

# Rental Income Management for Smooth Tax Filing

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# Real Estate as Investment

Residential real estate market has a disruption during COVID-19



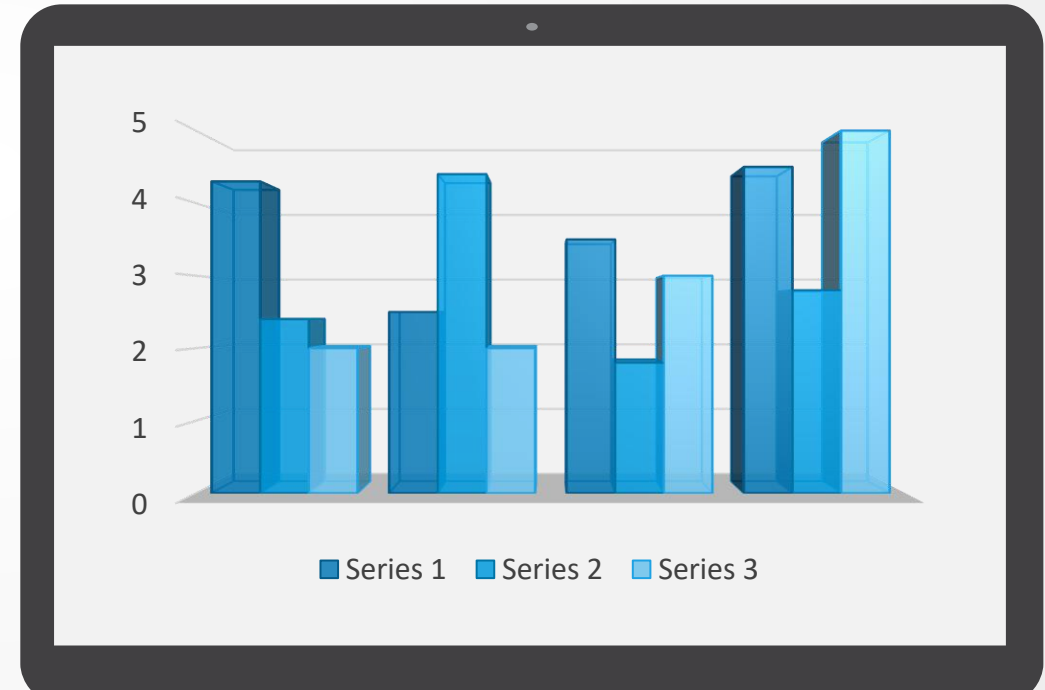
Work-From-Home



low interest rates



Immigration Plan and  
increasingly middle-aged  
Millennial cohort







**PRINCIPAL RESIDENCE  
CAPITAL GAIN EXEMPTION**

- **PRINCIPAL RESIDENCE DEFINITION**

A principal residence is **the primary location that a person inhabits**. It is also referred to as a primary residence or main residence. It does not matter whether it is a house, apartment, trailer, or boat, as long as it is where an individual, couple, or family household lives most of the time.



- Designating a principal residence

Use Form T2091(IND) to report the sales of your principal residence



- **Flipping houses**

Frequently buying and selling houses



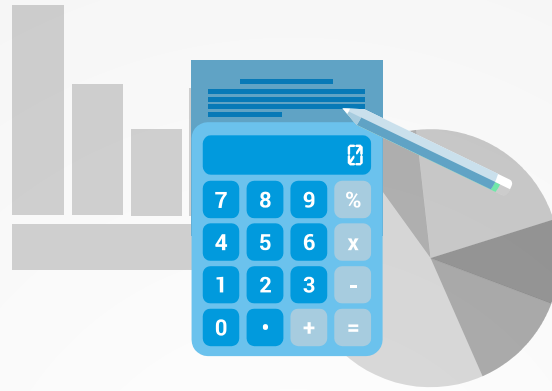
# Change in Use:

## Personal to Income-Producing

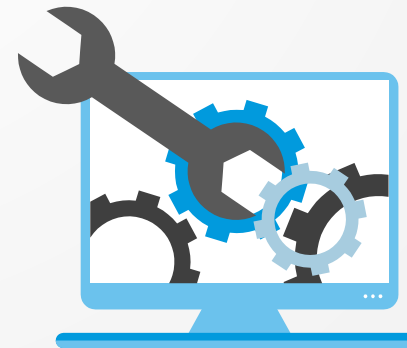
- Deemed Disposition
- Complete T2091(IND).







# ALLOWABLE DEDUCTIONS FOR RENTAL INCOME



- Advertising
- Insurance
- Office expenses
- Professional fees



- Management and administration fees
- Interest expenses
- Repairs and maintenance
- Salaries, wages, and benefits



- Property taxes
- Travel
- Utilities
- Prepaid expenses





## . Motor Vehicle Expenses



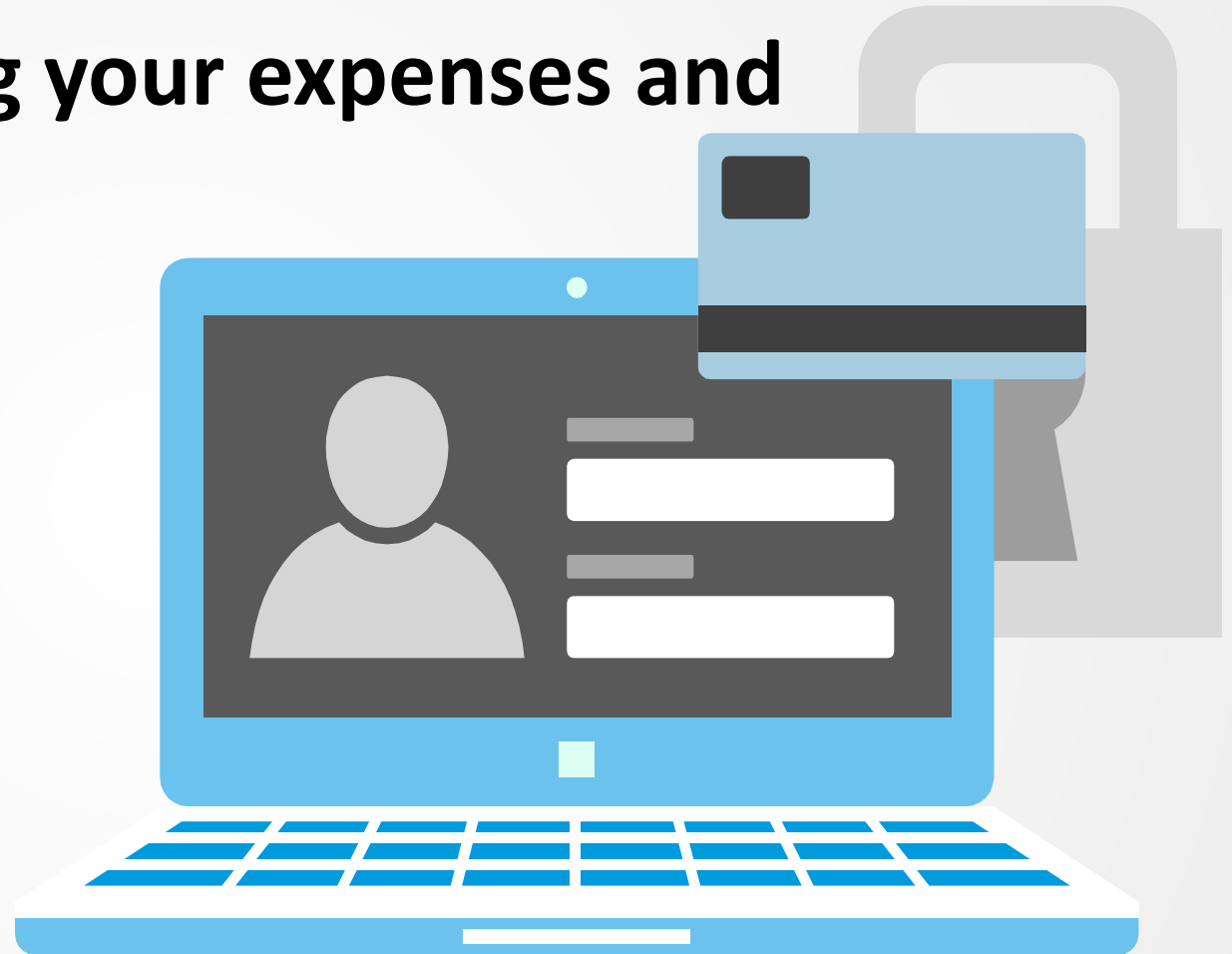
# . Capital Cost Allowance



- **Excel file for recording your expenses and income**

Download the file from the link

- <https://qualivests.ca/fa/rental-income-management-for-smooth-tax-filing/>





**Questions?**

You may type your question in the Chat area or raise your hand to speak





# KEEP CALM

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# THANK YOU