

RENTAL PROPERTY (2025)

CLIENT NAME:

PROPERTY INFORMATION

Property address:

Property type:

Single family

Duplex / Triplex

Condo / Strata

Multi-unit (4+)

Commercial

Other

Number of rental units:

 units

Your ownership percentage:

 %

Is this the first year of rental operation, or did the property change use in 2025?

If yes, provide date rental began and any change-in-use details in comments.

Yes

No

Are you registered to collect GST/HST on this rental property?

If yes, report all income and expense amounts excluding HST.

Yes

No

Did you use a portion of this property for personal use in 2025?

Yes

No

If yes — personal use percentage:

 %

Was any portion of this property rented short-term in 2025 (less than 90 consecutive days)?

Yes

No

If yes — is this property compliant with all applicable municipal/provincial licensing requirements?

Non-compliant short-term rentals cannot deduct any expenses, including interest, as of Jan 1, 2024.

Yes

No

Was this property acquired or disposed of in 2025?

Yes

No

Acquisition date:

Disposition date:

Acquisition cost:

\$

Proceeds of disposition:

\$

If acquired or disposed, provide purchase/sale agreement and statement of adjustments.

CO-OWNER / PARTNER INFORMATION

Each co-owner must file their own T776 reporting their share of income and expenses.

Co-owner 1

Name:

SIN:

Ownership %:

 %

Relationship to you:

Co-owner 2 (if applicable)

Name:

SIN:

Ownership %:

 %

Relationship to you:

RENTAL PROPERTY (2025)

RENTAL INCOME

Gross rental income: \$

Short-term rental income (if applicable): \$
Portion of gross income attributable to rentals of less than 90 consecutive days.

EXPENSES

Enter total annual amounts. Keep all receipts. Prepaid expenses must be prorated to the period they relate to.

Advertising	\$ <input type="text"/>	Property taxes	\$ <input type="text"/>
Insurance	\$ <input type="text"/>	Utilities	\$ <input type="text"/>
Interest — mortgage	\$ <input type="text"/>	Condo / strata fees	\$ <input type="text"/>
Interest — other	\$ <input type="text"/>	Office expenses	\$ <input type="text"/>
Maintenance and repairs	\$ <input type="text"/>	Legal and accounting fees	\$ <input type="text"/>
Property management fees	\$ <input type="text"/>	Other:	\$ <input type="text"/>

Prorating

Short-term rental portion of expenses: %

CAPITAL IMPROVEMENTS

A capital improvement upgrades the property beyond its original condition (e.g. shingle roof replaced with metal roof, converting unfinished basement to living space, adding a deck). Restoring to original condition is a repair — list under Expenses. Capital improvements are not fully deductible in the year incurred. Keep all invoices.

Description:	<input type="text"/>	Amount:	\$ <input type="text"/>
Description:	<input type="text"/>	Amount:	\$ <input type="text"/>
Description:	<input type="text"/>	Amount:	\$ <input type="text"/>
Description:	<input type="text"/>	Amount:	\$ <input type="text"/>

OTHER RECEIPTS & COMMENTS