



Policy: RT-3620-006

Policy and Procedure

Property Value and Depreciation

This policy provides guidance to staff at the Employment Standards and Residential Tenancies Branch and the public in understanding our internal processes. This policy is not law. To the extent that this policy conflicts with any federal or territorial legislation, the legislation prevails. This policy may be amended or revised by the Director of Employment Standards and Residential Tenancies. If you have questions about the policy, please contact the Employment Standards and Residential Tenancies branch by phone at (867) 667-5944 or email at eso@yukon.ca or rto@yukon.ca.

Purpose

To enhance consistency and transparency in determining the amount of compensation a landlord or tenant is owed for damages or loss of property by accounting for depreciation in the value of assets.

Background

Landlords and Tenants may apply for dispute resolution at the Residential Tenancies Office to seek financial compensation for damage or loss resulting from their landlord's or tenant's non-compliance with the *Residential Landlord and Tenant Act* (the "Act") or tenancy agreement. When the claims relate to property, the adjudicator assigned to the file may consider the useful life of the item to determine the amount owed toward the replacement cost.

Property depreciation is complex, requiring consideration of several factors to arrive at an appropriate amount for compensation. This policy incorporates resources from British Columbia's Residential Tenancy Branch, Yukon Housing Corporation and the Government of Yukon's Property Assessment and Taxation Branch to devise a comprehensive guide to assessing the useful life of property and its components.

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When a party seeks compensation from their landlord or tenant for damage caused during a tenancy, they must submit evidence of the age of the item at the time of replacement as well as the cost of replacement.

The table below provides guidance about the useful lifespan of various items. If an item is not included in the table, the adjudicator may determine whether deductions should be made for depreciation based on information from the parties and publicly available information for items with similar characteristics. The ultimate value of the item will be informed by its cost, age, condition, and remaining useful life.

If an item is included in the table, but a party believes that its value does not align with the numbers below, they should submit evidence as to how this item differs from the table.

While the values in the table can offer helpful guidance to the adjudicators, their findings may be based on a wide range of circumstances and may not always reflect the numbers below.

Property & components		Useful life
Category	Asset	Years
Fencing	Concrete	20
	Metal, steel or chain link	25
	Wood	15
Parking	Asphalt	15
	Concrete	15
	Gravel	10
Roof	Asphalt shingles (sloped)	20
	Asphalt shingles(flat)	20
	Metal roofing	40
Concrete Exterior	Concrete floor (slab)	10
	Curb	15
	Foundation walls	20
	Stairs and porches	10
	Retaining walls	25
Other Exterior	Balcony railings (wood)	10
	Balcony railings (steel)	15
	Decks and porches (wood)	20
	Retaining walls (wood)	10

Windows	Glass	15
	Window frame (wood)	15
	Window frame (aluminum)	20
Exterior Doors	Door	20
	Lock replacement	20
	Garage door	15
	Garage door operator	10
Siding	Metal	25
	Cedar	20
	Engineered wood / masonite	20
	Fiber Cement, stucco	20
Flooring	Carpet	10
	Tile	10
	Hardwood	20
	Vinyl	15
	Stair covering	20
Walls	Gypsum board (drywall)	20
	Painting	5
	Panelling	20
	Wallpaper	10
	Interior trim	10
Fixtures	Cabinets	15
	Counter tops	15
	Interior doors	20
Plumbing	Faucet sets	10
	Sinks	15
	Toilets	20
	Shower stalls	20
	Septic systems	30
Heating	Electric	20
	Gas or oil	20
	Oil storage tanks	30
	Heat pump	20
	HVAC	20
Electrical	Light fixtures	20
	Switches, receptacles	20
	Panel and wiring	15
	Smoke / CO detector	15
	Fire extinguisher	10

Appliances	Ranges and Range hoods	10
	Refrigerators	10
	Stove	10
	Microwave	10
	Clothes washer / dryer	10
	Dishwasher	10
	Hot water tanks	10
Misc	Drapes / blinds	10
	Furniture	10
	Landscaping	15
	Mailbox	15
	Satellite dish	10
	Sauna	15
	Generator	25

Policy history

Date	Version number	Description
June 13, 2024	1	Policy approved