

May 2019 - March 2020

- Jeff moved to 98 Union Street Apt 2 in late April 2019. Jeff is initially polite with all tenants.
 - Jeff was warned by his Landlords that Randy, his 'recycling business' (welfare fraud) and domination of the porch and backyard would all be issues as they had been for the prior ten years with every previous tenant.
 - Jeff was given the same warnings by Randy's children, with the added warning that Randy's lying, stealing and slandering would all be issues and had cost them friends for decades.
 - Jeff was warned by the landlords and Randy's children that Randy will justify his lying and stealing with the excuses :
 - His sugars are too high
 - His sugars are too low
 - His son died
 - He's depressed
 - He's suicidal
- Jeff kept Randy at arm's length because Randy lived up to all, each and every one of those warnings.
 - Randy occupied the entire porch with furniture and appliances. Randy collects them from people's garbage, fixes and re-sells them. Randy has a full fledged business that he hides from social services.
 - Randy confirmed (to Jeff) that he has been on welfare for 30 years (since Randy was 28 or 29) and has been regularly dismissed from volunteering positions for taking things "that the organization did not need but he did". This included Frenchy's, the Foodbank and the Salvation Army store and church.
 - Jeff cooked and ate 1-2 meals every day on the porch. Jeff did not keep any possessions on the porch because of how poorly Fay was being treated - she deserved as much space as possible despite her personality, hygiene and challenges. Jeff and Fay do not get along.
- Fay is the upstairs neighbor above Randy.
 - Fay has several life challenges. She is not permitted to use Randy's furniture because of hygiene issues and is forced to sit in the corner of the porch, she is not permitted (by Randy) anywhere else as Randy's possessions occupy the entire porch.
 - Fay lost custody of her 2 children for these challenges. Fay's children are being raised by and at Fay's parents. Fay and her common-law husband had reciprocal peace bonds (or similar) due to domestic violence in 2019.
 - The inappropriateness of Fay's children's visits stressed all tenants and members of the community with Randy regularly complaining to the landlords.
 - Randy reported Fay to the RCMP twice in the first year of Jeff's tenancy for breaking the peace bond between Fay and her common-law husband.
- Jeff was permitted to use Randy's furniture but Jeff kept no possessions on the porch to give as much room to Fay as possible.

- Jeff does not get along with Fay and was simply recognizing her right to the porch as a tenant.
- Wayne is the upstairs neighbor above Jeff.

March 2020 (last week of)

- Jeff becomes friends with and works for Chase and Charley in Port L'Hebert in exchange for a car, gas money and food.
- Randy asks for a ride to town for groceries once a week claiming COVID and closing businesses are making it harder for him to look after his mother.
 - Jeff doesn't mind and takes Randy to town once a week when Jeff is already running his own errands.

April 2020

- Randy asks for rides more often as businesses shut down due to COVID. Jeff is working more often at Chase and Charley's as Jeff's health doesn't allow for even a portion of a normal work day. Chase and Charley become closer friends and frequently come to the porch (98 Union St) to cook and share meals (on the porch).
- Randy begins asking for rides to the Greenfield dump and the Liverpool scrap metal dealer.
- By-Law comes to 98 Union St twice during Spring Clean Up to warn Randy he's been seen taking things from people's property. Randy claims it's "garbage they threw away", that "he needs it and they threw it away".

May 2020

- Randy asks for rides daily as Crystal's health fails (dementia and/or alzheimer's) and Randy has more responsibilities for his mother due to COVID.
- Jeff is spending more time at Chase and Charley's with work related to why Jeff has the car. Randy gets increasingly upset that Jeff isn't there every day to drive him when he wants.
 - Randy hounded Jeff 6 times in the span of several hrs, while Jeff was fishing, to come home and drive him to pick up a bird cage in early May.
- Jeff asks that Randy organize his errands better, Rand gets upset yelling he isn't a child and shouldn't be treated like one. As a compromise, Jeff begins staying with Crystal rather than running Randy to town every day or twice a day.
- Suppers with Chase and Charley on the porch continue.
 - Chase and Charley begin buying food, groceries and cleaning supplies for Randy and Crystal.

June 2020

- Randy asks for rides twice a day or more - sometimes Jeff provides the drives, sometimes Jeff says no and is yelled at by Randy.
- Jeff stops taking Randy to the Greenfield dump because Randy is stealing from the dump and hiding the items in the car Jeff is only borrowing.

- Jeff is spending more and more time with Crystal as her health fails to avoid driving Randy to town 2 and 3 times a day.
- Chase and Charley continue buying Randy and Crystal food and cleaning supplies.
 - They are cooking multiple meals a week and dropping them off for Randy and Crystal.

July 2020

- Randy's verbal abuse of Crystal gets worse. This occurs both in the home and in the community. Jeff is a witness to many attacks.
- Randy asks for rides more than twice a day
- Jeff stops taking Randy to the Liverpool scrap metal yard because Randy is stealing from there and hiding the items in the car Jeff is only borrowing.
- Randy is getting angrier and more verbally abusive to Crystal. Randy is getting angrier and more verbally abusive to Jeff, who is around less due to work.
 - Jeff is consistently saying no to requests for rides to town multiple times a day, to rides to the dumps and bottle depots.
- Wayne's (upstairs tenant) electrical breaker melts and must be replaced. Randy repeatedly shuts off Fay and Jeff's power and water, believing he (Randy) was only harassing Fay. Jeff had an electrician in his apartment for 2 afternoons trying to find a problem that Randy eventually admitted was him shutting off the wrong power, trying to get even with Fay for using his furniture on the porch and for the increased visits (and fights) with her common-law husband and her children.
- Chase and Charley continue buying Randy and Crystal food and cleaning supplies.
 - They continue cooking multiple meals a week for Randy and Crystal.

August 2020

- By-Law comes to 98 Union Street for the 3rd time that summer, that Jeff witnesses, to tell Randy to stop stealing people's garbage. The actual homeowner comes with and confronts Randy in the driveway.
- Jeff goes to George (Randy's son) and Tracy (George's partner) because of Randy's extreme verbal abuse of his ailing wife (Crystal).
 - Crystal is having major memory issues, forgetting major events such as which family members have passed away.
 - Randy : "Make me a sandwich you F*&^King lump or I'll put you in a home where none of your kids can visit you. They'll put you in diapers and you'll be alone."
 - Jeff goes to George (Randy's son) and Tracy to warn them of the increasing abuse of Crystal (George's mother, Randy's wife)
 - Jeff takes an entire "week off" from the porch and Randy.
- Chase and Charley come in to cook on the porch Jeff's first day back. This had become a regular (1-2 times a week) thing since May. Jeff has always (every day) cooked and eaten on the porch with Randy and Crystal. The entire dinner is tense, Randy refuses to allow Crystal to eat with the group. Randy blows up at Chase and Charley repeatedly. Jeff's comment to Charley, "Let it slide.", sends Randy into a tantrum.
 - Chase, Charley and Jeff decide to take another "week off" from the porch.

- In the last days of August Charley and Jeff try to return to the porch. Randy is yelling, screaming, threatening, throwing furniture and items around, reminding Jeff and Charley that Randy threw a lawnmower blade at Claudia. Randy is yelling the porch is his, the furniture is his, no-one is allowed on it. Randy yells at Charley not to come back.
 - Jeff reminds Randy the porch is communal and if Randy won't share, then he must remove his furniture. Randy is reminded that Fay and now Jeff aren't allowed on his furniture so Randy must vacate at least 50% of the porch.
 - Randy yells the porch is his and he'll destroy anything Jeff puts on it.

Sept, Oct and November 2020

- Randy regularly and repeatedly reports Jeff and the landlords to Nova Scotia Power for stealing power. Randy repeatedly tells the neighbors, on and across the street the same rumor.
- Jeff is called away from work once each month by Nova Scotia Power. Jeff meets NS Power reps in the driveway each time, twice having the landlords present to be told each time, in front of the landlords, Jeff is not stealing power and the landlords are not stealing power. Randy is present at the November event and admits he's been calling NS Power claiming Randy is reporting Jeff's smart meter not working. NS Power confirms it works, every time.
 - The digital display worked in September and October, it stopped working in late October and was replaced by NS power.
- Randy yells at Jeff's guests each time they arrive (5-6 times over 3 months) that they are not allowed to be on the property. Randy yells each time that the guests are not allowed on the porch. Randy yells each time that the guests are not allowed on his furniture or on the porch.
- On 3 occasions Randy exits his home when Jeff's guests arrive and begins bringing his kitchen furniture out on the porch to block access to the porch and provide nowhere for the guests to sit or stand. Randy paces back and forth telling himself the story of throwing the lawnmower blade at Claudia loud enough to be heard by everyone.
- Randy specifically targets Charley for her medical and anxiety issues. Randy waits until Jeff and Chase are not present and yells at Charley that she isn't welcome, isn't allowed to be there, isn't allowed on the porch and isn't allowed on the furniture.
- Randy repeatedly reminds Charley and Jeff that he threw a lawnmower blade at Claudia (Randy's relation and neighbor up the street).
 - Jeff confirmed this rumor with Claudia in September. On 2 occasions Randy throws his own possessions around the porch while yelling at Charley (who won't get out of her car).

Sept 2020

- Jeff goes mackerel fishing for 1 week (Jeff is paid in fish as he is too disabled to work normally). Randy complains repeatedly to the landlords. Rand goes door to door telling each neighbor the other neighbors are complaining about the smell. Randy repeatedly manipulated Fay into complaining to the landlords.

- The landlords assured Jeff it wasn't a problem as the entire issue stemmed from a single day Jeff dropped off a bucket of iced mackerel for an hour while Jeff ran an errand in town before cleaning the fish.
- Randy has hundreds, at times thousands, of pop and beer bottles stinking up the backyard. His record was 6000 pop bottles and 350 wine and beer bottles. The smell is regularly complained about by the neighbors. By-law Enforcement has visited three times that year alone (that Jeff witnessed) to tell Randy to stop taking people's garbage and recycling.
 - On one occasion the homeowner came directly to the porch with By-law to tell Randy not to steal from his property.

October 2020

- October is the overlap of Deer and Bear seasons. Jeff is gone almost the entire month as this is Jeff's main source of meat for an entire year.

Mid October

- Jeff stops at 98 Union St briefly to pick up equipment from his apartment.
- Randy rushes out on the porch demanding to talk to Jeff about what has been said to the landlords, George (Randy's son) and Tracy. Jeff refuses, explaining he is busy and will come speak to Randy when he has the time.
- As Jeff opens the driver door (of the car) to get in and leave, Randy comes up behind Jeff, swings Jeff around by the shoulder and yells in Jeff's face that 'I (Randy) want to talk to you right now.'
- Jeff growls that he is busy and will talk to him later.
- Randy reaches over Jeff, slamming the car door closed, when Jeff turns to growl again, Randy pokes Jeff in the chest / shoves Jeff, yelling "I (Randy) want to talk to you right F*&^King now".
- Jeff growls "Get the F(*&K away from the car." and leaves.
- All subsequent attempts to talk to Randy fail. Randy will only yell at and threaten Jeff and Jeff will not yell back. Jeff stops even waiting to speak, and is yelled at and threatened each time he enters or leaves his apartment.

November 2020

- Trapping jobs taper off and Jeff stores the canoe in the driveway with the trapping equipment underneath it. This is specifically because Randy endlessly threatens to destroy anything put on the porch. There isn't room in the backyard, it is too cluttered with Randy's welfare fraud items (furniture, appliances and recycling). Jeff doesn't trust Randy to not steal or destroy anything in the backyard.
 - Jeff pays the tenant whose parking spot Jeff is using each month (trips to town, groceries, coffees, meat and fish from harvests) in exchange for storing items in the parking spot.

December 2020

- Randy yelling, threatening and complaining about the canoe and equipment stored under the canoe continues. Randy continues to occupy the entire porch. A stackable washer / dryer sits in front of

Rand's living room window for months to pin Fay into the corner.

- Jeff discusses the matter each month with his landlords.

January 2021

- Randy shovels / snow blows the 2 ½ parking spots on the left side of the Malibu (the car Jeff uses for work), scratching the paint all down the driver's side of the car. George (Randy's son) feels so bad about what his father did, he plows out the Malibu.
 - This is harassment of a physically disabled tenant. Randy knows Jeff does not have the strength or health to shovel snow.
- Randy buries Jeff's parking spot and the canoe twice more after snowfalls, knowing Jeff is too disabled to shovel snow. More than once Jeff is forced to park across the street in the funeral home parking lot until warm weather and salt can deal with the snow and ice.
- Randy continues to harass and threaten Jeff about the canoe while the entire porch, backyard and basement are filled with Randy's welfare fraud items.
 - Jeff discusses the matter each month with his landlords.

February 2021

- Chase and Charley, dropping off food for Jeff, hear Randy threaten to punch a hole through the canoe in the driveway that Jeff uses for trapping.
 - This is reported to the landlords with the reminder that Jeff pays another tenant to use the driveway for storage specifically because Randy threatens to destroy anything left on the porch.
- Randy continues to harass and threaten Jeff about the canoe while the entire porch, backyard and basement are filled with Randy's welfare fraud items.
 - Jeff discusses the matter each month with his landlords.

End of Feb

- The landlords, while Jeff pays his March rent, warn Jeff that they've noticed Randy's body language and ranting in the driveway and community signalling Randy's working himself up to a major confrontation with Jeff. The landlords explain they have seen Randy do this to every previous tenant in the last 10 years.

March 2021

All of March

- Randy allows Fay on “his” porch and allows Fay to use his furniture. Randy manipulates Fay into reporting / complaining to the landlords about Jeff’s Canoe - that it is in the way, on the walkway, dangerous and ugly.
 - The canoe is stored, on blocks to allow storage under it, in the driveway. It is next to the concrete walkway but completely confined to the gravel of the driveway.
- Members of the community are reporting increased slander from Randy about Jeff - Randy is going to one neighbor, telling them a third person is complaining about Jeff. Then Randy goes to the next neighbor, citing the first neighbor as the person who is complaining about Jeff.

Tues. 16th

- Jeff’s new bar fridge is delivered. It was transported on it’s side and must be left upright for a day or 2 before use. Jeff places the fridge in the corner of the porch closest to his apartment. It is the first item Jeff has ever placed on the porch since moving in (May 2019).
- Randy and Fay complain endlessly about the fridge. It is a 5 cubic ft bar fridge that fits under a standard counter. Randy complains to the landlords. The porch is regularly packed with appliances and furniture (until sold) from Randy’s ongoing welfare fraud. The backyard and basement are similarly packed with welfare fraud items.
 - The landlords have been kept up to speed on Jeff’s power consumption issues for the last few months. Jeff eventually narrowed it to a faulty fridge provided with the apartment and has opted to get his own appliance rather than swap with another full sized fridge (un-necessary).
- Neighbors (Chandlers Funeral Home employees) confirm that Randy has been telling people that Jeff doesn’t live at 98 Union St anymore. These neighbors report Randy has been telling them that for months.
- The constant complaints to the landlords about the canoe and the fridge continues.

Wed. 24th

- A gentleman stops to ask Randy if the canoe is for sale. Jeff happens to walk out at that moment. Randy is in the driveway listening to Jeff explain to the visitor that Jeff can’t sell the canoe until April as Jeff has 1 last trapping job in the last week of March (Friday 26th to Wed 31st).

Thurs. 25th

- Randy hauls a fish box of trapping equipment out from under the canoe to the curb to go out with the garbage that morning. Randy tops off the fish box with garbage so it looks like just another item of garbage.
 - Jeff watched this happen from his bay window - 10 feet from the canoe and 3 feet from where the garbage is placed.
 - Jeff moved the fish box back to a corner of the house before the garbage was collected.

- Fay misunderstood that Jeff was now storing things there and she moved even more trapping equipment, but not to the garbage, just to where she thought it could go.
- Randy was warned not to ever touch Jeff's property / possessions again.
- Randy was warned the driveway is not communal. Jeff pays (in trade) for the right to store items in a parking spot. Randy has NO right to that spot. Randy was warned it was trespassing and theft to go under the canoe and take items.
- Randy was warned active interference in legal hunting / trapping / fishing was against the law on top of trespass and theft.

April 2021

April 1st

- Jeff, while paying April's rent, informs the landlords that his trapping jobs are done, the canoe will be leaving and Jeff will be reclaiming his portion of the porch.
- The landlords repeat their concern that all the tenants are reporting "Randy on the warpath". The landlords inform Jeff that Randy has been seen going through Jeff's trapping equipment under the canoe, moving the canoe and Randy has been seen going through Jeff's garbage.
- Jeff re-assures the landlords the canoe has always remained in the parking spot Jeff pays another tenant to use. Jeff re-assures the landlords the equipment was stored under the canoe because of issues with Randy threatening to destroy anything on the porch and simply to keep it out of the rain.
- The full sized fridge, provided with the apartment, has died and Jeff lost the contents of the fridge and freezer. The contents were taken to the 'green bins' in the back yard and all compostable material was placed in the green bins. The packaging was placed in garbage bags and put with the regular garbage.
 - The landlords watched Randy go through the compost. Randy found something he didn't like (a beaver roast) and complained to the landlords. There was 10 times as much lost bologna, bacon, clams and fish. To save everyone a headache, Jeff shovelled the green bin contents into bags and hauled it to public green bins to be disposed of.

April 3rd

- Jeff cleans the bar fridge, swaps it with the full size fridge from his apartment.
 - The full size fridge was moved to the porch to clean it before returning it to the landlords.
- Randy storms out of his house with Crystal in tow. Randy goes to the landlords to complain (before Jeff starts washing the fridge). Randy and Crystal return immediately. Crystal goes inside while Randy remains on the porch.
- After Jeff finishes washing the fridge, inside and out, Randy threatens to destroy the fridge, he threatens to throw the fridge in the driveway, he repeats his previous threats to destroy anything put on the porch.

- Jeff warns Randy the fridge belongs to the apartment, it is part of Jeff's damage deposit, and the landlords want the fridge back to see if they can fix it. Randy repeats his threats : "I don't give a F*&^K, you aren't allowed to put that on the porch. I'm throwing it away the second you're gone."
- Jeff warns Randy again - Randy will be reported for theft and destruction of property if Randy touches the fridge. It belongs to the landlords and it is being returned to the landlords after Jeff finishes cleaning it.
 - Jeff tells Randy for the first time, that the trapping season is done, the canoe is leaving, the car is being returned and Jeff is reclaiming his portion of the porch.
 - Jeff warns Randy he must clear the communal $\frac{3}{4}$ of the porch of any furniture Jeff isn't allowed to use. Jeff warns Randy he can keep what he wants on his $\frac{1}{4}$ of the porch as 1 of the 4 tenants. But everything else is communal or it has to be removed.
- Randy replies he doesn't give a F^%\$K claiming the fridge is partially blocking his window making it a fire hazard and he's throwing it away the second Jeff is gone.
 - Jeff points out Randy is currently blocking, as he has for 2 yrs, all the windows in the backyard with furniture and appliances.
 - Jeff points out Randy is currently blocking the main window in his kitchen with swinging chairs on the porch as well as regularly blocking his own front door with furniture and appliances.
- Randy continues threatening to report Jeff to welfare for his trapping job (Jeff is not on social assistance). Randy continues to threaten to report Jeff to the fire department, to the tenancy board, to By-Law. Randy continues ranting and threatening Jeff.
- Jeff repeats his warning to Randy that the RCMP will be called if Randy touches any of Jeff's possessions or property.
 - Jeff went into his apartment, leaving Randy to rant and rave to himself on the porch.

April 4th

- Jeff continued to clean the fridge on the porch and clean and rearrange the apartment. The fridge was on the porch when Jeff left at 2 pm for Easter supper in another community.
- Jeff returned at 10 pm, the apartment fridge had been moved to the backyard and thrown in the garbage.

April 5th

- Jeff went to the landlords at 10 am, Art Long (one of the landlords) met Jeff halfway, in the driveway, to ask about the fridge being in the garbage.
 - Art confirmed, repeatedly, he did not ask or give permission for Randy to move the fridge.
 - Art confirmed he wanted the fridge returned to the porch, cleaned and re-assembled so it could be tested or fixed.

- Jeff notified Art that Jeff would pursue the entirety of the last 7 months through the RCMP as Randy was now openly stealing and destroying Jeff's possessions.
- Jeff went to the Liverpool RCMP and used the public hotline phone to get advice and open a file / complaint against Randy.
 - Constable Murphy was helping an older gentleman out the doors.
 - Constable Murphy took Jeff in :
 - took a basic written (not recorded) statement
 - advised Jeff have Randy evicted
 - Jeff stated he did not want that extreme an action due to Crystal's (Randy's wife) health and it being the middle of COVID 19
 - confirmed a Protection of Property Act would difficult to get / enforce for a communal area
 - suggested a Peace Bond
 - suggested Jeff not return to 98 Union St until after he (Constable Murphy) visited to speak with Randy and the landlords
- Jeff went to George (Randy's son) and Tracy to apologize for everything exploding at Easter and to ask for advice on how to navigate handling Randy without getting Crystal evicted.
- Jeff returned to 98 Union St at 4 pm long enough to see the fridge had been returned and a couple decorations had been taken down.

April 6th

- Neighbors confirmed :
 - that Randy tricked Wayne (upstairs neighbor) into helping him move the fridge as soon as Jeff had left on April 4th.
 - Randy is again slandering Jeff and the landlords in the community
 - Randy is claiming "if Art wanted the fridge on the porch he would have stopped me (Randy) when he (Art) saw me (Randy) moving it".
 - Randy used all his standard excuses with Constable Murphy :
 - His sugars are too high
 - His sugars are too low
 - His son died
 - His wife is dying / dementia / alzheimer's
 - COVID 19
 - Tenants claimed Randy threatened Constable Murphy, threatened to send his (Randy's) son to deal with Constable Murphy

- Randy is threatening (this is a regular thing with Randy, indirectly / passive aggressively threatening the people around him with the threats he claims are for someone else) :
 - to report Jeff to Welfare (Jeff is not on social assistance, Randy is)
 - To report Jeff to the Fire Department
 - To report Jeff to By-Law Enforcement
 - To Report Jeff and the Landlords to the Tenancy Board
 - To report Jeff and the Landlords to the building inspectors
 - To have the building condemned