

Sandycove Home Owners' Association

Website: <https://scahomeowners.com>

IMPORTANT INFO FOR INCOME TAX

Every year you receive a Parkbridge official statement for rent and property taxes paid. Some Sandycove residents last taxation year were challenged by Canada Revenue Agency (CRA) based on it seems misinterpretation of the type of homes in Sandycove. The CRA was disallowing some residents from claiming both rent and taxes on their income tax because **CRA assumed we were in a land lease community with moveable trailers**. Ironically, some Sandycove residents were allowed both while others disallowed.

Last taxation year's ruling by the CRA was challenged through an objection by a land lease homeowner in a Parkbridge community on Nov 14/22 which resulted in the Minister allowing her objection in full - she can now claim both rent and taxes.

CRA now realize we are not in moveable trailers rather in **actual homes we own that sit on a foundation, or were built on a foundation - not a trailer, no wheels, not moveable**. We lease the land the house sits on in a seniors land lease community that is recognized under the Ontario Landlord and Tenant Board – Residential Tenancies Act 2006, Part X – MOBILE HOME PARKS AND LAND LEASE COMMUNITIES.

Under the Ontario Trillium Benefit Application **ON-BEN 2022, - #2. - Am I eligible for the 2023 OEPTC?**

Quote:

You may be eligible for the property tax component for 2023 if:

- *You were a resident of Ontario on December 31, 2022 and one of the following conditions applies:*
 - *You will be 18 years of age or older before June,*
 - *You had a spouse or common-law partner on or before December 31, 2022 or*
 - *You are a parent who lives or previously lived with your child and at least one of the following conditions applied to you:*
 - ***You are a parent who lives or previously lived with your child and at least one of the following conditions applied to you:***
- ***Property tax for your principal residence was paid by or for you or***
You lived in a designated Ontario university, college, or private school residence
(You must be a resident of Ontario at the beginning of a month to receive that month's payment). **Unquote**

Because we pay taxes to the Town of Innisfil through Parkbridge it seems allowable to claim taxes as well as rent as noted in the above excerpt from the Government of Canada "Ontario Energy and Property Tax Credit Questions and Answers". Therefore, we **should qualify for both** the Ontario Energy and Property Credit (OEPTC) on **Line 61100 Rent** and **Line 61120 Property Tax**. Taxes will be used to determine your Ontario Credits through the Trillium Fund.

If you were **denied claiming both rent and taxes last taxation year**, you can **send a letter outlining your objection using some of the above information** to Chief of Appeals, Appeals Intake Centre, Post Office Box 2006, Station Main, Newmarket, Ont L3Y 0E9 with the Attention line: "Objection to 2021 Reassessment with your account # or SIN. **Or send this information to your tax preparer** to put in an **objection for being disallowed in 2021** based on the above and to **claim rent and taxes for 2022**."

BOARD OF DIRECTORS

<https://scahomeowners.com> this document has been downloaded from the HOA website