**SAMPLE — LandlordEzy owner portal DEMO. Fictional owner, tenants and figures; not a real statement.**

# Owner Statement

October 2026

**FINAL — closed Oct 31, 2026**

**Sample Property Management Co.**
Property Management Statement (sample)
GST/HST #: 00000 0000 RT0001 (sample)
200 Demo Plaza, Suite 4, Toronto, ON
(555) 010-0142 · manager@example.com

**Owner**
Alex Sample (fictional)
alex.owner@example.com
1 Example Road, Toronto, ON

**Period**
Oct 1, 2026 – Oct 31, 2026

| | |
|---|---|
| Opening balance (example reserve) | $1,000.00 |
| Rent income | +$18,535.00 |
| Expenses | -$452.00 |
| Management fees ($1,482.80 + HST 13% $192.76) | -$1,675.56 |
| Distributions paid | -$16,407.44 |
| **Closing balance (owed to owner)** | **$1,000.00** |

| DATE | TYPE | DESCRIPTION | AMOUNT |
|---|---|---|---|
| Oct 1, 2026 | Rent income | Unit 101 · Priya N. — rent for October 2026 | +$2,150.00 |
| Oct 1, 2026 | Rent income | Unit 102 · Marcus T. — rent for October 2026 | +$1,985.00 |
| Oct 1, 2026 | Rent income | Unit 104 · Daniel O. — rent for October 2026 | +$2,095.00 |
| Oct 1, 2026 | Rent income | Unit 106 · Grace W. — rent for October 2026 | +$1,940.00 |
| Oct 1, 2026 | Rent income | Unit 2 · Hannah K. — rent for October 2026 | +$1,890.00 |
| Oct 1, 2026 | Rent income | Unit 3 · Luis M. — rent for October 2026 | +$2,060.00 |
| Oct 2, 2026 | Rent income | Unit 103 · Elena R. — rent for October 2026 | +$1,720.00 |
| Oct 2, 2026 | Rent income | Unit 1 · Omar H. — rent for October 2026 | +$1,640.00 |
| Oct 3, 2026 | Rent income | Unit 105 · Sofia L. — rent for October 2026 | +$1,560.00 |
| Oct 3, 2026 | Rent income | Unit 4 · Wei C. — rent for October 2026 | +$1,495.00 |
| Oct 9, 2026 | Owner distribution | Owner payout — October 2026 rent | -$16,407.44 |
| Oct 21, 2026 | Expense | Furnace annual service (Sample Heating Co.)<br>$400.00 + HST $52.00 | -$452.00 |

SAMPLE

| DATE | TYPE | DESCRIPTION | AMOUNT |
|---|---|---|---|
| Oct 31, 2026 | Management fee | Management fee — October 2026 (8% of rent received)<br>$1,482.80 + HST $192.76 | -$1,675.56 |

**Illustrative figures.** Illustrative example only: the 8% fee, $1,000 reserve, payout day and approval limit in this demo are made-up figures for a fictional owner — not a price quote, payout promise or agreement terms. Real fees, reserves and payout timing are set in each owner's own management agreement and vary.

**How to read this statement**

**Rent income** — rent collected from your tenants this period. **Expenses** — bills paid on your property's behalf (each appears in the list above, with its tax). **Management fees** — the manager's fee, before tax plus tax. **Distributions paid** — money already paid out to you this period. **Closing balance** — where you stand at period end: a positive balance is held for you.

SAMPLE DEMO · fictional data · generated via LandlordEzy for illustration only

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