

This is a single pdf document to explain Form J page F3 for Jeffrey Ohrt.

Individual items are put on separate pages with titles indicating the section of page F3 being explained.

Termination of Tenancy

I am dying. I have little time left. My death is a rape / homicide. I have notified the Nova Scotia Serious Incident Response Team (SIRT 1 doc included) and the RCMP Major Crimes (SIRT 1 doc included).

I am asking the Director to review my case, set aside my notice to quit and to determine what portions of my rent and exceptional expenses (Aug 2020 - present) can be returned to me (to buy food) and placed in trust to pay my rent and utilities until my death and for a period of 3 months (finances allowing) after my death. I am asking due to the extremely violent, harassing and unsanitary conditions I have lived in for the past 18 months.

If my financial situation improves, I would also like to contribute to this trust for the purpose of extending my lease until 3 months after my death.

I am asking that, if awarded sufficient funds, my lease be extended and rent be paid until 3 months after my death for 2 reasons :

I do not know the specific date of my death. My health is rapidly declining.

I have only 2 close friends. I would like them to have time to grieve without worrying about my estate / possessions. I would like them to have time to clear and clean my apartment after my death.

I have begun the process of cleaning and packing my apartment in preparation of my own death.

This process has been greatly hindered by the circumstances I have been forced to live in.

I am asking the Director to make special note (in writing) that my friends be given access to my apartment after my death. Mr. Wambolt (a violent tenant) has threatened these people with and without weapons for more than 18 months. He has repeatedly attacked, harassed and barricaded them from the property, endangering them, their vehicle and their son. Mr. Wambolt has falsely reported them to the RCMP for trespass when they came to visit me in Dec 2021. I have no doubt he will report them to the RCMP after my death, as they manage my estate.

Security Deposit

I am asking the Director to assign my funds to a trust for the purposes of extending my lease and paying my rent until 3 months after my death.

I would like my security deposit returned to that trust.

Upon my death, assuming my lease is extended and my rent is paid, and there is some positive balance including the security deposit, I would like those funds (stored in a trust) to be given to the friends assisting with my end of life care.

They will be the ones to finish cleaning and packing my apartment.

Compliance with the RTA : Barricades

I am asking the Director to enforce the removal of all barricades constructed by Mr. Wambolt (Apt 1) and Mr. Oickle (Apt 4) under RTA sections 10 (Imminent Threats), 9 (Good Behavior and Non-Interference) and 9 (Hygiene).

A full explanation is the email / document I sent to Burt Long, the property owner on Jan 25th 2022, making the identical requests.

Mr. Wambolt has argued with my landlords about screening in the porch since I moved in, in April 2019. They have always said no.

My landlords, exhausted by the COVID evictions at other buildings, left the province in July 2021 for 2-3 months of recuperation - with the same instructions - no screens on the porch.

Mr. Wambolt and Mr. Oickle built full barricades to block the view of the porch from the landlord's property (next door) because of their testimony on July 22nd.

Mr. Wambolt and Mr. Oickle built full barricades to block the view of the porch from the parking lot because of witness testimony on July 22nd.

Mr. Wambolt and Mr. Oickle built a 10 ft x 4 ft chain link barricade blocking the main (only) fire exit to apartments 2, 3 and 4 in October of 2021 out of frustration with their failed attempt to kill me by triggering my seizures. They were unaware they had been successful and I've permanently lost the use of my right (dominant) hand.

I am asking the Director to enforce the removal of all sheds and storage areas in the backyard constructed by Mr. Wambolt (Apt 1) and Mr. Oickle (Apt 4) under RTA sections 10 (Imminent Threats), 9 (Good Behavior and Non-Interference) and 9 (Hygiene).

Mr. Wambolt has argued with my landlords about the construction of storage sheds in the backyard for his illegal income streams since I moved in, in April 2019.

Mr. Wambolt and Mr. Oickle constructed a shed, lied to and manipulated the property owner to undermine the landlords, all to store (and lock) away Mr. Wambolt's hoarding of bottles, cans and garbage. All because of witness testimony in July 2021.

The shed itself, focuses the sun's heat - making the smell even worse in summer months.

Compliance with the RTA : Crystal Wambolt

I am asking the Director to enforce the reporting of the abuse and exploitation of Crystal Wambolt as a vulnerable member of society under Sections 10 (Imminent Threats) and Section 9 (Good Behavior, Non-Interference and Hygiene).

Crystal Wambolt is Randy Wambolt's wife. They both live in Apartment 1.

Crystal has some form of aggressive dementia. Mr. Wambolt has lied so often about what it is and what it means - no one really knows.

Mr. Wambolt is a violent domestic abuser of Crystal - that is not the focus of this document.

From Aug 2020 to April 2021 - I had an agreement with George Wambolt - Randy and Crystal's son - I would not report Randy to the police or have him evicted - if I was left alone.

Mr. Wambolt privately tortured his wife to force his son to withdraw that help. This is not domestic violence - because I am not a family member. This is coercion and extortion.

When court documents and subpoenas were served in April 2021 - Mr. Wambolt made 2 threats of mass shootings and publicly tortured his ailing wife to prevent his son from testifying in court on my behalf.

Crystal Wambolt was publicly tortured for 4 months (April - July) including in court on July 7th.

All public torture of Crystal ended when Mr. Wambolt learned I was dying on July 22nd.

My landlords are aware these events have occurred. They have seen public abuses of Crystal Wambolt that continue to the present.

Compliance with the RTA : Evictions

I am asking the Director to enforce the eviction of Mr. Wambolt (Apt 1), Mrs Munroe (Apt 3) and Mr. Oickle (Apt 4) under RTA sections 10 (Imminent Threats), 9 (Good Behavior and Non-Interference) and 9 (Hygiene).

A full explanation is the email / document I sent to Burt Long, the property owner on Jan 25th 2022, making the identical requests.

In the original documents and requests of mid and late January 2022 - I requested the property owner evict Mr. Wambolt and Mr. Oickle with only 5 days notice - as per Section 10 of the RTA - so that I / we did not have to involve the Director.

As the Director is now involved, and both men culminated 18 months of violence with a 3 month long attempt on my life that has cost me my hand - I am asking the Director to enforce the eviction of Mr. Wambolt and Mr. Oickle with a day's notice.

Further - I am asking the Director to enforce the notification, involvement and presence of the RCMP on the day these men are evicted.

Mr. Wambolt (Apt 1) is a violent sociopath, welfare fraud and domestic abuser.

Mr. Wambolt runs a successful, illegal, business from his apartment, the porch, the basement and the backyard.

He defends this business and his control of those areas with extreme violence and has for 11 years.

I have written By-Law and the property owner (Jan 25th 2022), asking them to inspect the property. I have written them asking for a dumpster to be brought and the literal tons of garbage, broken appliances and furniture, be removed.

I received no reply - having met the By-Law officer in a grocery store - I've no doubt she received my e-mails.

I received my Form D - Notice to Quit - as my response from the property owner.

I am asking the Director, under RTA sections 10 (Imminent Threats) and Section 9 (Good Behavior, Non-Interference, and Hygiene) to support my requests to By-Law.

All By-Law documents have been provided. All documents sent to the property owner have been provided. All SIRT and supporting documents have been provided.

In summary - Mr. Wambolt has assaulted, harassed and threatened tenants for 11 years, at this property, to protect his illegal income and the areas of the property he uses. This includes breaking into apartments, forcing his way into apartments, assaulting, harassing and threatening tenants with and without weapons.

Mr. Wambolt has assaulted my guests and I since Aug 2020 in this manner. Mr. Wambolt has escalated his violence, torturing his wife for months to prevent his son from testifying on my behalf. Mr. Wambolt has stolen and destroyed my possessions and tools of my trade. Mr. Wambolt has threatened 2 mass shootings, trying to provoke a physical confrontation with me.

Mr. Wambolt has coerced and exploited vulnerable tenants, convincing them to lie in court for him. My landlords have 11 years of written notes and experience - directly contradicting their testimony.

Mr. Wambolt, having learned 1 of the 4 terminal medical issues I am facing, used that knowledge to try to kill me from July 23rd 2021 to Nov 2021. He screamed his intentions at me each time. Growing more frustrated, Mr. Wambolt recruited Mr. Oickle to assist him with a 3 month long fatal assault.

Compliance with the RTA : Criminal History

I am asking the Director to require the property owner and the landlords, sit down with the RCMP and consolidate the criminal history of the property - so the RCMP records are complete - filing them under Section 10 (imminent threats) and Section 9 (Good Behavior, Non-Interference and Hygiene) with the Tenancy Board - so their records are complete.

I have honored and respected all of the rules and regulations of every process from my lease to my peace bond - I do not know what else Mr. Wambolt is hiding in his past because I have not spoken to anyone - not in the community - not my landlords - not the property owner.

It needs to be written down.

Mr. Wambolt (Apt 1) has assaulted, harassed and threatened tenants for 11 years. His own landlords have testified to this and that his reputation for these actions and the damaging of properties means Mr. Wambolt is unable to rent anywhere else in Liverpool.

My (His) landlords have 11 years of written notes on violent crimes that have occurred on the property. This includes a woman living in Apartment 3 that was harassed, threatened, and stalked across the property until Mr. Wambolt charged at her, chasing her to her apartment, where she locked the door and hid in the bathroom. She called her landlords - they required she call the RCMP. She did. My landlords claim that Mr. Wambolt was made to promise to never again threaten a tenant.

My (His) landlords have testified Mr. Wambolt broke into the apartment of a schizophrenic tenant, photographed the squalor and circulated the photographs in town to embarrass and harass the tenant.

My (His) landlords have personal knowledge of Mr. Wambolt's long history of stealing in the community and storing those items on the property. Including many anecdotes of community members coming to retrieve their property.

A tenant from another building has testified in court - Mr. Wambolt threw a lawnmower blade at her to drive her off the porch - and Mr. Wambolt subsequently threatened the community, including myself and my guests with a repeat of that assault if we set foot on the porch or store any items on the porch.

My guests and I have testified, filed reports with the RCMP, SIRT (Serious Incident Response Team) and RCMP Major Crimes - detailing Mr. Wambolts use of weapons during assaults, harassment and uttering threats.

Compliance with the RTA : Munroe

I am asking the Director to enforce the reporting of Mr. Wambolt's abuse and exploitation of a vulnerable member of society (reporting by the landlords) - the landlords are aware of much more than myself - under Section 10 - Imminent Threat and Section 9 - Good Behavior and Non-Interference.

Fay Munroe is the tenant in Apartment 3. She is disabled or challenged in every facet of life that there is. She can also be hateful, ignorant and petty - jealousy that stems from her disadvantages.

Mrs. Munroe has been the victim of extreme domestic violence from her common law husband for an unknown period of time. The CL husband was removed from the property - with both parties receiving 1 year peace bonds shortly before I moved in, in April 2019. The CL husband returned in the spring of 2020 - Mr. Wambolt reported him to the RCMP in an argument with Mrs Munroe over a chair and whether she was allowed on the porch. The CL husband was removed for a month the same week of court (July 22nd).

Mr. Wambolt has exploited and abused Mrs Munroe for the 5 years she has lived in the building. He has capitalized on her domestic violence circumstances and in March and April of 2021 - abused her by befriending her and giving her access to the porch - if and only if - she file complaints against me.

This abuse and exploitation grew exponentially, our landlords asking me in April 2021 if I felt it was elder abuse - I said no - it was worse.

That same question has come up again and again.

Mrs Munroe has now lied under oath - to conceal 5 years of abuse, harassment and threats from Mr. Wambolt. She has lied under oath to conceal 2 threats of mass shootings. She has lied under oath to conceal the abuse and torture of Crystal Wambolt.

All because Mrs Munroe believes this level of violence is normal.

Compliance with the RTA : Hygiene

I am asking the Director to enforce the By-Law inspection of all 4 apartments and the property as described in my By-Law documents (provided) under RTA Section 9 (Good Behavior, Non-Interference, Hygiene and Cleanliness).

I am asking the Director to enforce the dumpster request outlined in the By-Law documents to remove the literal metric tons of garbage, broken furniture and appliances stored in Mr. Wambolt's apartment (1), the porch, basement and backyard. Apartments 3 and 4 are in a biohazard level of unsanitary conditions owing to the tenants physical and medical challenges, hoarding and general lack of hygiene.

I am asking the Director to ban Mr. Wambolt from the storage and cleaning of recycling at the property as the smell in the summer is overwhelming - and regardless of the season - Mr. Wambolt rinses the garbage and food wastes of thousands of bottles from several dozen homes - in the parking lot and backyard.

An unknown liquid - from the bathroom area of apartment 4, has been leaking into my apartment since Dec 2021. An 8 ft section of ceiling has fallen in - damaging and destroying many of my possessions.

A full explanation is the email / document I sent to Burt Long, the property owner on Jan 25th 2022, making the identical requests.

Mr. Wambolt's illegal income streams involve the collection and storage of literal metric tons of garbage, broken furniture and appliances. He defends this 'resource' violently.

Compliance with the RTA : Interference with Tenants

I am asking the Director to enforce the removal / banning of Mr. Wambolt (Apt 1) from the areas of the property that I require to access my apartment and utilities - that Mr. Wambolt does not under RTA sections 10 (Imminent Threats), 9 (Good Behavior and Non-Interference) and 9 (Hygiene).

A full explanation is the email / document I sent to Burt Long, the property owner on Jan 25th 2022, making the identical requests.

Mr. Wambolt assaults (with and without weapons), harasses and threatens me through my apartment door and windows. He assaults, harasses and threatens me each time I enter or exit the property. He brings visitors to the property to my door and windows to slander and harass me in front of the community.

I am asking the Director to remove / ban Mr. Wambolt from the front porch of the building - he has a private entrance and private porch. The porch is and has been the focal point of his anger and violence for 11 years. The porch is a courtesy area - not guaranteed by any lease.

I am asking the Director to remove / ban Mr. Wambolt from the front parking lot - it also is a courtesy area and Mr. Wambolt has barricaded both the porch and parking lot for 18 months - harassing and endangering myself, my guests and the other tenants. Mr. Wambolt's apartment has a side-driveway that gives him access to his apartment, private porch and private entrance.

I am asking the Director to remove / ban Mr. Wambolt from the stairwell area outside my apartment (2) that leads to the other apartments (3 and 4). If he wishes to visit those tenants - they can go to his apartment. I am tired of being threatened through my own door.

I am asking the Director to remove / ban Mr. Wambolt from performing any repairs, on any apartments, as he is not qualified, regularly uses garbage to complete the repairs, and uses his access to the basement and hot water tanks to harass tenants by shutting off their power and hot water. Mr. Wambolt has a history of sabotaging apartment utilities to settle scores with tenants.

I am asking the Director to remove / ban Mr. Wambolt from the basement for the same reasons as above.

Repairs

Mr Wambolt (Apt 1) and Mr Oickle (Apt 4) have damaged the building, my apartment and my property - both purposefully and accidentally.

Mr. Oickle's bathroom has been leaking into my apartment since Dec 2021.

There was a minor incident with his air conditioner in August 2021. It did not re-occur.

An 8ft section has fallen out of my ceiling over a 2 month period destroying clothing, papers, documents and tools. I have been told it was an overflowed sink in Mr. Oickle's apartment.

As described in RCMP reports, courtroom testimony (included), SIRT documents, By-Law documents, and written communication to the property owner the following events have occurred - culminating in the sabotage of my apartment, insulation, hot and cold water and plumbing in January 2022.

Mr. Wambolt has shut off the power and hot water to my apartment, for 2 days, believing he was harassing Mrs. Munroe (Apt 3) in 2020.

Mr. Wambolt has repeatedly reported my landlords and I to NS Power for stealing power in August, September and October 2021.

Mr. Wambolt has searched, stolen, and sabotaged my garbage - both while stored in the backyard (awaiting garbage collection) and while placed curbside.

Mr. Wambolt and Mr. Oickle have constructed illegal barricades physically preventing me from accessing the property. They have threatened me repeatedly to stay "garbage (myself) stays in the cage with the garbage".

From Jan 10-12th to Jan 27 - I had no hot water and frequently no water at all.

Mr. Wambolt and Mr. Oickle removed all of the insulation on the exterior wall of my apartment - and mine alone - resulting in my pipes freezing for the first time during my occupancy (2 years, 9 months).

Mr. Wambolt tried to force his way into my apartment to make repairs. He repeatedly accessed the area under my apartment to complete repairs. He repeatedly shut off my power and water - for days at a time - during this time frame.

Mr. Wambolt was doing everything he could to keep plumbers out of the basement because of the illegal / fraudulent income he derives from the contents.

During this more than 2 week period I regularly spoke to my landlords. keeping them apprised of the water situation, explaining that Mr. Wambolt was NOT to be given access to my apartment, underneath it, the plumbing or my power or water. I repeatedly requested that he not be allowed to carry out repairs on my apartment or utilities.

Mr. Wambolt lied to and manipulated my landlords and his way into accessing my apartment and it's utilities repeatedly over that 2 week period.

I am asking the Director to ban Mr. Wambolt from carrying out any repairs on any apartments that are not his own.

I am asking the Director to ban Mr. Wambolt from accessing the basement entirely, the backyard and other areas of the property that house or shelter the utilities for the apartments.

Notice to Quit

I am asking the Director to set aside the notice to quit. I wish to remain in my apartment until my death.

Mr. Wambolt (Apt 1) and Mr. Oickle (Apt 4) assaults, harassment, threats and attempts on my life from August 2021-November 2021 has cost me my dominant hand. Permanent, irreversible damage to tendons and muscles during a series of seizures in late August 2021. I am unable to use my dominant hand for more than signing my name. Light tool use for as little as 15 minutes will render it un-usable for several days.

Mr. Wambolt learned of the seizures killing me in court on July 22nd 2021. His assaults, with weapons began Sept 2020 and have continued to the present. His screaming his intention to kill me by triggering seizures began July 23rd. He recruited Mr. Oickle in mid August. The full details are in SIRT documents 3 and 4.

I have been living on a small inheritance and taking small jobs with an eclectic skill set - they all require both hands.

I lost my income in August when I lost my hand - I managed to cover my rent and expenses until January 2022.

I am ineligible for assistance because my injuries are neither COVID nor work related. They are a result of major, violent crimes.

I notified the property owner in August and September of 2021 - that I was no longer able to work due to my hand. I notified my landlords in November and December 2021. I notified my landlords of my inability to pay my rent in January 2022.

I was forced out of my apartment for more than 2 weeks due to the hot water issue (Repairs Section of the RTA Documents) almost immediately after notifying my landlords in Jan 2022.

During this time I wrote By-Law and Burt Long (Property Owner), asking for their assistance with the violence (Section 10 of the RTA), harassment and interference (Section 9 of the RTA) and hygiene issues (Section 9 of the RTA). Those emails and documents are included.

I notified my landlords I was writing the property owner. I was told he couldn't come immediately because of a huge storm and I was assured that he worked all the next week but he would respond as well as come to Liverpool to handle the matter directly in the 2nd half of January.

I waited - I received the Form D (Notice to Quit) - slid under my door while I was out - on Friday Feb 4th. It was too late in the day as well as an hr drive to Bridgewater to speak to Access Nova Scotia.

I received advice and guidance from Access Nova Scotia on Monday Feb 7th. I am acting on that advice now.

Payment of Money : Rent and Expenses

I would like the Director to award what they believe is a fair portion (some, most or all) to myself for food and a trust to pay my rent for the amount of time that amount will allow - or until my death + 3 months.

Any balance after that time - I would like returned to the friends providing my end of life care. They will also be the ones cleaning and packing the apartment after my death.

I have not had a safe, clean place to live since July 2020 - essentially the entirety of the COVID experience including the many lockdowns.

I have been assaulted, with weapons, harassed and threatened on a daily basis since Sept 2020. My guests have been subjected to the same treatment. Mr. Wambolt has used everything from screwdrivers to a chainsaw.

My possessions were stolen to sabotage my employment on multiple occasions. One of my client's possessions were severely damaged. My tools have been stolen. My canoe was threatened (tools of my trade).

There were 2 threats of mass shootings (April 9th and May 29th 2021).

A tenant was tortured for 4 months to prevent her son from testifying in court on my behalf.

Barricades were built. Fire exits were blocked. Walkways and exits were sabotaged. Garbage, broken furniture and appliances are stored everywhere.

There was a 3 month long attempt on my life from July 23rd 2021 to November 2021.

From late April 2019 to April 2021, 2 full years, my power bill, for a single room apartment, was \$200 (summer) and \$300 (winter) per month or more than \$3000 a year. My landlords regularly told me they run their entire house on less than that. I kept my landlords apprised of the power consumption situation. It took a long time to track the power consumption to the stove (mid 2020) - I returned the stove - not needing it as I was cooking and eating on the porch twice a day as I had for over a year. This dropped my power bill a small amount. It took even longer to find the faulty fridge was responsible for the lion's share - as I was unable to live in my apartment from Sept 2020 to April 2021 due to the extreme violence of Mr. Wambolt. I was gone for so long - that Mr. Wambolt began circulating the rumors I had moved away.

In April of 2021 - removing the fridge from my apartment is what spurred the violence leading to an RCMP report and a peace bond application.

From April of 2021 to present my summer time power bill is less than \$50 a month. My winter time power bill is \$100-\$120 depending on how often I can risk coming to my apartment.

My power bill from April 2019 to January 2022 is more than \$8000 - due to the faulty appliances, removal of the insulation on one entire side of my apartment by Mr. Wambolt for the winter of 2021/22 and the use of electric heat.

I have paid 16 months (Aug 2020 - Dec 2021 inclusive) of rent (\$450) and been unable to live in, stay or enjoy my apartment. That is \$7200.

I have been forced to eat out - unable to eat at my own apartment because I am attacked every time I leave my apartment. For medical reasons - I cook and eat outside.

All of my expenses are compounded by these events taking place during the height of COVID.

I have had to live with friends, on average, 15-20 days a month - for 18 months (Aug 2020 - Feb 2022 inclusive). They live several communities away and while they don't charge me rent - I've had to pay \$200 - \$300 a month in gas. That is \$3000 - \$6000.

The peace bond process, in which Mr. Wambolt, Mr. Oickle, and Mrs Munroe lied so blatantly about the extreme violence in our building cost me more than \$600. That is just gas to Bridgewater 15 times for subpoena paperwork (7-9 subpoenas issued 3 times), 4 court dates and document production.

Just this brief accounting is more than \$20 000 in rent and utilities, that I have spent - and not received what I paid for - a safe, clean place to live and to be left alone.

Application Fee

I am asking the Director to consider having the property owner refund the cost of the application fee.

Other : Multiple Applications or More than 1 hour

I am writing to request that the Director set a hearing, if it occurs, to last more than 1 hour (as described in the documentation).

Alternatively, I am writing to request that the Director or the RTO assigned, consider breaking my single application into multiple applications - each with it's own separate ability to be mediated, settled or assigned to a hearing of 1 hour each.

My preference is for multiple applications as the sheer magnitude of violence to be discussed can easily overshadow and disadvantage other issues that are equally deserving of an hour of everyone's time.

Other : RCMP

I am asking the Director, under whatever provisions of the RTA cover both general safety and Section 10 (Imminent Threats), that some action or documentation be taken to ensure the RCMP record witness statements at this property and can not refuse to come to my building in the future.

Some local RCMP have treated me so abhorrently that :

- they have refused to take witness statements concerning 2 threats of mass shootings
- they have refused to take witness statements concerning violent assaults with weapons going back 11 years
- they have refused to come to the property to address a domestic violence situation
- they have refused to come to the property to address a mental health crisis with with mentally challenged minor
- they have refused to come to the property to address the violent assault of my landlord in a Bridgewater courthouse waiting room
- they have refused to interview witnesses to the general harassment of the entire community

Some local RCMP are so frustrated, their disdain and contempt for the tenants of my building are palpable.

My treatment by some RCMP - who can only say the name Randy Wambolt - has been so abusive and harassing that I haven't bothered to report an attempt on my life.

I wrote directly to SIRT and RCMP Major Crimes.

I have written Burt Long - the property owner - asking him to speak with the RCMP. It is not safe in my building and that is exasperated by the knowledge the RCMP won't come when I call for help.

My response to asking for help - Form D - slid under my door.