

Submitting Information Requests using AboutMyProperty™

A User Guide for Commercial, Industrial, Multi-Residential
and Hospitality Property Owners

May 2024

Table of Contents

Overview.....	3
MPAC's Information Request	3
How MPAC uses the Requested Information	3
AboutMyProperty™	4
Web Browser Requirements	4
Logging In to AboutMyProperty	5
Assessment Information Requests Page	6
Working with Forms	7
General Instructions for Completing Forms	7
Navigation & Function Buttons, Icons and Tips.....	8
Navigational Buttons.....	8
Function Buttons	8
Help within PIER	8
Income and Expense Form	9
Multi-Residential Rental Data Form	10
Retirement Rental Data Form	12
Commercial/Industrial Rental Data Form	13
Submitting Your Forms.....	14
Printing a Record of your Submission	15
Help Information	15

Overview

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than 5.6 million properties in compliance with the *Assessment Act* and related legislation and regulations set by the Government of Ontario.

For commercial, industrial, multi-residential and hospitality properties, MPAC applies the income approach to value. Using this approach, a property's value is indicated by its ability to earn revenue, or more simply, the amount of money it has the potential to earn.

Each year, MPAC requests property owners to submit rent, income and expense information through AboutMyProperty, a web portal found on mpac.ca. This user guide is intended to assist property owners with submitting information requested by MPAC to support the development of accurate property assessments.

MPAC's Information Request

For all applicable commercial, industrial, multi-residential and hospitality properties, MPAC requires property owners to submit an income and expense form for the most recently completed fiscal year, and to report any rents currently being charged as of the date of MPAC's request.

For help in completing any of these forms, additional detail is found on the Help Centre tab.

How MPAC uses the Requested Information

The income approach is used to value applicable **commercial, industrial** and **multi-residential** properties and involves the determination of five valuation parameters:

- gross leasable area/suite type;
- fair market rents and additional income;
- vacancy and collection losses;
- non-recoverable expenses/operating expenses; and
- capitalization rate.

These five valuation parameters are used in the calculation to determine current values.

Similarly, the income approach for **hospitality** properties involves the use of five specific valuation parameters to determine the present worth of anticipated future income:

- stabilized income from all revenue sources;
- occupancy and vacancy levels;
- non-recoverable expenses/operating expenses;
- gross income multiplier; and
- capitalization rate.

For each of the valuation parameters, MPAC groups and analyzes appropriate information collected from property owners to determine a parameter which reflects market activity. These market-derived parameters are used in the determination of a property's (and comparable properties') current value.

[AboutMyProperty™](#)

AboutMyProperty is a secure website that provides property owners with convenient access to property assessment information. In addition, owners can use AboutMyProperty to access site information and recent sales information on their own property and similar properties in their neighbourhood.

Web Browser Requirements

AboutMyProperty is best viewed using one of the following browsers:

- Internet Explorer 11+
- Google Chrome 30+
- Firefox 37+
- Safari 7+

Logging In to AboutMyProperty

Property owners of commercial, industrial, multi-residential and hospitality properties must log into AboutMyProperty to submit their property income and expense information. Follow the steps below to log in and use AboutMyProperty.

The screenshot shows the 'Welcome to AboutMyProperty™' page. It features two tabs: 'NEW USER' (selected) and 'REGISTERED USER'. Below the tabs, there is a registration form with the following elements:

- A blue header bar with the text: 'Create an account to access the features available to you through AboutMyProperty'.
- Instructions: 'Enter your 19-digit Roll Number and Access Key found on your Property Assessment Notice.'
- A 'ROLL NUMBER' field with a help icon and a '0000' placeholder.
- An 'ACCESS KEY' field.
- A reCAPTCHA verification box with the text 'I'm not a robot' and a 'reCAPTCHA Privacy - Terms' link.
- Buttons for 'Need Help?', 'Cancel', and 'Register'.

A yellow callout box on the right side of the form contains the text: 'ROLL NUMBER & ACCESS KEY: Your Roll Number and Access Key can be found on your Property Assessment Notice.' Below this callout is a smaller screenshot of a 'Property Assessment Notice' document. This document includes a section titled 'HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?' and contains the following information:

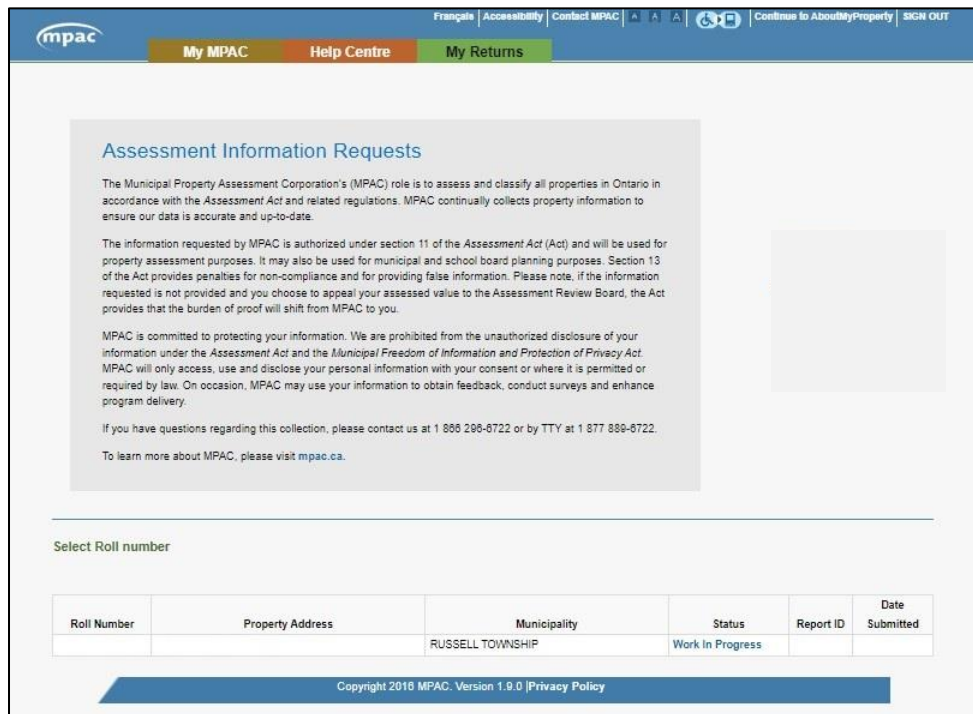
- Roll number: 12 34 567 890 12345 6789
- Access key: ABCD EFGH IJKLMN
- Tax Year: 2024

1. From mpac.ca, click on AboutMyProperty. If this is your first time using AboutMyProperty, you will have to register to proceed. If you have registered previously, skip to step 4.
2. To register, click on the **NEW USER** tab and enter your Roll Number and Access Key. Both of these are included in the request letter you received from MPAC.
3. Once your Roll Number and Access Key are entered in the correct fields and you have clicked the verification checkbox, click [**Register**].
4. If you have already registered to use AboutMyProperty, click on the **REGISTERED USER** tab and enter your email and password and click [**OK**] to proceed to the next AboutMyProperty screen.
5. Click on the Property Income and Expense Return (PIER) link from the Assessment Information Request window on the right side of the screen to proceed.



Assessment Information Requests Page

Upon logging into PIER, you are brought to the Assessment Information Requests Page. This page has three tabs: **MyMPAC**, **Help Centre** and **My Returns**. By default, you are brought to the MyReturns tab.



On the My Returns tab, you can access the specific form(s) that must be completed and submitted for each property that you own. This tab also displays the following information for each property:

- Roll number, property address and municipality.
- The status of your submission – **started**, **work in progress** or **submitted**. The status associated with each of your properties will be updated as you complete and submit your forms.
- A **report ID** number and **date submitted** are displayed for properties where forms have been successfully submitted. You may return to this page to review the information submitted or to print a record of your submission(s). Be aware that once forms are submitted, changes cannot be made.

Working with Forms

Commercial, industrial, multi-residential and hospitality property owners must use one or more forms within PIER to submit their property income and expense information. These forms are the method in which MPAC collects the required information, so it is important that they are simple to access, use and submit. This section provides detail on how best to navigate and work through these forms.

Depending on the type of property you own, you may also be required to complete a property income and expense (PIE) form in addition to either a multi-residential data form, retirement rental data form or a commercial/industrial rental form.

General Instructions for Completing Forms

There are a number of considerations to take into account when you are completing PIER forms. The following is a brief listing of items to be aware of while using and completing forms:

- Mandatory fields are indicated by an asterisk (*).
- Do not use special characters, commas or spaces in fields requiring dollar figures.
- Do not enter negative values.
- After you have completed a form, click **[NEXT]** to advance to the next form, or **[SAVE]** to save the information entered so far.
- The application will time out after two hours of inactivity. If the application times out, your work in progress will be saved.

- For your convenience, the commercial/industrial and multi-residential rental data forms may be pre-populated with information MPAC has on file from a previous submission. Please review the accuracy of this information and update as required.

Navigation & Function Buttons, Icons and Tips

There are a number of buttons found within PIER's forms. They are there to assist you in navigating through forms as well as modifying them and saving them.

Navigational Buttons

Navigational buttons help you move throughout forms as you complete them and save them when you have completed them.

BUTTON	DESCRIPTION
[BACK]	Click [Back] to return to the previous form to review or modify it.
[NEXT]	Click [Next] to save your information and advance to next form.
[SAVE]	Click [Save] to save your progress to complete later. If you leave form without first clicking SAVE, the information will be lost.

Function Buttons

Function buttons are available primarily to add or delete units from your forms.

BUTTON	DESCRIPTION
[ADD UNIT]	Click [ADD UNIT] to easily add units to your forms based on changes to rent rolls. The new row will appear at the top of the section on the current page.
[DELETE]	Click [DELETE] to delete units from your forms.

Help within PIER

To aid the PIER form submission process, we have added icons, tool tips and error messages to help you through the process of navigating through and completing the applicable forms.

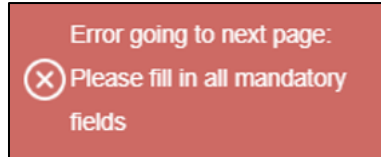
Icons: Icons at the top of each screen shows the form(s) you must complete and submit for each property. A highlighted icon indicates your progress in the submission process.



Tool Tips: Tool tips provide a statement to clarify what information MPAC is asking for. To view a tool tip for a specific item, hover over the heading until it appears.

The common identifier for the unit within the building typically as noted on the the rent roll and/or within the lease agreement.

Errors: Error messages display to alert you of invalid information or an empty field that needs to be completed.



Income and Expense Form

The income and expense form must be completed to create an Income and Expense report of your property for the most recent fiscal year.

1. Contact Info

* indicates mandatory fields

I am a property owner, designated employee or property manager

I am an agent representing the property owner

Name *	Contact Name	
Telephone *	Phone Number	Extension
Email *	Email	

Fiscal year end date *

If this return represents only a partial year, how many months does it cover?

TIPS:

- The income and expense form must be submitted for all commercial, industrial, multi-residential and hospitality properties. You will be unable to advance to the next form until you have completed this form.

- You can access any section of the income and expense form by clicking the desired form section from the navigation pane on the left.
- You must indicate whether the property is 100% owner-occupied. If you select **YES**, no other forms will display. If you select **NO**, enter the amount for each item specified. Do not include special characters, commas, or spaces.
- Include any additional information you believe is relevant to MPAC's information request in the comment box at the bottom of the form (up to 5 000 words).
- Once completed, click the **[NEXT]** button to advance to the rental data form for your property type.
- Additional help can be found by clicking on the tool tip for a specific item or by referring to the terms and definitions located in the Help Centre tab.

***Note:** Mortgage payments and interest payments are not considered operating expenses.

Multi-Residential Rental Data Form

This form is primarily used for multi-residential properties, but a simplified version will also be presented for other property types where residential apartment information is required (e.g., mixed use properties). Complete this form to create a report on the market rents for each residential suite type as of the date of MPAC's request. A definition of market rent is available by clicking the tool tip or referring to the terms and definitions located on the Help Centre tab.

mpac My MPAC Help Centre My Returns

Help Centre PAC Apartment Commercial Sublet BACK NEXT SAVE

* Indicates mandatory fields

Does this property have a commercial unit type? Yes No

* Check all utilities and amenities that are included in the rent. Unchecked items will be considered as not included in the rent.

Heat	Hydro	Water	Cable	Internet ready	Ensuite	Laundry	Common	Internal	External	Doorman / Concierge	Access	Controlled	Security	On-Site Staff	Pool / Sauna / Fitness Area	A/C	Elevators
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Residential Parking

	Total Spaces (not included in rent)	Monthly Rate (per space)	Total Spaces (included in rent)	Total Spaces
Surface / Uncovered	15	\$	00	75
Indoor / Covered		\$		

Suite Breakdown ADD UNIT

* Indicates mandatory fields Suite type required.

Suite Type	Style	# of Units	Furnished Suites	# of Baths	Average Unit Size (sq. ft.)	# of Renovated Suites in last 12 Months	# of Vacant Units (since MPAC's request date)	Monthly Market Rent (\$)	Del
Bachelor	Apartment	8	<input type="checkbox"/>	1	800			1,000	<input type="checkbox"/>
1 Bed	Apartment	24	<input type="checkbox"/>	1	750			1,300	<input type="checkbox"/>
2 Bed	Apartment	25	<input type="checkbox"/>	1.5	1,050			1,850	<input type="checkbox"/>

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TIPS:

- Indicate if your property has a commercial unit type.
- Check all utilities and amenities included in the rent. At minimum, one amenity is required.
- Record the required details in the Residential Parking section.
- Enter one line of information to summarize each set of suites on the property.
- The information in many sections of the form is sortable by clicking on a column heading (e.g., Suite Type, Style, # of Units, # of Baths, etc.) By default, the form sorts in descending order. Click on the column header to change the sorting order.
- Clicking the **[BACK]** button returns you to the income and expense form.
- Hovering over a field name will access a tool tip, which will help to clarify the requested information. Alternatively, additional help is available in the Help Centre in the terms and definitions documents.

Retirement Rental Data Form

Complete the retirement rental data form to report on the market rents for retirement suite at the property as of the date of MPAC's request. Indicate the market rents for each type of unit located at the facility (e.g., independent living, assisted living, memory care, etc.), as well as for each unit configuration (e.g., studio, 1-bed, 2-bed, etc.). A definition of market rent is available by clicking the tool tip, or by referring to the terms and definitions located on the Resources tab.

[Français](#) | [Accessibility](#) | [Contact MPAC](#) | [A A A](#) | [Accessibility](#) | [Continue to AboutMyProperty](#) | [SIGN OUT](#)

My MPAC
Help Centre
My Returns

Help Centre

Income / Expense

Residential

Commercial

Submit

BACK
NEXT
SAVE

Independent Living

* indicates mandatory fields

Independent Living Amenity	Heat	Hydro	Water	Cable	Internet	Food	Housekeeping	Activities	Care Services
Rent Inclusions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Independent Living Suite Breakdown

For each suite type, indicate the average actual monthly rent charged to current residents (including care), typical care rates, and monthly market rents (including care)

* indicates mandatory fields

Suite Type *	# of Units *	# of Beds *	Area SF *	Actual Rent *	Market Rent *	Typical Care Rate	Second Occupant Fee (month)	Del
1 Bedroom - Regular	34	1	650		1,800	2,000		
Studio - Regular	16	1	600	1,457	1,600	2,000		

Assisted Living

Assisted Living Amenity	Heat	Hydro	Water	Cable	Internet	Food	Housekeeping	Activities	Care Services
Rent Inclusions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Assisted Living Suite Breakdown

For each suite type, indicate the average actual monthly rent charged to current residents (including care), typical care rates, and monthly market rents (including care)

Suite Type	# of Units	# of Beds	Area SF	Actual Rent	Market Rent	Typical Care Rate	Second Occupant Fee (month)	Del

Memory Care

Memory Care Amenity	Heat	Hydro	Water	Cable	Internet	Food	Housekeeping	Activities	Care Services
Rent Inclusions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Memory Care Suite Breakdown

For each suite type, indicate the average actual monthly rent charged to current residents (including care), typical care rates, and monthly market rents (including care)

Suite Type	# of Units	# of Beds	Area SF	Actual Rent	Market Rent	Typical Care Rate	Second Occupant Fee (month)	Del

TIPS:

- For each of the independent, assisted and memory care units, check all utilities, amenities and medical care that are included in the rent.
- Enter one line of information to summarize each set of suites on the property within the independent living, assisted living and memory care divisions of the property. Do not enter each individual unit.
- The information in several sections of the form is sortable by clicking on a column heading (e.g., Suite Type, Style, # of Units, # of Beds). By default the form sorts in descending order. Click the column header to sort the column.
- Clicking the **[BACK]** button will return you to the income and expense form you completed previously.
- Help can be found by clicking on the tool tip for a specific item or by referring to the terms and definitions found in the Help Centre tab.
- Complete the Residential Parking details.

Commercial/Industrial Rental Data Form

Complete the commercial/industrial rental data form to report on the rents you are currently charging for commercial/industrial units as of the date of MPAC’s request. Unless noted otherwise, all information provided should reflect active leases, vacant spaces, parking details, storage areas and third-party signs (billboards and antenna leases). Note that parking information does not appear for industrial properties.

The screenshot shows the MPAC web interface for entering rental data. It features a navigation bar with 'My MPAC', 'Help Centre', and 'My Returns'. Below this are buttons for 'Help Centre', 'Commercial', 'Apartment', and 'Signs'. The main content area is divided into several sections:

- Parking (as of the date of MPAC's request, please complete if applicable):** A table with columns for Indoor Spaces, Rate per Space, and Outdoor Spaces. It includes rows for Daily, Monthly, Reserved, and Total.
- Property Summary (as of the date of MPAC's request):** A table with columns for Space Type, Office, Retail, Warehouse / Storage, and Manufacturing / other industrial use. It includes rows for Occupied Area (sq. ft.), Vacant Area (sq. ft.), and Vacant Asking Rate (sq. ft.).
- Search by Tenant Name or Unit Number:** A search input field.
- Lease Information - Information provided should reflect all active leases, vacant spaces and billboards as of the date of MPAC's request.** A note indicating that if the property is not entirely owner occupied, at least one tenant record is required. A green 'ADD UNIT' button is present.
- Lease Data Table:** A table with columns: Tenant / Trading Name, Unit #, Unit Use, Floor Level, Lease Status, Registered Date, Current Lease Term Start Date, End Date, Land Lease, % Rent of Gross Sales (S), Lease Type, Leased Area (sq. ft.), Annual Rent (S), Current Base Rent (S/SF), Property Tax Recoveries (S/SF), Operating Recoveries (S/SF), Rent Free (Months), Tenant Improvements (S/SF), and Del. The first row shows data for 'Retail Tenant 1' with a unit area of 101, registered on 2020-03-01, and an annual rent of 16,200.

At the bottom, there is a footer: 'Copyright 2016 MPAC. Version 1.0.0 Privacy Policy'.

TIPS:

- As applicable, complete the property summary and parking details.
- Enter the lease information pertaining to each individual unit (incl. vacant units).

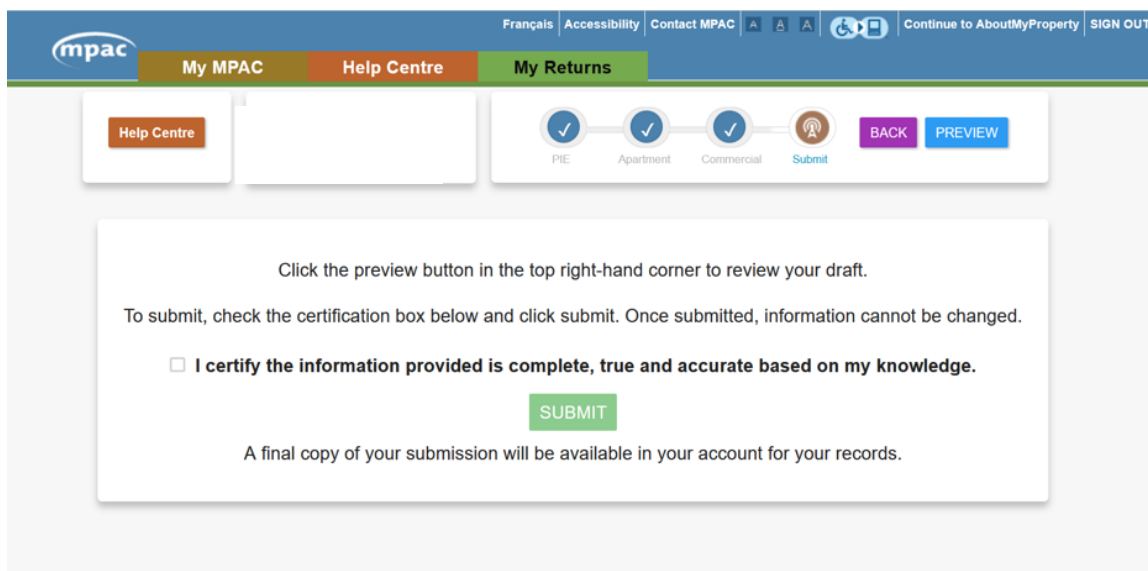
- When choosing the unit type, select the unit's predominant use.
- Percent finish will be unavailable for all non-industrial properties.
- Information submitted last year has been pre-populated into the form, but should be reviewed for accuracy. Add any new information as necessary.
- The information in several sections of the form is sortable by clicking on a column heading (e.g., Suite Type, Style, # of Units, # of Beds). By default, the form sorts in descending order. Click the column header to sort the column.
- Clicking the **[BACK]** button will return you to the income and expense form previously completed.
- If you have multiple pages of tenant information, you may navigate through the pages at the bottom of the screen. Click on the page number or use the forward **[>>]** or back **[<<]** buttons to navigate through the pages.
- Additional help can be located by clicking on the tool tip for a specific item, or by referring to the terms and definitions located in the Help Centre tab.

Submitting Your Forms

After you have completed the required form(s) you are working on, you are ready to submit the return to MPAC.

If desired, there is an option to print a draft copy by clicking on the **[PREVIEW]** button for review prior to submission to MPAC.

To submit the return, you must first select the checkbox to indicate that you have certified the information being submitted is true and accurate.



Fransais Accessibility Contact MPAC A A A Continue to AboutMyProperty SIGN OUT

mpac My MPAC Help Centre My Returns

Help Centre

PIE Apartment Commercial Submit

BACK PREVIEW

Click the preview button in the top right-hand corner to review your draft.

To submit, check the certification box below and click submit. Once submitted, information cannot be changed.

I certify the information provided is complete, true and accurate based on my knowledge.

SUBMIT

A final copy of your submission will be available in your account for your records.

Click the **[SUBMIT]** button to proceed with the submission of your form. If you are satisfied with the form and do not need to make any other changes, click **[YES]**. Upon this confirmation, your information is submitted to MPAC.

Upon submitting your form, a confirmation message appears with your property's Roll Number and a Reference Number. Return to the My Returns page to access forms for other properties (if applicable).

Printing a Record of your Submission

You can print a record of your submission only after it has been submitted. To print the submission, go to the My Returns page and click the printer image in the Status column.

Roll Number	Property Address	Municipality	Status	Report ID	Date Submitted
		GREATER SUDBURY CITY	Submitted	401195	2023-04-13

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Help Information

If you have any questions how to complete the forms or to submit your information to MPAC, please contact us. We're here to help.

Hours of Assistance:

Monday to Friday: 8 a.m. to 5 p.m.

Contact Numbers:

Toll-free 1 866 296 6792

TTY 1 877 889 6722

If you have accessibility needs, please let our representatives know how we can best accommodate you.