

Loss of Rental Income Claim Form

STANDARD ROUTE

Section 1 - Owner and Property (Rental Unit) Information

Property Address

Street Number and Name			Postal Code	Civic Address (911 Address)
Lot Number	Sub Lot Part	Concession	Municipality	Ward
Building/Rental Unit Size (Sq. Ft.)			Lot Size	Tax Assessment Roll Number

Property Owner(s)* – All individuals who have a legal interest in the property

1	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
2	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
3	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address

*If more space is required, check this box and include additional information.

**Contact information for all property owners is a requirement of filing the claim.

Authorized Contact – If different from the property owner(s)

4	Last Name	First Name and Initial	Mailing Address
	Phone (Home)	Phone (Cell)	Email Address
	Relationship	Firm	<input type="checkbox"/> Authorization document attached

Section 2 - Eligibility and Administrative Criteria

The following information is to be provided by the property owner(s)

A	Is the property located in the PVP Zone? (See map of PVP Zone in the <i>PVP Program User Guide</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
B	Have all legal owners consented to the claim?	<input type="checkbox"/> Yes <input type="checkbox"/> No
C	Was the rental an arm's length transaction? (See definition of "arm's length" in appropriate <i>PVP Program User Guide</i>)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	List issues, if any, related to the perception of the arm's length rental of the property (rental unit) - e.g., rental to family member, etc. _____ _____	
D	The PVP Program was established in October 2001 and will remain operational until two years after the long-term waste management facilities reach a state of long-term monitoring and maintenance. In order to be eligible for processing, the property must have been rented and a claim must be filed within 40 business days of the period of annual loss. Please provide the following information to confirm that the property (rental unit) was rented during a time that meets these requirements. Date of lease/rental agreement: _____ Date of occupancy: _____	
E	Indicate which Port Hope Area Initiative (PHAI) project had an impact on the rental of the property (rental unit).	<input type="checkbox"/> Port Hope Project <input type="checkbox"/> Port Granby Project
F	Have you submitted a previous PVP Program claim relating to this property (rental unit)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
G	Identify the PHAI project event that caused the diminution in value of your property (rental unit) for example, the start of the PHAI's Highland Drive area remedial activities. See list of PHAI project events included with this claim form. _____ _____	
H	Have any of the property owner(s) received other financial compensation from any other federal, provincial or municipal program as reimbursement, in whole or in part, for financial loss resulting from the Port Hope Area Initiative? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following details: Amount received \$ _____ Date received _____ Name of government program _____ Level of government (federal, provincial, municipal) that provided assistance _____ Has an employer of any of the property owners agreed to "buy out" or "top up" the rental price of this property (rental unit) to a guaranteed amount as part of a relocation package? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please attach a written explanation disclosing the type and amount of assistance provided	

Please note:

- Your application is considered a PVP claim only if you meet all eligibility criteria.
- If you – the property owner(s) – meet all eligibility criteria established in Section 2, the PVP Program will assess the information you are asked to provide in Section 3. Should the PVP Program determine the documentation you have submitted does not meet the established criteria, you will be asked to provide additional material.
- You will be notified in writing if the PVP Program determines your claim is ineligible.



Section 3 - Standard Route Claim Criteria

Standard Route Criteria

You are required to:

- A. Demonstrate the pre-project unaffected fair market rent of the property (rental unit)
- B. Demonstrate diminution of the rental value
- C. Demonstrate that the PHAI caused the diminution (causation)
- D. State the amount of compensation you are claiming
- E. Select an option for the timing for processing your claim
- F. Provide the required documents

A	<p>Demonstrate the pre-project unaffected fair market rental value Establish the unaffected fair market rental value of your property (rental unit) by providing an appraisal estimating the rental value of the property (rental unit), as if unaffected by the PHAI, on the day before the identified PHAI project event.</p> <p><input type="checkbox"/> Appraisal included Appraisal Amount \$ _____</p>
B	<p>Demonstrate diminution of the property (rental unit) value</p> <ul style="list-style-type: none"> • Provide evidence demonstrating the change in rental income (diminution) from the day before the PHAI project event described in Section 2G to the date of the rental. This change can be established by: • Obtaining an appraisal estimating the rental income of the property (rental unit) on the day before the project event <p>AND</p> <ul style="list-style-type: none"> • For properties in the Municipality of Port Hope: Obtaining a Multiple Regression Analysis (MRA) examining rental incomes prior to the relevant PHAI project event date and at the lease date; • For properties in the Municipality of Clarington: Obtaining a Paired Sales Analysis (PSA) estimating the change in the rental incomes between the relevant PHAI project event and the lease date. <p>These analyses must identify and account for all non-PHAI factors in the real estate market that may have had an impact on value (for example, an existing low-level radioactive waste (LLRW) facility, presence of LLRW in the community, a uranium processing facility on the waterfront, an active railway through the middle of the community, etc.).</p> <p>To demonstrate diminution, the MRA or PSA must then be compared to the market in a baseline community (or an area with no predicted PHAI project effects) in order to verify that the change in value before and after the PHAI project event was not due to a general change in the real estate market. See <i>Layman's Guide</i> or contact the PVP Program Office at pvpprogram@cnl.ca or 905.885.0291 for more information.</p> <p><input type="checkbox"/> MRA included Difference indicated _____%</p> <p><input type="checkbox"/> PSA included Difference indicated _____%</p>
C	<p>Demonstrate that the PHAI caused the diminution (causation) Provide evidence, obtained from an appraiser or other expert of causation, that the PHAI and no other factor caused the diminution. This evidence should be based on environmental and/or market evidence (for example, proximity analysis, case studies, etc.) that demonstrates the diminution was caused by the impact of the PHAI and provides an estimate of the PHAI project-related loss.</p> <p><input type="checkbox"/> Causation evidence included</p>



D	Compensation Requested (amount of PHAI-related loss)	
	A	Appraised rental income (market rent) on the day before the PHAI project event (per month) \$
	B	Percentage difference in rental market change rate for claim property (rental unit) compared to baseline location (accounting for non-project related effects) %
	C	Amount of PHAI-related loss* \$
* Claims filed for amounts more than can be proven by evidence (i.e. certified appraisal, MRA, PSA, etc.) that the Claim Examiner believes is not sufficient to prove the claim will be returned to the claimant to be revised. Claims not revised within 30 days will be denied.		
E	Timing for Processing this Claim	
	Process this claim using current PVP Program information	<input type="checkbox"/>
	By choosing this option, I understand that my claim will be processed using the information/evidence currently available and that this information/evidence cannot be challenged as out of date or invalid.	
	Hold this claim in abeyance	<input type="checkbox"/>
By choosing this option, I accept that my claim will be held in abeyance and processed once the PVP Program has obtained an up-to-date real estate market analysis.		
F	Required Documents	
	Submit copies of the following documents with this claim form:	
	<input type="checkbox"/> Lease agreement	
	<input type="checkbox"/> Notarized copy of current Transfer/Deed of Land and associated Land Transfer Tax Affidavit	
	<input type="checkbox"/> All current tenancy agreements (lease) documents (if available)	
	<input type="checkbox"/> All expired tenancy agreements (lease) documents for a one-year period prior to the first day of the claim period (if available)	
	<input type="checkbox"/> Completed commercial rental income statement (rent roll), if applicable	
	<input type="checkbox"/> Letter signed by property owner(s) attesting that all leases were signed as "arm's length" transactions	
	<input type="checkbox"/> Annual income statement(s) prepared by a certified accountant showing rental income and operating expenses for the property, starting from one calendar year prior to the effective date of claim	
	<input type="checkbox"/> Radiological Status Letter, Notification Letter or Compliance Letter from the Historic Waste Program Management Office	
	<input type="checkbox"/> Concise year-over-year financial analysis of the income statements for the property clearly identifying the total loss in rental income attributed to the PHAI, either in reduced rents or increased vacancies	
	<input type="checkbox"/> Rental advertisements or MLS listings for the rental property, if applicable	
	<input type="checkbox"/> Articles of incorporation and names of shareholders, if applicable	
	<input type="checkbox"/> Appraisal completed to establish pre-project event value of the subject property	
	<input type="checkbox"/> Market analysis completed to establish that a project-related diminution in value of the subject property exists	
	<input type="checkbox"/> Any Environmental Report (Phase 1, Phase 2, other) for the property that is in the possession of the claimant	
	<input type="checkbox"/> Other documents as reasonably requested by the PVP Program	

Acknowledgement and Required Signatures

I am aware that the PVP Program offers two types of claim routes, the Standard Route and the Simplified Route. I have reviewed and understand the PVP Program Rules. I am selecting the:

Standard Route

Simplified Route – Please complete a [Simplified Route Claim Form](#)

By signing this claim form, all parties certify that the information submitted is true to the best of their knowledge. The parties understand and agree that the claim will be processed in accordance with the requirements of the PVP Program, which include the PVP Program Rules.

In addition, by submitting a claim, all claimants acknowledge the following information may be made publicly available:

- Address of property (rental unit)
- PVP Program compensation amount
- Date compensation awarded

Print Name

Signature

Date

Print Name

Signature

Date

Print Name

Signature

Date

Print Name

Signature

Date



Project Events and Related Dates: Port Granby Project

“Project Event” and the date of the Project Event for the Port Granby Project mean the following events and dates:

Project Event	Date
(a) Canada’s signature of the Principles of Understanding	October 5, 2000
(b) Canada’s signature of the Legal Agreement	March 29, 2001
(c) Release of the <i>Screening Report – The Port Granby Long-Term Low-Level Radioactive Waste Management Project</i> , which is the earliest relevant environmental determination or regulatory approval for the Port Granby Long Term Waste Management Facility	August 16, 2009
(d) The announcement of the making of an application to the Canadian Nuclear Safety Commission for a licence for the Port Granby Long Term Waste Management Facility	June 26, 2011
(e) The commencement of construction of the Port Granby Long Term Waste Management Facility	May 24, 2012
(f) The commencement of waste movement to the Port Granby Port Granby Long Term Waste Management Facility	November 1, 2016
(g) The performance of a specific obligation by Canada under the Legal Agreement related to the Port Granby Project.	The day before the commencement of that particular Project Event; which dates will be published by CNL on the Claim Form as they occur.



Project Events and Related Dates: Port Hope Project

“Project Event” and the date of the Project Event for the Port Hope Project mean the following events and dates:

Project Event	Date
(a) Canada’s signature of the Principles of Understanding	October 5, 2000
(b) Canada’s signature of the Legal Agreement	March 29, 2001
(c) The announcement of the making of an application to the Canadian Nuclear Safety Commission for a licence for the Port Hope Long Term Waste Management Facility	November 30, 2004
(d) Release of the <i>Screening Report – The Port Hope Long-Term Low-Level Radioactive Waste Management Project</i> , which is the earliest relevant environmental determination or regulatory approval for the Port Hope Long Term Waste Management Facility	March 14, 2007
(e) The commencement of construction of the Port Hope Long Term Waste Management Facility	November 30, 2012
(f) The commencement of the cleanup, consolidation and site stabilization work for the Major sites and industrial sites as identified in the Legal Agreement : (i) Port Hope Harbour (ii) Alexander Street Ravine (iii) Highland Drive Landfill (iv) Highland Drive South Ravine (v) Pine Street Extension Consolidation Site (vi) Pine Street Extension Temporary Storage Site (vii) Highland Drive Roadbed (viii) Mill Street South (ix) Pine Street North Extension Roadbed (x) Strachan Street Consolidation Site (xi) CN/CP Viaducts Site (xii) Sewage Treatment Plant Temporary Storage Site (xiii) Lion’s Recreation Centre Park (xiv) West Beach/ Former Waterworks (xv) Centre Pier (xvi) Chemtron Lagoon (xvii) Sewage Treatment Plant Bunker (xviii) Former Coal Gasification plant site (xix) Caroline Street Park (xx) Former St. Mary’s School (xxi) Peter Street Mound	The day before the commencement of that particular Project Event; which dates will be published by the CNL on the Claim Form as they occur. List may be updated by CNL as required.
(g) Written notification by the PHAI that the Property that is the subject of a Claim contains low level radioactive waste, that it will be remediated by the PHAI at a date that is more than 120 business days from the date of the written notification, provided that the Claimant had not previously received information, or there was information available to the Claimant that, the property contained LLRW.	Day before the receipt of the notification letter.
(h) The performance of a specific obligation by Canada under the Legal Agreement related to the Port Hope Project.	The day before the commencement of that particular Project Event; which dates will be published by CNL on the Claim Form as they occur.

