

Residential Tenancy Hearing File # : 202200565CS

Date : April 12th 2022

Time : 8:30 am

Gerard Neal

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Hello and good day Mr. Neal

My name is Jeffrey Ohrt. I am the applicant in file 202200565CS.

You will have received an email from me recently - requesting clarification on how extremely large bodies of evidence (photo, video, document and courtroom testimony) is best summarized and presented for a 1 hr phone call.

This email pertains to the abhorrent escalation in violence at my home after I filed Form J. As such I wish to notify you before the hearing that I am expanding my requests of the Director due to exceptional and unforeseen circumstances.

My original Form J described violations of my lease, as well as RTA Sections 9.3 (Non-Interference), 9.4 (Hygiene and Cleanliness) and 10-7A (Imminent Threat).

I wish to expand my requests to the Director to consider additional violations of the RTA :

Section 20 : Retaliatory Acts by Property Owner

The property owner delayed the counter claim paperwork by more than a month by deliberately mailing it to the wrong address.

The property owner has used violent tenants in my building as battering rams in an effort to force my early departure (unlivable conditions), death (from existing medical issues compounded by unlivable conditions, violence and squalor) or murder. A violent tenant that has threatened mass shootings, attempted to kill me once, threatened my guests and I for nearly 2 years, destroyed my property and has multiple open criminal investigations - was given access to my apartment and utilities, against my verbal and written wishes resulting in

sabotage to my utilities and apartment and those of the apartment above me so severe it has caused tens of thousands of dollars of damage to the building and my possessions. I was forced out of my apartment for 17 days in January and more than 2 weeks in both February and March. When I returned each time, the violence escalated to a second attempt on my life that has cost me my right (dominant) hand. The property owner has refused to provide repairmen to fix the damage and it is expanding and escalating daily. The property owner refused to lock the hot water room when notified of tenants sabotaging the hot water and electrical systems. The room was left open for 6 weeks allowing the tenants to continue to sabotage my apartment and the apartment above me.

The property owner has instructed the landlords to refuse to assist me. I have been told by them to move or deal with the violent tenants on my own.

The property owner has rewarded the violent tenants by allowing them to keep the illegal barricades, allowing them to keep the illegal shed, allowing them to keep the illegal sign threatening violence - all items that are meant to make me fear for my life and safety.

The tenants claim the property owner has rewarded the violent tenants by giving them permission to plant a garden in the backyard. An activity, like the shed and barricades, that has been forbidden by the landlords for the 3 years of my tenancy.

Section 9.1 Conditions of the Premises - my apartment is currently unlivable due to sabotage from violent tenants, with the tacit and directed permission of the property owner, from January 10th 2022 to present.

Section 9.2 Services - from January 10th to March 5th my apartment was made unlivable due to the sabotage of my utilities (power, water, sewer and garbage) by violent tenants with the tacit and directed permission of the property owner.

Section 9A (1-3) - the property owner has refused, from January 25th to present to enforce the rules outlined in the lease concerning tenants threatening tenants and tenants barricading the property.

I do not believe a single one hr phone call will suffice. Combined with the property owners tactics in the counterclaim I would like to reiterate my request for a multi-hr phone call or phone calls over multiple days with specific, delineated topics.

At the time I filed Form J, I was told I could not discuss at the hearing, anything not mentioned in the Form J application. The following is an expansion of the Form J application I filed on February 16th, I would like to discuss these events during our hearing.

The property owner had no significant contact with 98 Union street in the first two and a half years of my tenancy (April 2019 to July 2021). His name appears no where in police reports, court documents witness testimony during this time frame. The violence against me began in August 2020 and escalated to criminal charges filed in April 2021 - no contact from the property owner. From April 2019 to July 2021, as a second set of criminal charges were filed for threats of mass shootings, death threats, harassment, assault and theft - no contact from the property owner. From July 2021 to November 2021 when a third set of criminal charges were filed for the violent assault of my 80 yr old landlord - the property owner's father - no contact. The property owner is listed / mentioned nowhere in court or other documents as he was not a presence at the property. He lived in New Brunswick.

His 80 yr old parents handled all matters as they lived next door but frequently travelled to New Brunswick. COVID forced them to live in Nova Scotia for unusually long (for them) periods of time due to border closures. The landlords were subpoenaed and testified on my behalf to extreme violence, break and enters, harassment (fear for life and safety), assaults and threats covering an 11 year history in July 2021. From Sept 2020 to July 2021, my landlords repeatedly told me that they had not told the property owner of the worse incidents of violence over the last 11 years (tenancy of the most violent tenant) out of concern for their son's (the property owner's) health and well being. I began asking to speak to the property owner, formally, about the violence, in July 2021. From July 2021 to November 2021, the landlords said they would inform the property owner as soon as they could. That he would come see me as soon as he could. We agreed that they should inform him of what had been withheld in the past before dealing with the present.

I waited for months.

My landlords did not inform the property owner until November 2021. I was told the delay was an internal family issue.

I was told the property owner was informed in November and that he would come speak to me at his earliest convenience.

I waited for months.

I wrote the property owner on January 25th out of concern for my own health and safety.

The property owner has never spoken to me about the violence. His first response was Form D a week after I wrote him - mailed from New Brunswick according to my landlords. His second contact was the counter claim, mailed to my rapists, not the mailing address I submitted in May 2019. I didn't receive the counter claim paperwork until April 2nd. His second response was the counter claim statements that I am lying and making everything up - which in essence calls his own parents not only liars but perjurers.

Since January 25th, the property owner has used violent tenants as battering rams to try to force my departure (unlivable conditions), death (from medical issues exasperated by unlivable conditions, violence and squalor) and murder (a violent tenant that has threatened 2 mass shootings, and attempted to kill me twice, has been given access to my apartment and utilities for the purposes of making me fear for my life and safety - resulting in sabotage and damages in the tens of thousands of dollars to my possessions and tens of thousands of dollars in damages to my apartment, the apartment above me and the building in general. This violent tenant made a second attempt on my life during this time frame.

On January 25th, I had been waiting to speak to the property owner for 6 months. I had been led to believe he was coming to speak to me privately since July 2021.

On January 25th, I privately emailed and asked for the property owner's help enforcing my lease. The property owner's response was radio silence and a Form D notice 1 week later. Since mid January the property owner has been using violent tenants as battering rams to force my departure (unlivable conditions), death (from existing medical issues compounded by stress and squalor) or murder at the hands of a tenant that tried to kill me in August 2021 and again in late February 2022. There are open RCMP investigations into all three areas.

I was forced out of my apartment by unlivable conditions for 17 consecutive days in January while a violent tenant sabotaged the power, water and sewage to my apartment and the apartment above me. It rained in my walls and living area for 17 days in January. Subsequent damage in February has caused it to rain in all bathroom walls, my closet and from a 15ft line of water damage (3 ft wide) across my apartment (13ft by 15 ft). My bathroom is buckling and

falling apart due to the wooden structure swelling and splitting. Black mold is growing into my apartment from the one above me. A 12 ft line of brown liquid (from the upstairs sewage) has destroyed furniture, clothing, bedding, equipment and possessions. I was unable to live in my apartment for more than 2 weeks (non-consecutive) in both February and March due to the violence and malicious squalor. My health is declining even more rapidly due to the sub-human circumstances I am living in since my request for help in January.

Raining in the walls water damage continues to expand through the ceilings, walls, closet and bathroom any time my pipes freeze. Violent tenants learned to trigger this by shutting off my water during cold snaps. This happened as often as 4 times a day from late January to March 18th. My landlords were informed in early and mid February - it took until March 18th to lock the room with my water heater. I went to thank the landlords on March 19th and I was told not to come back. I was told that I was to move. I was told that I would receive no more help concerning the violent tenants.

The damage to utilities continues to expand through my apartment and the one above me. Indoor rain induced water damage continues to expand through the ceilings, walls, closet and bathroom any time the upstairs neighbor uses a large volume of water. The line of water damage, at a diagonal across my apartment, from the back of the closet to my bay windows is 18 ft in length and 3 ft wide at multiple points as of April 2nd. A second line of brown water damage is 12 ft long running the length of the exterior wall with the upstairs sewage line. A third line of water damage stretches more than 8 ft across the width of the apartment as of April 2nd. This is the letter T - 18 ft long, 8 ft wide that is 3 ft thick at multiple pts in regular water damage. There is also the letter I 12 ft long in brown water damage.

There was a second attempt on my life by the same tenant that made the first one. The same tenant that threatened 2 mass shootings in April and May of 2021. The first attempt on my life lasted 3 months (late July to early November 2021). It was triggered by the July 22nd court hearing and the tenant learning from my testimony that I am dying from seizures and how they are triggered. This attempt on my life cost me the full use of my right hand at the end of August. I was unable to even hold a pen until December. The second attempt lasted 11 days from Feb 22nd to March 5th. The attempt on my life was triggered by a wellness check from the RCMP causing the tenant to believe I was suicidal. This second attempt on my life has undone all the physio I have done since August and rendered my hand not only unusable, but a source of constant low level pain.

This violent tenant, exiting his apartment, waving weapons and screaming he will kill me if he can't trigger a seizure to kill me has always come at me alone until the landlords locked the hot water closet.

From March 5th, the last day of the second attempt on my life, to March 19th, the violence and threats settled to their 'harassment' levels where I am made to fear for my life and safety but there are no physical attempts to end my life. My landlords, after 6 weeks of allowing tenants to shut off power and water to my hot water heater, often causing pipes to freeze and it to rain in my apartment, after 6 weeks, the door to the hot water tanks was padlocked.

The very first time the most violent tenant sees me after that door is locked, the first time in 6 weeks he is prevented from shutting off my water, he comes screaming at me out of his apartment, waving a knife and screaming he doesn't care if I'm suing the Longs (landlords) he will fucking kill me if I fuck with him again. This was triggered by the landlords locking a door this tenant wasn't allowed access to in the first place. This is why the landlords have feared this tenant for so long, and waited so long to tell the property owner - out of their fear for the property owner's physical and mental health.

Until March 19th, until the door to my hot water heater was locked, the other tenants have never done more than come to their windows to watch as I am always attacked in the driveway outside my apartment.

Since March 19th the tenants now come running when this tenant's screaming and death threats start. They rush the tenant into his own home, hiding whatever weapon he has or has left on the porch.

Throughout these months, the property owner has refused to send licensed repairmen to my apartment while providing them to other apartments. All this while tens of thousands of dollars of damage to both his building and my possessions have been done. During the 17 days in January there was a plumber repairing another apartment. I brought him to my apartment to show him the water damage. He said he would speak to the landlords. He worked on and off for 2 weeks another apartment - but never came back. The garbage from the job he did complete, was left in my living space for more than a month.

My 80 year old landlords have always told me the truth, as far as I know. They have been up front with their fear of these tenants and what the tenants will do to the building as well as their

fear for their son's (property owner) physical and mental health for the 19 months I have been attacked, threatened and made to fear for my life and safety, both with and without weapons wielded by the most violent tenant.

Since July 2021, the property owner has deceived and manipulated his 80 yr old parents (my landlords) into withholding help from me. I was led to believe the property owner was coming to resolve the issues for 6 months - I was led to believe this until January 2022 when my failing health forced me to ask for help from By-Law and the property owner directly, privately and politely. By-Law was asked to enforce Liverpool By-Laws and was warned of the violence on the property. Neither information was new, By-Law testified in court in July 2021, the same violent tenant, has a long history of stealing from the community and storing the stolen items at 98 Union Street. By-Law also spoke to several witnesses after their testimony and was aware that violence and the use of weapons have a long history of being used to defend that stolen garbage. In January 2022, I felt obligated to inform By-Law, since I was requesting their presence for By-Law related reasons, that the issues have only compounded themselves in the year since By-Law was first subpoenaed.

On Feb 22nd 2022, my landlords were furious because they had been led to believe I have called them liars (their words) in the Form J application. I have not. The property owner's counter claim contains many false statements, including the claim there is no legal history of violence with the other tenants. My landlords testified in court, to 11 years of violence, attacks, threats and death threats, breaking into apartments and decades long reputations of violence and destruction of property that make it impossible for these tenants to rent elsewhere in Liverpool (the town where this is happening).

My landlords have also testified in court (July 2021) that for Feb, March, April and May of 2021 - the other tenants warned them that the most violent tenant was circulating threats of "getting Jeff soon". My landlords warned me each month as I paid my rent, as did the upstairs neighbor each time I drove him to get groceries or coffee. The RCMP criminal investigations into assault (use and threat of violence), uttering threats (also assault), harassment (making someone fear for their life and safety), theft and threats of mass shootings all stem from the time frame these threats were made.

My landlords reside in New Brunswick, normally coming to Nova Scotia only at the end of the month to collect rent. In May, June and July of 2021, they had to cancel plans to return to New

Brunswick out of their fear the most violent tenant would destroy his apartment in the days leading up to court dates - which were constantly rescheduled.

The lights outside my apartment have never been repaired - the tenants have always unscrewed the lightbulbs - until January (and forward) when they simply break them - I am forced to confront a man or men wielding weapons when I enter or exit my apartment - in the dark on a daily and weekly basis.

From October to present there has been a 10 ft high, 4 ft wide, chain link fence made of garbage outside my apartment. I am sworn at and threatened day and night I will be beaten or killed if I come out of my apartment, or out of "the cage where garbage belongs". In early March, the most violent tenant added a 4ft high sign threatening the same beatings or death if I am seen taking photographs of the violence at my home. These photos were for the Tenancy Board hearing.

The property owner has demonstrated that it was never his intention to honor my lease, provide me with a safe or clean apartment or living environment. From Aug 2020 to January 2022, a 16 month period, I have paid my rent and received only death threats and destruction in return. My apartment does not even warrant a storage unit rating as my possessions are constantly destroyed and thrown in the street.

I am asking the Director (Mr Neal as his representative) to refund my entire rent for this period as I have never received what I paid for - a safe, clean, violence free apartment. The violence escalated over this time frame and has only escalated more with the recent involvement of the property owner.

$\$450 \times 16 = \7200

My utilities during this time frame have been exceptional, due to faulty appliances provided by the property owner with the apartment. Replacing these appliances myself is what triggered the theft and criminal charges in April 2021. I do not want reimbursement for my appliances - I will give them away. I would like my utilities reimbursed - because I am unable to live where they are accumulated. My average power bill has been \$150 a month - higher in the winter, lower in the summer. My power bill for January to present is again exceptional due to the sabotage of my utilities from January 2022 to present - my pump and hot water heater have run 24 hrs a day at times while my utilities were being sabotaged. (Aug 1st 2020 to March 31st

= 20 months). The dehumidifier is run 24 hrs a day at times to clean up extreme water damage.

$$\$150 \times 20 = \$3000$$

Violence and Squalor have forced me out of my apartment for between 50% and 75% of each month for 20 months - I am attacked day and night for the remainder of the time I spend in my apartment. The friends who are also victims of this violence have provided me with a safe place to stay for weeks at a time. They do not charge me rent but I am responsible for gas each month as they live several towns away. \$200 to \$400 each month - \$300 average.

I am asking for this money to be refunded for the same reasons as my rent.

$$\$300 \times 20 = \$6000$$

I have spent a thousand dollars pursuing a peace bond and similar legal protections in large part because my landlords are scared of these tenants and took no action to enforce my lease. The entirety of the peace bond process, with it's 5 delays, took a year during which time I had no contact with the property owner. It was handled entirely by his 80 yr old parents. The hearings were re-scheduled 5 times due to COIVD, requiring new subpoenas (9 witnesses) each time. It takes 3 trips to Bridgewater to complete a set of subpoenas and related paperwork. That's 15 trips to Bridgewater, plus 3 court dates in Bridgewater. 18 trips total and various document production services and court fees.

$$\$1000$$

I would like these expenses reimbursed : total \$17,000

From January 2022 to present (April 2022) the sabotage and destruction of my apartment has done in excess of \$10,000 damage to the property owner's building. This was done by other tenants with the tacit permission of the property owner. They were used as battering rams. I am not entitled to those damages but I would like the magnitude of damage recognized by the Director (Mr Neal as his representative).

From January 2022 to present the sabotage and destruction of my apartment has done in excess of \$10,000 damage to my possessions, equipment, tools, clothing and bedding. This

includes massive water and mold damage as well as leaking sewage. There are currently 5 industrial garbage bags of destroyed possessions that I have to pay to haul to another community for the public dump.

I would like these expenses reimbursed : total \$27,000

I wish to remain in my apartment until my death or other arrangements can be made (Notice to Quit set aside).

I believe, due to the violence, my rent should be waived and I should receive a monthly stipend to cover the utilities at my apartment (I can not live there), and gas to travel to a place that I can live, until my apartment is made livable again. As explained above, my utilities are \$150 a month and gas, with the current prices double what they were a year ago, will be closer to \$500 a month.

I believe, due to the violence, this stipend should continue until the violent tenants are evicted via Form J, not Form D, and with 1 day notice as is at the discretion of the Director under the RTA Section 10. I believe, due to the violence, this stipend should continue until the tenants are fully and completely removed from the building.

I believe, due to the extreme damage to my apartment - the exterior kitchen wall needs to be repaired or replaced, the insulation cut away from my apartment needs to be replaced, the plumbing and electrical damaged needs to be repaired, large portions of the ceiling, most of the closet and the entire bathroom need to be repaired or replaced. I would like the Director to require this work be done by certified journeymen. This will take weeks or even months to accomplish. I believe my rent should be waived as my apartment will be unlivable during these repairs and this damage was malicious - not accidental. I believe my utilities should be covered and my travel expenses should also be covered until these repairs are completed.

In total, I wish to remain in my apartment until my death or other arrangements can be made. I wish the \$27,000 dollars in rent, utilities and damages to be refunded. I wish my rent waived and a stipend of \$450 - \$650 a month to cover my utilities in Liverpool and my transportation to safe accommodations until the removal of violent tenants and the completion of repairs by certified journeymen.

I would like all the barricades removed immediately, including the 10ft cage and the 4ft sign threatening me. I would like all the clutter and garbage on the porch, used as barricades, removed immediately. I would like the many metric tons of residential and industrial garbage in the backyard and basement removed with inspections done by By-Law and Building Inspectors. These are the items the most violent tenant is so violently defending.

I would like By-Law and Building Inspectors to inspect all the apartments for safety and hygiene under RTA sections 9 and 10 as well as any facets that are their inherent responsibilities. The apartment above me is rotting through it's floor; my ceiling. Utilities - power, water, sewage and garbage - for at least 2 apartments have been seriously sabotaged.

I will struggle to make it to the April 12th hearing, if repairs take months - I expect to die before they are completed. I also expect the property owner to stall, delay and sabotage any payments he is ordered to make as he also knows I am in my last days. For this reason, I would like all payments to be made to a third party - a friend who is assisting with my end of life issues. The property owner already has her banking information as she purchased items electronically from him in the past. This request is also important because I will soon begin shutting down my estate and that includes closing my bank account.

If I am permitted to stay in my apartment, I would like a third party designated by the Director (Mr. Neal as his representative) to handle rental, utility and stipend payments as well as to take any complaints or notifications of issues moving forward - so there is a permanent record of who has said what, when, regarding normal rental issues in the future.

In terms of evictions there is only a slight change I am requesting :

Fay Munroe, evicted normally, for violating RTA Sections 9 and 10, concealing threats of mass shootings, concealing years of physical violence and threats, hygiene infractions and interference in other tenants lives and livelihoods.

Cheezy (Alex something) - I have learned he has recently been added to Fay's lease. Fay and Alex have beaten each other nearly to death on too many occasions to count. My landlords can not remember how many times the tenants have called the RCMP in the year before I moved in about Alex. Alex was removed and banned for a year just before I moved in (2019) and his illegal presence in 2019/2020 is why tenants called the RCMP in March or April of 2020. Alex was removed again in July 2021 for the same reasons, for 1 month. I have never

spoken to Alex. I see him only very rarely. He and Fay's screaming matches are day and night. He was uninvolved in the violence directed at me until Feb 22nd 2022, when he too began smashing my possessions, throwing them in the driveway and screaming he'll kill me if "you don't take a fucking hint you fucking rat". His attacks on me were triggered by the Feb wellness checks carried out by the RCMP. He attacked me, for the same reason the other tenants ramped up their attacks beginning Feb 22nd - the belief I was suicidal. I leave it to the Director (Mr. Neal as his representative) to decide how this person should be handled.

Randy Wambolt and Wayne Oickle have escalated their violence beyond what was originally described in my Form J application. At that time, I requested they be evicted with 5 days notice as described in the RTA Section 10. At that time, I requested the Director (Mr. Neal as his representative) to consider a shorter time frame. Having now located my lease, with a blatant clause requiring the removal of a tenant in 3 days for threatening another tenant, combined with Randy and Wayne's sabotage of my apartment, the 10 ft cage, the 4 ft sign and violent escalations under the belief I was suicidal in February, I would like these men removed with the 1 day notice that is within the authority of the Director (Mr. Neal as his representative).

Randy in particular, is the most violent tenant, who for 11 days after the 2nd RCMP wellness check, came charging out of his house waving either a knife or a hammer, screaming "Just fucking kill yourself, I saw the cops, I know you're going to do it. Just fucking kill yourself." Wayne is the tenant who, starting in mid March, rushes to Randy when the screaming starts, rushes him into his house and takes or hides whatever weapons Randy had at the time.

Randy in particular, is the most violent tenant, who for 11 days after the 2nd RCMP wellness check, came charging out of his house waving either a knife or a hammer, screaming he'll kill me if he can't trigger a seizure to fucking kill me. Randy learned of my seizures, how to trigger them and my end of life issues on July 22nd 2021 when I had to testify about them in court.

Randy in particular, is the most violent tenant, who for 3 months (July to November), came charging out of his house waving everything from a screwdriver to a chainsaw, screaming he'll kill me if he can't trigger a seizure to fucking kill me. Randy was especially out of control during these 3 months because Crystal - his wife with aggressive dementia - could not remember who I was. She would come running out, dragging Randy back into the house telling him "Leave him (Jeff) alone, he just moved in. He hasn't done anything."