddick, Ronnie					
165 Ontario Street	601	Yes	\$ 908.91	Monthly	1/10/14		Sesquin, Roanne					
165 Ontario Street	602	Yes	\$ 939.80	Monthly			Alexander, Samantha					
165 Ontario Street	603	Yes	\$ 777.06	Monthly			Larsen, Simone					
165 Ontario Street	604	Yes	\$ 682.91	Monthly			Pettipas, Kathy Lynn					
165 Ontario Street	605	No	\$ 821.10	Monthly								
165 Ontario Street	606	No	\$ 895.00	Monthly								
165 Ontario Street	607	Yes	\$ 777.06	Monthly			Galloway, Susan					
165 Ontario Street	608	No	\$ 840.00	Monthly								
165 Ontario Street	609	Yes	\$ 540.27	Monthly			Blake, LD					
165 Ontario Street	610	Yes	\$ 944.88	Monthly	1/8/14		Davies, Catherine					
165 Ontario Street	611	Yes	\$ 787.40	Monthly			Losbaw, Kaye					
165 Ontario Street	612	No	\$ 720.00	Monthly								
165 Ontario Street	614	No	\$ 800.00	Monthly								
165 Ontario Street	615	No	\$ 805.00	Monthly								
165 Ontario Street	616	No	\$ 800.00	Monthly								
165 Ontario Street	617	No	\$ 840.00	Monthly								
165 Ontario Street	618	Yes	\$ 936.17	Monthly			Miller, William					
165 Ontario Street	619	Yes	\$ 924.56	Monthly			Nichols, Angela					
165 Ontario Street	620	Yes	\$ 932.63	Monthly			Dressel, Carolyn Ann					
165 Ontario Street	701	Yes	\$ 1,040.12	Monthly			Saito, Wsylim					
165 Ontario Street	702	Yes	\$ 925.71	Monthly			Li, Meng					
165 Ontario Street	703	No	\$ 0.00	Monthly								
165 Ontario Street	704	No	\$ 650.00	Monthly								
165 Ontario Street	705	Yes	\$ 678.80	Monthly			Ragonath, Fatima					
165 Ontario Street	706	No	\$ 889.00	Monthly								
165 Ontario Street	707	No	\$ 800.00	Monthly								
165 Ontario Street	708	Yes	\$ 817.88	Monthly	1/8/14		Chordash, Teresa					
165 Ontario Street	709	No	\$ 890.00	Monthly								
165 Ontario Street	710	Yes	\$ 890.00	Monthly			Martinez, Constantino					
165 Ontario Street	711	Yes	\$ 804.93	Monthly			Petch, Deborah & Niagara Housing					
165 Ontario Street	712	No	\$ 665.00	Monthly								
165 Ontario Street	714	No	\$ 800.00	Monthly								
165 Ontario Street	715	No	\$ 800.00	Monthly								
165 Ontario Street	716	Yes	\$ 777.24	Monthly			Sanford, Elizabeth					
165 Ontario Street	717	No	\$ 840.00	Monthly								
165 Ontario Street	718	No	\$ 923.10	Monthly	1/9/14							
165 Ontario Street	719	Yes	\$ 1,010.92	Monthly			Wilson, Richard					
165 Ontario Street	801	No	\$ 895.00	Monthly								
165 Ontario Street	802	Yes	\$ 963.80	Monthly			Johnston, Lynda					
165 Ontario Street	803	No	\$ 915.00	Monthly								
165 Ontario Street	804	No	\$ 810.00	Monthly								
165 Ontario Street	805	No	\$ 650.00	Monthly								
165 Ontario Street	806	No	\$ 885.00	Monthly								
165 Ontario Street	807	Yes	\$ 885.66	Monthly			Cumming, Steven					
165 Ontario Street	808	No	\$ 840.00	Monthly								
165 Ontario Street	809	No	\$ 0.00	Monthly								



Information about Rental Units in the Complex

Rental Unit Details

Information about Tenant(s)

Information about Tenant(s)

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Rental Address	Unit Number	Unit Covered by Application	Current Rent (Enter \$0.00 if the unit is vacant or not rented)	Frequency of Rent	Tenancy Began (Complete only. If the tenancy began before the application was filed, the date is not applicable)	Monthly Rent (Calculated)	Tenant's Name (Last name, First)	Tenant's Name (Last name, First)	Tenant's Name (Last name, First)	City, Province & Postal Code	Landlord & Representatives Name (Last name, First) Company Name Address (unit number & street) City, Province & Postal Code
165 Ontario Street	809	No	\$0.00		DD/MM/YYYY						
165 Ontario Street	810	Yes	\$ 847.26	Monthly			Wood, Park, Yong				
165 Ontario Street	811	Yes	\$ 692.10	Monthly			Karlova, Anna				
165 Ontario Street	812	No	\$ 675.00	Monthly							
165 Ontario Street	814	No	\$0.00								
165 Ontario Street	815	Yes	\$ 782.32	Monthly			Page, Trina				
165 Ontario Street	816	No	\$ 800.00	Monthly							
165 Ontario Street	817	Yes	\$ 817.28	Monthly			Branston, Collin				
165 Ontario Street	818	No	\$ 965.00	Monthly							
165 Ontario Street	819	Yes	\$ 688.29	Monthly			Ryan, Sylvia				
165 Ontario Street	820	Yes	\$ 678.34	Monthly			Edelman, Maria				
165 Ontario Street	901	Yes	\$ 1,031.24	Monthly			Smith, Wesley				
165 Ontario Street	902	No	\$ 885.00	Monthly							
165 Ontario Street	903	No	\$0.00								
165 Ontario Street	904	No	\$ 695.00	Monthly							
165 Ontario Street	905	No	\$ 830.00	Monthly							
165 Ontario Street	906	No	\$ 940.00	Monthly							
165 Ontario Street	907	No	\$ 805.00	Monthly							
165 Ontario Street	908	No	\$ 845.00	Monthly							
165 Ontario Street	909	Yes	\$ 716.28	Monthly			Slavrou, Peter				
165 Ontario Street	910	Yes	\$ 895.21	Monthly			Vandervaart, Julie				
165 Ontario Street	911	Yes	\$ 706.12	Monthly	1/9/14		Li, Yang				
165 Ontario Street	912	No	\$ 665.00	Monthly							
165 Ontario Street	914	Yes	\$ 735.98	Monthly			Von, Bormann, Niki				
165 Ontario Street	915	No	\$0.00								
165 Ontario Street	916	Yes	\$ 595.26	Monthly			Penner, Max				
165 Ontario Street	917	Yes	\$ 804.93	Monthly			Housing, Niagara				
165 Ontario Street	918	No	\$ 930.00								
165 Ontario Street	919	Yes	\$ 989.42	Monthly			Dzulbanowski, Maurice				
165 Ontario Street	920	No	\$0.00								

CAPITAL EXPENDITURE #1

BOILER SYSTEM REPLACEMENT

Cost Claimed: \$255,278.30

**Anticipated Useful Life: 15 years –
Mechanical – 1.i.B./Electrical – 14.i.**

CAPITAL EXPENDITURES: ADDITIONAL DETAILS

P. 1/1

Item and description of work:	Total labour, material & contract costs claimed in application for this item (not including landlord's own labour)*: \$255,278.30							Date completed:	November 25, 2014
	Invoice Number	Invoice/ Bill Date (mm/dd/yy)	Invoice/ Bill Amount	Method of Payment	Cheque Number	Payment Amount	Payment Date (mm/dd/yy)	Amount related to this item	
<u>Contractor/Supplier</u>									
L.J. Repath & Associates	24684	9/25/2014	\$59,901.30	Cheque	1223	\$59,901.30	6/17/2015	\$59,901.30	
Jaywal Mechanical Ltd.	12190	8/21/2014	\$52,545.00	Cheque	1180	\$52,545.00	12/8/2014	\$52,545.00	
Jaywal Mechanical Ltd.	12270	9/23/2014	\$52,545.00	Cheque	1215	\$52,545.00	4/27/2015	\$52,545.00	
Jaywal Mechanical Ltd.	12580	11/25/2014	\$70,060.00	Cheque	1221	\$70,060.00	6/17/2015	\$70,060.00	
Certified Building Systems	4023	10/30/2014	\$20,227.00	Cheque	1212	\$20,227.00	4/27/2015	\$20,227.00	

LR L. J. REPATH & ASSOCIATES

120 NEWKIRK RD., UNIT 10, RICHMOND HILL, ON L4C 9S7 • TEL: 905.883.9228 • FAX: 905.883.9773

INVOICE # 24684

To: Starlight Investments Ltd.
3300 Bloor Street West,
West Tower, Suite 1801
Toronto, ON M8X 2X2

Date: September 25, 2014

H.S.T. # R106285992

Job Address:
165 Ontario Street

Purchase Order # 86463

*NO HB/STAT DEC read, as per PMK

QTY	EQUIPMENT DESCRIPTION	UNIT PRICE	EXT. PRICE
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Heating System:

2	Raypak MVB H7-2004 Heating Boiler	12,510.00	25,020.00
2	Barometric Damper, 14"	275.00	550.00
2	Armstrong 2D 1060 Iron Body boiler pump	1,460.00	2,920.00
2	2 1/2" Thermostatic Mixing Valve	490.00	980.00

Rcvd
10/09/14

DHW System:

2	Raypak MVB WH7-754 DHW Boiler	7,720.00	15,440.00
2	Cupro Nickel Heat Exchanger	245.00	490.00
2	Barometric Damper, 10"	185.00	370.00
2	Armstrong S45 All Bronze Boiler Pump	1,280.00	2,560.00
1	Armstrong S25 All Bronze recirculating pump	680.00	680.00
4	Rheem 120 Gallon Storage Tank c/w insulated and jacketed, T & P Relief Valves	1,000.00	4,000.00

Sub-Total	53,010.00
H.S.T. 13%	6,891.30
TOTAL DUE:	59,901.30

File name: 21310



Purchase Order:86463

Fully Approved

08/11/2014

VENDOR:

L. J. Repath & Associates
Richmond Hill, ON L4C 9S7
O/B 489569 Ontario Ltd.
120 Newkirk Rd. Unit 10

Bill To:

Starlight Investments Ltd.
3300 Bloor Street West, West Tower, Suite 1801
Toronto, ON, M8X 2X2

DESCRIPTION:

165 Ontario - Mechanical equipment purchased directly for installation

SHIP TO:

Starlight Investments Ltd.
165 Ontario St.
St Catharines, ON L2R 5K4
Est. Sch DT: 09/30/2014

Pay Account	Property code	Unit	Qty	Stock #	Item Description	Unit Price	Line Total
50000227	0165onta	INTCA	1.0000		new equipment purchased directly from manufacturer	53010.00	53010.00
50000227	0165onta	INTCA	1.0000		Tax	6891.30	6891.30
Total Cost:							59901.30

Approvers : reynold,jlucic,chatf,dchalmers

Dear Vendor,

In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,

Starlight Investments Ltd.

Vendor Name: L. J. Repath & Associates

Total Cost: 59901.30

Invoice No:

1. Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above.
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order(DO NOT STAPLE)

Authorized by

Date

L.J. Repath & Associates

120 Newkirk Road, Unit 10, Richmond Hill, Ontario, L4C 9S7

Telephone (905)883-9228

To: Starlight Investments

Aug 6, 2014

Attn: Greg Wills

Re: 165 Ontario Street, St. Catharines

Equipment Quotation

165 Ontario Street:

Heating System:

- (2) Raypak MVB H7-2004 Heating Boiler c/w standard equipment	@ \$ 12,510.00	\$ 25,020.00
- (2) Barometric Damper 14"	@ \$ 275.00	\$ 550.00
- (2) Armstrong 2D 1060 Iron Body boiler pump	@ \$ 1,460.00	\$ 2,920.00
- (2) 2 1/2" thermostatic mixing valve	@ \$ 490.00	\$ 980.00

Total Net Cost \$ 29,470.00

DHW System:

- (2) Raypak MVB WH7-754 DHW Boiler c/w standard equipment	@ \$ 7,720.00	\$ 15,440.00
- (2) Cupro Nickel Heat Exchanger	@ \$ 245.00	\$ 490.00
- (2) Barometric Damper 10"	@ \$ 185.00	\$ 370.00
- (2) Armstrong S45 All Bronze Boiler Pump	@ \$ 1,280.00	\$ 2,560.00
- (1) Armstrong S25 All Bronze DHW Recirc Pump	@ \$ 680.00	\$ 680.00
- (4) Rheem 120 Gallon Storage Tanks c/w Insulated and Jacketed, T & P Relief Valves	@ \$ 1,000.00	\$ 4,000.00

Total Net Cost \$ 23,540.00

H.S.T. Extra

Jump To

Payee: C. Jrepa Total Amount 59,901.30 CTRL# 205831
L.J. Repath & Associates Date 06/17/2015
Post Month 06/2015 (Reconciled)
Bank c.red
Check Number 1223
103-457-8
CORPORATE - Red SL LP

Property	Amount	Account	Notes	Pay
x0165ont - 165 Ontario St.	53,010.00	5000-0227 - MR - Energy Initiatives		165295
x0165ont - 165 Ontario St.	6,891.30	5000-0227 - MR - Energy Initiatives		265295

Help

Tran created in PM by: afaruqi



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

May 29, 2015 to June 30, 2015

Account number: **00000000000000000000**

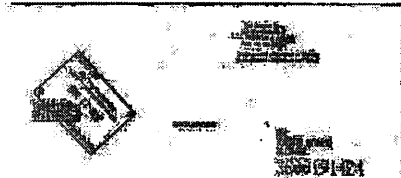
Serial #: 1223

Amount: \$59,901.30

25/06/2015
2120131500

Starlight
ROYAL BANK
25 King Street West
Toronto, Ontario M5W 1K5
1223
25/06/2015
2120131500
103-457-8P

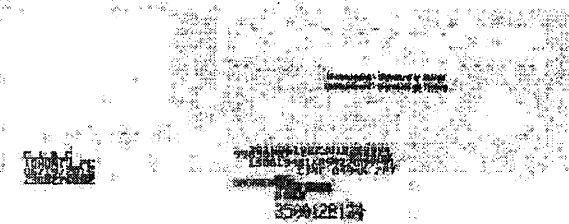
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Serial #: 1224

Starlight
ROYAL BANK
25 King Street West
Toronto, Ontario M5W 1K5
1224
25/06/2015
2120131500
103-457-8P

0001224P 000012-0030 103-457-8P



Serial #: 1226

Starlight
ROYAL BANK
25 King Street West
Toronto, Ontario M5W 1K5
1226
25/06/2015
2120131500
103-457-8P

0001226P 000012-0030 103-457-8P



Serial #: 1228

Starlight
ROYAL BANK
25 King Street West
Toronto, Ontario M5W 1K5
1228
25/06/2015
2120131500
103-457-8P

0001228P 000012-0030 103-457-8P



825

8

1 AUG 21 REC'D

Starlight Investments Ltd
Job Address: 165 Ontario St., St. Catharines
Our Job# 2698
P.O# 87908

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
			PROGRESS DRAW #1 All work now 30% completed	H		
			Total contract price	H	155,000.00	
			Less PD#1	H	46,500.00	
			Amount outstanding after this invoice is paid	H	108,500.00	
			Amount now due	H		46,500.00
			H - HST 13%			
			HST			6,045.00
			Rec'd 08/29/14			
Jaywal Mechanical Ltd. HST: #118284942 RT0001						
Shipped By:			Tracking Number:			
Comment:			Total Amount			52,545.00
Sold By:						



Purchase Order:87908

Fully Approved

08/19/2014

9

VENDOR:

Jaywal Mechanical Ltd.
Caledon, ON L7C2B8
13796 Hurontario St.

Bill To:

Starlight Investments Ltd.
3300 Bloor Street West, West Tower, Suite 1801
Toronto, ON, M8X 2X2

DESCRIPTION:

165 Ontario - Installation of new mechanical equipment

SHIP TO:

Starlight Investments Ltd.
165 Ontario St.
St Catharines, ON L2R 5K4
Est. Sch DT: 11/28/2014

Pay Account	Property code	Unit	Qty	Stock#	Item Description	Unit Price	Line Total
50000227	0165onta	INTCA	1.0000		equipment replacement due to age and efficiency	155000.00	155000.00
50000227	0165onta	INTCA	1.0000		Tax	20150.00	20150.00
Total Cost:							175150.00

Approvers : reynold,jluic, chatt,dchalmers,ddrimmer,tlawson

Dear Vendor,

In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,

Starlight Investments Ltd.

1. Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order(DO NOT STAPLE)

Vendor Name: Jaywal Mechanical Ltd.

Total Cost: 175150.00

Invoice No:

Authorized by

Date

Jump To			
Payee	C_jaywal	Total Amount	52,545.00
	Jaywal Mechanical Ltd.	Date	12/09/2014
		Post Month	12/2014
			(Reconciled)
Bank	c.red		
Check Number	1180		
	103-457-8		
	CORPORATE - Red SL LP		

Property	Amount	Account	Notes	Pay
x0165ont - 165 Ontario St.	46,500.00	5000-0227 - MR - Energy Initiatives		341342
x0165ont - 165 Ontario St.	6,045.00	5000-0227 - MR - Energy Initiatives		341342

Keep
Tran created in PM by: afaruqi



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement //

November 28, 2014 to December 31, 2014
Account number: [REDACTED]

Serial #: 1179

Starlight

RED SLIP
1000 Street St West, West Tower, Suite 1101
Toronto, Ontario M5W 1L5

ROYAL BANK
25 King Street West
Toronto, Ontario M5H 1K4

1179
20141230
11790000

John Brown

#001179# 106012=0034 103=457=8#

FOR DEPOSIT ONLY
TO THE CREDIT OF
THE STYLING STUDIO
SUSANNE ROSS
Establishment - 100 Queen St W
Ottawa - Ontario K1P 1G8

10000241725

3700007254

Serial #: 1180

Amount: \$52,545.00

Starlight

RED SLIP
1000 Street St West, West Tower, Suite 1101
Toronto, Ontario M5W 1L5

ROYAL BANK
25 King Street West
Toronto, Ontario M5H 1K4

1180
20141230
11790000

**** FIFTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 00/100 DOLLARS ****
PAY TO THE ORDER OF

Jayal Mechanical Ltd.
13754 Macdonald Ave.
Calgary AB T2C 0B8

John Brown

#001180# 106012=0034 103=457=8# 0005254500/

2014-7095-4

10000241725

3700007254

Serial #: 1181

Starlight

RED SLIP
1000 Street St West, West Tower, Suite 1101
Toronto, Ontario M5W 1L5

ROYAL BANK
25 King Street West
Toronto, Ontario M5H 1K4

1181
20141230
11790000

John Brown

#001181# 106012=0034 103=457=8#

10000241725

3700007254

Serial #: 1183

Starlight

RED SLIP
1000 Street St West, West Tower, Suite 1101
Toronto, Ontario M5W 1L5

ROYAL BANK
25 King Street West
Toronto, Ontario M5H 1K4

1183
20141230
11790000

John Brown

#001183# 106012=0034 103=457=8#

10000241725

3700007254

Jaywal Mechanical Ltd.
13796 Hurontario Street
Caledon, Ontario L7C 2B8

INVOICE

12

Invoice No.: 12270
Date: 09/23/2014
Ship Date:
Page: SEP 25 REC'D
Re: Order No.

Sold to:

Starlight Investments Ltd
3300 Bloor St West - West Tower
Suite #1801
Toronto, Ontario M8X 2X2

Ship to:

Starlight Investments Ltd
Job Address: 165 Ontario St., St. Catharines
Our Job# 2698
P.O# 87908

Business No.: 11828 4942 RT0001

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
			PROGRESS DRAW #2 Equipment on site Piping underway	H		
			Total contract price	H	155,000.00	
			Less PD#1	H	46,500.00	
			Less PD#2	H	46,500.00	
			Amount outstanding after invoices are paid	H	62,000.00	
			Amount now due	H		46,500.00
			H - HST 13%			
			HST			6,045.00
Rond 10/09/14						
Jaywal Mechanical Ltd. HST: #11828 4942 RT0001						
Shipped By: Tracking Number:					Total Amount	
Comment:						52,545.00
Sold By:						(60%)

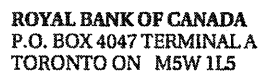
Print				Jump To	
Payee	c_jaywal	Total Amount	52,545.00	CTRL#	193532
	Jaywal Mechanical Ltd.	Date	04/27/2015		
		Post Month	04/2015	(Reconciled)	
Bank	c.red				
Check Number	1215				
	103-457-8				
	CORPORATE - Red SL LP				

13

Property	Amount	Account	Notes	Pay
x0165ont - 165 Ontario St.	46,500.00	5000-0227 - MR - Energy Initiatives		365313
x0165ont - 165 Ontario St.	6,045.00	5000-0227 - MR - Energy Initiatives		365313

[Help](#)

Tran created in PM by: afaruq1



14

March 31, 2015 to April 30, 2015
Account number: [REDACTED]

Starlight

RED BAL LP
1208 N. Main St. Waco, Texas 76798

ROYAL BANK
RD One Street View
Waco, Texas 76798-1104

1212
SOMERSET
VETERANS

Benson Hester

#001212# 005012-001# 103-457-44#

Amount: \$52,545.00

Starlight  REP. NO. LP
 2000 N. 2nd Street
 Tacoma, WA 98402

REPLY NOW
 20 First Street West
 Portland, Oregon 97201-1024

DATE 02/28/87
 BY 10000000

*** FIFTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 86/100 DOLLARS
 PAY TO THE ORDER OF

10000000

James Mechanical Svc.
 13788 Narmurick Rd.
 Culmank, OR 97330

James Mechanical

050,540.00

FOI 12151 NO 012-0034 ID 3-457-84 700052545007

Starlight

1219

1974-1975

1976-1977

1978-1979

1980-1981

1982-1983

1984-1985

1986-1987

1988-1989

1990-1991

1992-1993

1994-1995

1996-1997

1998-1999

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2002-2003

2004-2005

2006-2007

2008-2009

2010-2011

2012-2013

2014-2015

2016-2017

2018-2019

2020-2021

2022-2023

2024-2025

2026-2027

2028-2029

2030-2031

2032-2033

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2108-2109

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2254-2255

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2544-2545

2546-2547

2548-2549

2550-2551

2552-2553

2554-2555

2556

FOI 213# 406012-0034 103-457-81

Jaywal Mechanical Ltd.
13796 Hurontario Street
Caledon, Ontario L7C 2B8

12/3

15

INVOICE

Invoice No.: 12530
Date: 11/25/2014
Ship Date:
Page: 1
Re: Order No.

NOV 26 REC'D

Sold to:

Starlight Investments Ltd
3300 Bloor St West - West Tower
Suite #1801
Toronto, Ontario M8X 2X2

Ship to:

Starlight Investments Ltd
Job Address: 165 Ontario Ltd
Our Job# 2898
P.O.# 87908

Business No.: 11828 4942 RT0001

Item No.	Unit	Quantity	Description	Tax	Unit Price	Amount
			FINAL INVOICE All work now completed as per our contract	H		
			Total contract price	H	155,000.00	
			Less PD#1	H	46,500.00	
			Less PD#2	H	46,500.00	
			Less FINAL	H	82,000.00	
			Amount outstanding after all invoices are paid			
			Amount now due	H		62,000.00
			H - HST 13%			
			HST			8,060.00
Rcvd 10/09/14						
Jaywal Mechanical Ltd. HST: #11828 4942 RT0001						
No HB / Stat Dec req'd, as per PM's						
Shipped By: Tracking Number:					Total Amount	
Comment:					70,060.00	
Sold By:					(100%)	

Jump To

Payee C_jaywal Total Amount 70,060.00 CTRL# 205813
Jaywal Mechanical Ltd. Date 06/17/2015
Post Month 06/2015 (Reconciled)
Bank c.red
Check Number 1221
103-457-8
CORPORATE - Red SL LP

Property	Amount	Account	Notes	Pay
x0165ont - 165 Ontario St.	62,000.00	5000-0227 - MR - Energy Initiatives		397693
x0165ont - 165 Ontario St.	8,060.00	5000-0227 - MR - Energy Initiatives		392693

Note

Tran created in PM by: afaruqi



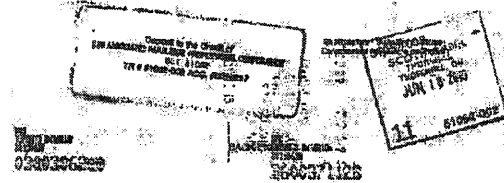
Business Account Statement

17

May 29, 2015 to June 30, 2015
Account number: [REDACTED]

Serial #: 1219

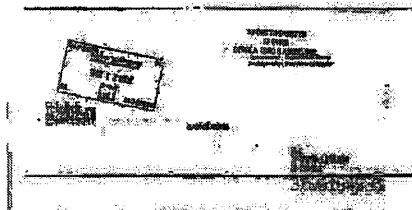
Starlight
RBC SLIP
100 King Street West, Suite 1100
Toronto, Ontario M5X 1C4
Date: 20150601
Amount: \$70,060.00
Pay to the order of: [REDACTED]
Signature: [Signature]
MICR: ⑆001219⑆ ⑆00012⑆003⑆ 103-457-8⑆



Serial #: 1220

OLD
23/06/2015
240038517

Starlight
RBC SLIP
100 King Street West, Suite 1100
Toronto, Ontario M5X 1C4
Date: 20150601
Amount: \$70,060.00
Pay to the order of: [REDACTED]
Signature: [Signature]
MICR: ⑆001220⑆ ⑆00012⑆003⑆ 103-457-8⑆



Serial #: 1221

Amount: \$70,060.00

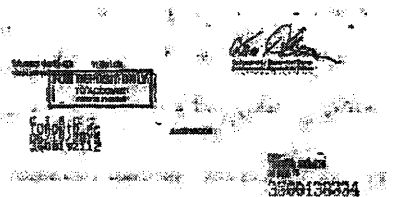
Starlight
RBC SLIP
100 King Street West, Suite 1100
Toronto, Ontario M5X 1C4
Date: 20150601
Amount: \$70,060.00
Pay to the order of: [REDACTED]
Signature: [Signature]
MICR: ⑆001221⑆ ⑆00012⑆003⑆ 103-457-8⑆



Serial #: 1222

OLD
24/06/2015
240038517

Starlight
RBC SLIP
100 King Street West, Suite 1100
Toronto, Ontario M5X 1C4
Date: 20150601
Amount: \$70,060.00
Pay to the order of: [REDACTED]
Signature: [Signature]
MICR: ⑆001222⑆ ⑆00012⑆003⑆ 103-457-8⑆





Purchase Order:87920

19

Fully Approved

08/19/2014

VENDOR:

Certified Building Systems
Mississauga, ON L4W4P1
5650 Tomken Road
Unit 11

Bill To:

Starlight Investments Ltd.
3300 Bloor Street West, West Tower, Suite 1801
Toronto, ON, M8X 2X2

DESCRIPTION:

165 Ontario - install new BAS system for new equipment

SHIP TO:

Starlight Investments Ltd.
165 Ontario St.
St Catharines, ON L2R 5K4
Est. Sch DT: 11/28/2014

Pay Account	Property code	Unit	Qty	Stock#	Item Description	Unit Price	Line Total
50000227	0165onta	INTCA	1.0000		N/A	17900.00	17900.00
50000227	0165onta	INTCA	1.0000		Tax	2327.00	2327.00
Total Cost:							20227.00

Approvers : reynold,jlucic, chatt,dchalmers

Dear Vendor,

In order for your invoice to be properly routed, please attach this remittance with your invoice.

Respectfully,

Starlight Investments Ltd.

Vendor Name: Certified Building Systems

Total Cost: 20227.00

Invoice No:

1. Purchase Order Number must be identified on your invoice for a payment to be processed.
2. Process this order in accordance with the prices and specification listed above
3. Please notify us immediately if you are unable to ship as specified.
4. Please return with this purchase order(DO NOT STAPLE)

Authorized by

Date

Jump To				
Payee:	C_certif	Total Amount	20,227.00	CTRL# 191058
	Certified Building Systems	Date	04/27/2015	
		Post Month	04/2015	(Reconciled)
Bank	C.red			
Check Number	1112			
	103-457-8			
	CORPORATE - Red SL LP			

20

Property	Amount	Account	Notes	Pay
x0165ont - 165 Ontario St.	17,900.00	5000-0227 - MR - Energy Initiatives		416150
x0165ont - 165 Ontario St.	2,327.00	5000-0227 - MR - Energy Initiatives		416150

Tran created in PM by: afaruqi



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

March 31, 2015 to April 30, 2015
Account number: ~~XXXX XXXX~~

Serial #: 1212

Amount: \$20,227.00

Starlight

RED SLIP
2300 Street St West, West Tower, Suite 1201
Toronto, ON M5W 1L5

ACTUAL BANK
20 King Street West
Toronto, Ontario M5W 1K4

1212
20150427
DATE 27/04/2015

*** TWENTY THOUSAND TWO HUNDRED TWENTY SEVEN AND 00/100 DOLLARS
PAY TO THE ORDER OF

\$20,227.00

Certified Building Systems
5150 Tumbler Road
Unit 11
Mississauga, ON L4W 1A5

Bourne Hinton

⑈001212⑈ ⑈06012⑈003⑈ 103⑈457⑈8⑈ ⑈0002022700⑈

For Deposit Only
Do Not Stamp or Write on Front
MICR LINE

2116-705521

⑈001212⑈ ⑈06012⑈003⑈ 103⑈457⑈8⑈ ⑈0002022700⑈

Serial #: 1215

Starlight

RED SLIP
2300 Street St West, West Tower, Suite 1201
Toronto, ON M5W 1L5

ACTUAL BANK
20 King Street West
Toronto, Ontario M5W 1K4

1215
20150427
DATE 27/04/2015

Bourne Hinton

⑈001215⑈ ⑈06012⑈003⑈ 103⑈457⑈8⑈ ⑈0002022700⑈

For Deposit Only
Do Not Stamp or Write on Front
MICR LINE

2116-705521

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RED SLIP
2300 Street St West, West Tower, Suite 1201
Toronto, ON M5W 1L5

ACTUAL BANK
20 King Street West
Toronto, Ontario M5W 1K4

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