

October 16, 2012

**Carolyn Parrish
2281 Oneida Cres
Mississauga, ON
L5C 1V7**

**Re: Short Term Occupation
720 Bristol Rd. Unit #8, Mississauga**

Dear Ms. Parrish:

You have inquired as to an opinion of a fair market rent on the space occupied as your constituency office for a six week period commencing on or about August 15, 2011.

As I understand, the circumstance surrounding the space you occupied, the Landlord had received an Offer to Lease in April of 2011 for a new tenant to occupy the space by November of 2011. With this commitment this space would no longer be available for the Landlord to lease out on the open market other than on a short term basis (potential 6 months at best from the Offer date) as it was now encumbered by the lease commitment. This did not occur as I understand, at least up until the time you took possession in August

You entered into a short term agreement with Embee Properties Limited (Embee) to occupy the space for a period of approximately 6 to 8 weeks during the time leading up to the Ward 5 By-Election which I understand took place on September 19, 2011. The agreement was to pay utilities of \$220.35 to Embee and to arrange your own property and liability insurance coverage through Co Operators Insurance, which I understand, was a further \$756.00 charge. An In Kind Receipt in the amount of \$750.00 was also provided to Embee in lieu of rent. Therefore the total payment to Embee was \$970.35 during your occupancy of the space which would have been equivalent to a payment of approximately \$6,325 on an annual basis or \$7.00 per square foot. This temporary arrangement allowed the landlord to at least recoup some of the operating expenses which it would have incurred on the vacant space during that time.

Based on the circumstances surrounding this short term occupation of the space it is highly unlikely that Embee would have been successful in leasing the space to any



tenant for such a short duration from August 15 up until November 2011, the date which the new tenant was to take occupation. Typical tenants of this type of property would not be able to justify the move in costs associated with such a short term and therefore there would be no tenant market for the space. Through the short term arrangement with you, the landlord was able to recoup at least a portion if not all of the operating expenses on the vacant unit which would not have been collectable had you not occupied the space.

In conclusion, I am of the opinion that there would not have been a market rent for the space you occupied due to the existing circumstances and the encumbrance on the space. At best, Embee was able to achieve payment for operating costs during this period which assisted in its carrying costs of the vacant unit during this period.

I trust this answers your recent inquiry.

Yours truly,
Altus Group Tax Consulting
Paralegal Professional Corporation

Charles Benton, MIMA, PLE
Senior Director

Charles L. Benton

MIMA, PLE



Senior Director
Altus Group Tax Consulting Paralegal
Professional Corporation

41 Years of Industry Experience

Charles Benton is a member of the Canadian Property Tax Association, and served in various capacities on its National Executive Committee and Board of Directors between 1986 and 1991. He is also a member of the Institute of Municipal Assessors of Ontario and of the Association of Ontario Land Economists, and a Licensed Paralegal under the Law Society of Upper Canada.

**Professional Qualifications
and Memberships**

Institute of Municipal
Assessors

Association of Ontario Land
Economists

Paralegal

Experience

Charles' involvement in the property assessment and tax consulting field has spanned 41 years, commencing as a property assessor for the Ontario Ministry of Revenue. He has held positions with Cadillac Fairview Corporation Limited, Edgecombe Properties Limited and Viceroy Property Tax Consultants prior to joining Altus in 2002.

In his current position as Senior Director of Altus' tax consulting practice, Altus Group Tax Consulting Paralegal Professional Corporation, Charles provides advice to a varied national client base on property assessment and taxation issues with regard to office buildings, shopping centres, special purpose properties and vacant lands, and acts as a liaison for tenants and landlords.

Special Assignments

Charles has extensive assessment valuation experience on all types of properties, specializing in income and comparative income approaches to value through utilization of direct capitalization method, and the replacement cost approach on special purpose properties.

Charles has appeared as an expert witness before assessment tribunals throughout Canada and the United States. Most recently he appeared before the Ontario Assessment Review Board as an expert witness in litigation with regard to the major bank tower buildings in the financial core of the City of Toronto.