



TO: Mayor Kogon and Members of Amherst Town Council

FROM: Jason MacDonald, LPP, MCIP, Deputy CAO

DATE: February 19, 2018

RE: 59 Church Street – Demolition Order APPEAL

Issue

An appeal by the property owner of a January 18, 2019 motion of the Planning Advisory Committee to accept the recommendation of the Dangerous and Unsightly Premises Administrator and order the building on the property located at 59 Church Street be demolished:

That the Planning Advisory Committee order the property owner of 59 Church Street to remove all contents from the building, demolish the building and backfill the property within 45 days from the date of this committee meeting.

Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to the land fill, with all demolition and landfill costs charged to the property owner's tax account.

Process

The meeting of February 20, 2019 is a hearing on the appeal of the PAC decision to order the demolition of the building located at 59 Church Street. The process for the hearing is as follows:

- a) The report of the Administrator will be summarized;
- b) Council members may ask questions of staff;
- c) The owner or representative may address Council;
- d) Council members may ask questions of the owner;
- e) The complainant may address Council;
- f) Council members may ask questions of the complainant;
- g) Upon motion, Council may make any decision that the PAC could have made.



History

A complete history of Dangerous and Unsightly Premises issues is attached. In summary, 12 complaints have been received on this property since 2011.

While the majority of the complaints have been in regards to garbage and rodents, the current issue is in regards to the condition of the building on the site. Notwithstanding that the property was ordered to be vacated in 2016 due to the condition of the building, the property owner has not made any progress to remedy the deficiencies and return the property into a usable condition.

An October 2, 2018 inspection by a Building Official with the Municipality of the County of Cumberland identified the following issues:

- 1- Collapse of several portions of the foundation with openings to the exterior.
- 2- Structural fatigue and partial structural support failure in basement.
- 3- Façade compromised and at places open to exterior, weather and wear.
- 4- Structural failure shown at several locations throughout structure.
- 5- Partial collapse of foundation interior.
- 6- Electrical shock risk due to exposure of wiring, disarray of utility in basement, degradation of panel and entrance, and water penetration.
- 7- Collected pools of water in basement. Exposed plumbing issues and multiple signs of water damage.
- 8- Signs of wildlife penetration and several carcasses located on site.
- 9- Debris and garbage located throughout structure.
- 10- Compromised building envelope to the point of being a health risk.
- 11- It is in the opinion of this inspector that the building site be secured and marked for demolition or major restoration. This building poses an imminent risk to transients, as well as threatens the safety of the public in its present state.

In January of 2019 the property owner hired a professional engineer to assess the basement and main floor structure of the building. This report was read into the minutes of the January 18, 2019 PAC meeting. In his report to the property owner John Green, P. Eng., stated;

“Given the extent of the deterioration and deficiencies, complete replacement of the floor system would be required including the wood sills and foundation upgrades. With the poor condition of the overall building, it is my opinion, this level of investment would not be justified.”

Section 346 (1) of the Municipal Government Act states:

Where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

Municipal Government Act Definition of Dangerous or Unsightly

“dangerous or unsightly” means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing



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- (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,
 - (ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material, is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or
 - (iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property or a building or structure with or without structural deficiencies**
 - (iv) that is in a ruinous or dilapidated condition,**
 - (v) the condition of which seriously depreciates the value of land or buildings in the vicinity,**
 - (vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,**
 - (vii) that is an allurements to children who may play there to their danger,**
 - (viii) constituting a hazard to the health or safety of the public,**
 - (ix) that is unsightly in relation to neighboring properties because the exterior finish of the building or structure or the landscaping is not maintained,**
 - (x) that is a fire hazard to itself or to surrounding lands or buildings,**
 - (xi) that has been excavated or had fill placed on it in a manner that results in a hazard, or
 - (xii) that is in a poor state of hygiene or cleanliness;**

Given the deficiencies listed above and the likely cost of remedying those deficiencies; combined with the owner's unwillingness or inability to address the deficiencies, the Administrator has recommended demolition as the remedy to address the dangerous and unsightly condition of the property. The PAC, in their motion of January 18, 2018 also chose demolition as the method to remedy the situation.

Correspondence

It is important for Council to understand the correspondence that the Town has had with the property owner(s) regarding the condition of this property.

The Town has given the property owner(s) every opportunity to remedy the structural deficiencies listed above. Since 2011 the Town has sent no less than 15 letters requesting compliance and two orders of the Administrator ordering compliance. Six times the Town hired a contractor to clean up the solid waste on the property. In 2016 the Provincial Fire Marshal ordered that the building be vacated and not inhabited until it is brought into compliance with applicable codes. To date, the owner has not addressed any of the electrical, plumbing, or structural deficiencies of the building. In addition to the above, the property owner has received numerous letters indicating that the cost of work undertaken by the Town has been charged to his property tax account.



Recommendation

Council can make any decision that the Planning Advisory Committee could have made. The options are:

1. Uphold the recommendation of the Administrator and order of the Planning Advisory Committee and order that the building on the property be demolished.
2. Order the property owner to undertake repairs to the building to bring it into compliance with all relevant provisions of the National Building Code and Minimum Standards for Residential Occupancy Bylaw.

Given the long history of non-compliance the option to repair the building will likely result in further deterioration of the building over time and a continued dangerous and unsightly condition on the property.

It is my recommendation that Council uphold the order to demolish the building on the property.

Motion:

That the property owner be ordered to remove the contents of and demolish the building located at 59 Church Street within 45 days of this meeting. The foundation must be backfilled. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste disposal facility with all costs charged to the property owner's tax account.





January 9, 2019

To: Planning Advisory Committee

From: Marc Buske, Dangerous & Unsightly Premises Administrator

Subject: Recommendation for Demolition

Re: PID # 25005729, 59 Church Street, Amherst, NS

Issue

Many complaints on the property have been received over the years.

The lack of maintenance has caused the building to become unsafe. The condition of the building poses a risk to the general public due to the rodent infestation, fire hazard, transient activity and possibility of structural collapse.

The Town has cleaned up the property several times over the years.

On November 4, 2016, there was an order to vacate the property. Since then, little to no work has been done to bring the building into compliance.

The work needed to bring the dwelling up to “minimum Standards for Residential Occupancy” would be extensive and expensive. The repair costs would far exceed the resale value of the property.

History

March 2011

- 1- March 9, 2011: Received a complaint about solid waste around the property.
- 2- March 10, 2011: Sent a letter to owner stating the property was identified as an unsightly property. A letter was sent to the complainant acknowledging the complaint.
- 3- March 29, 2011: The Town of Amherst removed the waste from the property and the cost was added to the property tax account. Letters were sent to the owner and complainant saying the file was closed.



February 2013

- 1- February 06, 2013: Received an unsightly complaint about solid waste around the property.
- 2- February 8, 2013: A letter was sent to the property owner stating the property was identified as an unsightly property. A letter was sent to the complainant acknowledging the complaint.
- 3- February 25, 2013: The Town hired a contractor to clean up the property. The cost of the work was added to the property tax account. A letter was sent to the complainant stating the file was closed.

March 2013

- 1- March 09, 2013: Received an unsightly complaint about solid waste around the property.
- 2- March 09, 2013: The owner sent an email to the administrator saying the garbage was cleaned up.
- 3- March 18, 2013: The administrator sent the property owner a letter saying the Town hired a contractor.
- 4- March 25, 2013, file closed.

August 2014

- 1- August 1, 2014: Received an unsightly complaint about solid waste around the property.
- 2- August 1, 2014: A letter was sent to the property owner stating the property was identified as an unsightly property.
- 3- August 5, 2014: The file was closed. A letter was sent to the property owner and the complainant stating the file was closed.

September 2014

- 1- September 24, 2014: The administrator sent the owner and property manager a letter to have the debris and garbage removed as soon as possible.
- 2- September 26, 2014: A letter was sent to the property owner, stating the file was closed.

April 2015

- 1- April 13, 2015: A complaint was received on this property about solid waste.
- 2- April 20, 2015: A letter was sent to owner asking him to clean up the solid waste around the property.
- 3- April 29, 2015: The property was in compliance, file closed.

May 2015

- 1- May 14, 2015: A complaint was received on this property about solid waste.
- 2- May 19, 2015: A letter was sent to the property owner saying there was a complaint about the solid waste around the property. A letter was sent to the complainant acknowledging the complaint.
- 3- May 22, 2015: The property was brought into compliance. A letter was sent to the complainant and the owner stating the file was closed.



August 2015

- 1- August 5, 2015: A complaint was received on this property about solid waste. A letter was sent to the owner of the property asking them to clean up the solid waste.
- 2- August 10, 2015: The property was in compliance. A letter was sent to the owner saying the file was closed.

October 2015

- 1- October 19, 2015: A complaint was received on this property about solid waste. A letter was sent to the property owner saying there was solid waste around the property that needed to be cleaned up.
- 2- October 29, 2015: The property was in compliance and a letter was sent to the property owner saying the file was closed.

December 2015

- 1- December 8, 2015: An order was placed on the property to clean up the solid waste.
- 2- February 18, 2016: The town hired a contractor to clean up the solid waste around the property. A letter was sent to the property owner say the file was closed and the cost of the cleanup would be added to the property tax account.
- 3- March 2, 2016: The property owner sent a letter to the Town saying he was not going to pay the bill as the charges were fraudulent. He also wanted a meeting with the mayor. Nothing in the file to state the outcome from this letter.

April 2016

- 1- April 12, 2016: Received a complaint by email about solid waste around the property.
- 2- April 20, 2016: Pictures were taken. File stops here.

May 2016

- 1- May 2, 2016: Received complaint about solid waste around the property by email.
- 2- May 4, 2016: The Town hired a contractor to clean up the solid waste. File closed.

July 2016

- 1- July 27, 2016: The administrator talked to the property owner about solid waste around the property.
- 2- August 19, 2016: The property was brought into compliance.

August 2016

- 1- August 29 2016: The town received a complaint about solid waste around the property, the state of the building and the safety of one of the tenants.
- 2- August 30, 2016: A letter was sent to the property owner informing him of the complaint and the action needed to be taken to bring the property into compliance. A site visit was done on this date. There were concerns about the state of the building and the way some of the tenants where living. The property manager was contacted as well as adult protective services.
- 3- August 31, 2016: The town hired a contractor to remove the bushes around the property.



September 2016

- 1- September 2, 2016: A letter was sent to the property owner requesting access to the building. On this date a bill was sent to the property owner for the cleanup of the solid waste and the removal of the bushes. The bill was added to the property tax account.
- 2- September 6, 2016: The property manager contacted the administrator to inform him the window was fixed and an exterminator was hired.
- 3- September 7, 2016: An order to vacate one apartment was issued. The order was posted and mailed to the property owner.
- 4- September 8, 2016: A letter was sent to the property owner to inform him the property needed work and a list of what was needed to be fixed in order to bring the property into compliance.
- 5- October 12, 2016: A letter was received by the Town from Empowering Beyond Barriers that expressed concerns with the living conditions of this property.

October 2016

- 1- October 20, 2016: A letter was sent to the property owner to inform him there was a minimum standards complaint, and an inspection would take place. Notice posted.
- 2- October 29, 2016: A site visit took place.
- 3- November 4, 2016: A letter was sent to the property owner with a list of repairs required to bring the building to a minimum standard. A vacate order was placed and the property with a copy sent to the owner.
- 4- January 6, 2017: A letter was sent to the complainant say the building was vacated and the file closed.

March 2018

- 1- March 17, 2018: Received phone call from Amherst police department about the state of the property.
- 2- March 19, 2018: A letter was sent to the property owner.

April 2018

- 1- April 24, 2018: A letter was sent to the property owner stating the file was closed.
- 2- April 26, 2018: The town received a complaint about the property.

May 2018

- 1- May 2, 2018: Send a letter to the complainant and the property owner.

June 2018

- 1- June 13, 2018: A letter was sent to the property owner and complaint stating the file was closed.

October 2018

- 1- October 2, 2018: A site visit was done on the property to determine the condition of the building. Reports to follow.



Discussion

Mr. Buell's report indicated:

- 1- Collapse of several portions of the foundation, open to exterior.
- 2- Structural fatigue and partial structural support failure in basement.
- 3- Façade compromised and at places open to exterior, weather and wear.
- 4- Structural failure shown at several locations throughout structure.
- 5- Partial collapse of foundation interior.
- 6- Electrical shock risk due to exposure of wiring, disarray of utility in basement, degradation of panel and entrance, and water penetration.
- 7- Collected pools of water in basement. Exposed plumbing issues and multiple signs of water damage.
- 8- Signs of wildlife penetration and several carcasses located on site.
- 9- Debris and garbage located through out structure.
- 10- Compromised building envelope to the point of being a health risk.

It is in the opinion of this inspector that the building site be secured and marked for demolition or major restoration. This building poses an imminent risk to transients, as well as threatens the safety of the public in its present state.

Options

1. That the property at 59 Church Street be demolished and the foundation be backfilled within 45 days from the date of this committee meeting, with all work to be done by the property owner. Failure to do so will result in the Town completing the work. All costs incurred by the Town in the demolition and cleanup will be added to the owner's property taxes.
2. Work with the property owner with well-defined tasks and timelines to remedy the property and bring it up to minimum standards for occupancy. Should the property owner default on any of the timelines, the Committee shall order demolition of the property within 30 days of default.

The Administrator is recommending Option 1.



MEMORANDUM

TO: Marc Buske, Dangerous and Unsightly Supervisor, Amherst

FROM: David Buell, CBO II, FPI II, Supervisor, Cumberland County

DATE: October 29, 2018

CC:

RE: Site Inspection – 59 Church Street - Amherst – PID#25005729
Pictures attached

At the request of Amherst an inspection was made of the above noted property. The on-site inspection was made, and the following report filed by David Buell, Provincial Building Official and Fire Inspector Level II. The site was visited at 10:00am the morning of August 15, 2018. The following was noted and photographed:

- Collapse of several portions of the foundation, open to exterior.
- Structural fatigue and partial structural support failure in basement.
- Façade compromised and at places open to exterior, weather and wear.
- Structural failure shown at several locations throughout structure.
- Partial collapse of foundation interior.
- Electrical shock risk due to exposure of wiring, disarray of utility in basement, degradation of panel and entrance, and water penetration.
- Collected pools of water in basement. Exposed plumbing issues and multiple signs of water damage.
- Signs of wildlife penetration and several carcasses located on site.
- Debris and garbage located through out structure.
- Compromised building envelope to the point of being a health risk.

It is in the opinion of this inspector that the building site be secured and marked for demolition or major restoration. This building poses an imminent risk to transients, as well as threatens the safety of the public in its present state.

Regards
David Buell, CBO II, CFI
Permits and Inspection Supervisor
Cumberland County
902 667-3853



















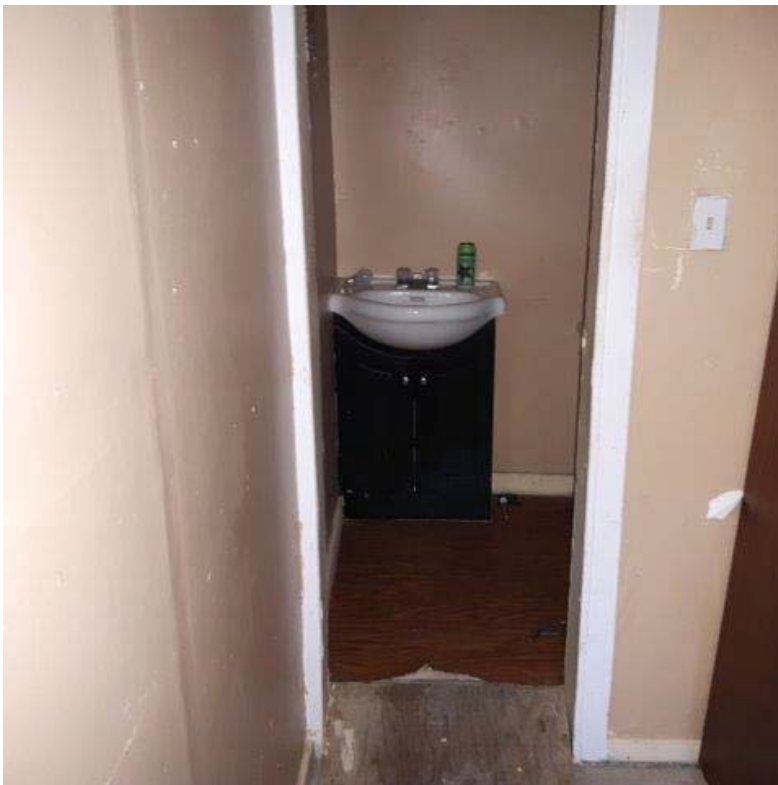




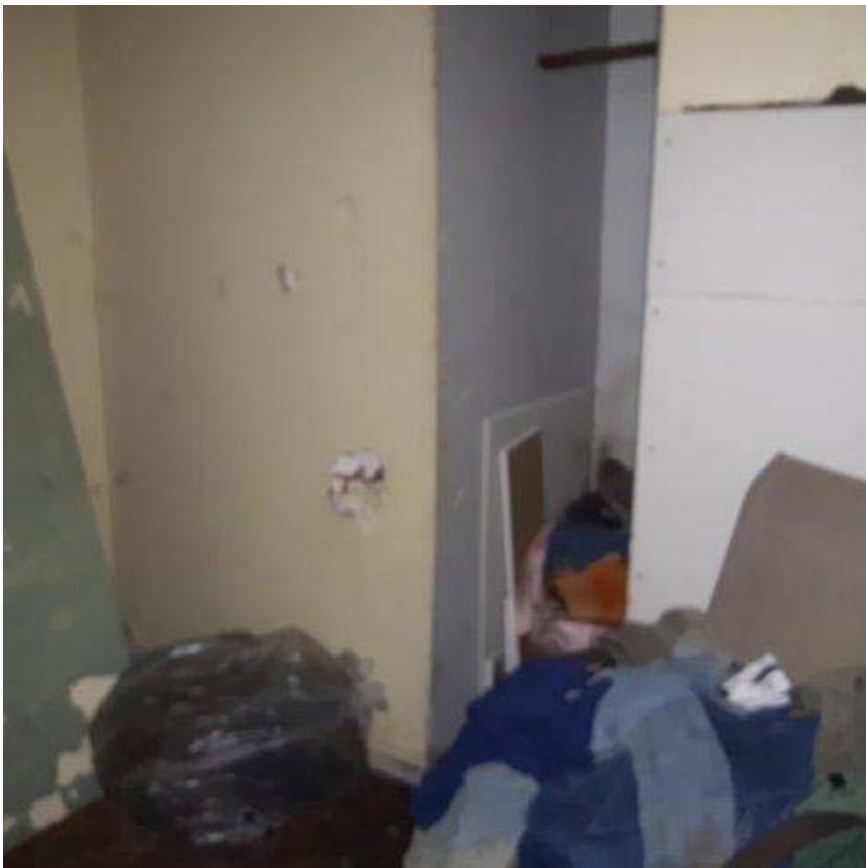


















j.m. giffin engineering inc.
structural consultants

Telephone (902) 667-3300 Fax (902) 667-9399
E-Mail office@giffinengineering.com

21042 Lower LaPlanche Street
Box 189, Amherst, N.S. B4H 3Z2

January 10, 2019

Brocam Properties Ltd.
11 Marshview Drive
Amherst, Nova Scotia
B4H 4B3

Attention: Justin Cameron

Dear Mr. Cameron:

Re: Building Review, Corner of Church & Prince Arthur St., Amherst, NS/J49-07819

At your request, I met with you on site at the building located on the corner of Church Street and Prince Arthur Street in Amherst on January 9, 2019 to review the basement and the main floor structure. It is my understanding the purpose of the review is to assess the structural condition of the floor framing and comment on the feasibility of repair.

The floor is framed with rough sawn 2x6 joists supported on the exterior stone foundation and on a center line wood beam. The wood beam is supported by stone pilasters. Based on my review, the condition of the floor framing is very poor. Many of the joists show signs of rot and some have been cut or notched. The centerline beam is in poor condition with some sections showing signs of rot due to moisture. The exterior wood sill is, in some locations, completely rotted and crushed, which has allowed the ends of the joists to drop as much as 6-8 inches. In addition, the tongue and groove decking is in poor condition with areas of moisture rot.

Given the extent of the deterioration and deficiencies, complete replacement of the floor system would be required including the wood sills as well as foundation upgrades. With the poor condition of the overall building, it is my opinion, this level of investment would not be justified.

I trust this addresses your requirements at this time. Please cont me anytime if you require anything further.

Yours very truly,

J. M. GIFFIN ENGINEERING INC.

Per:

B. JOHN GREEN, P.Eng.

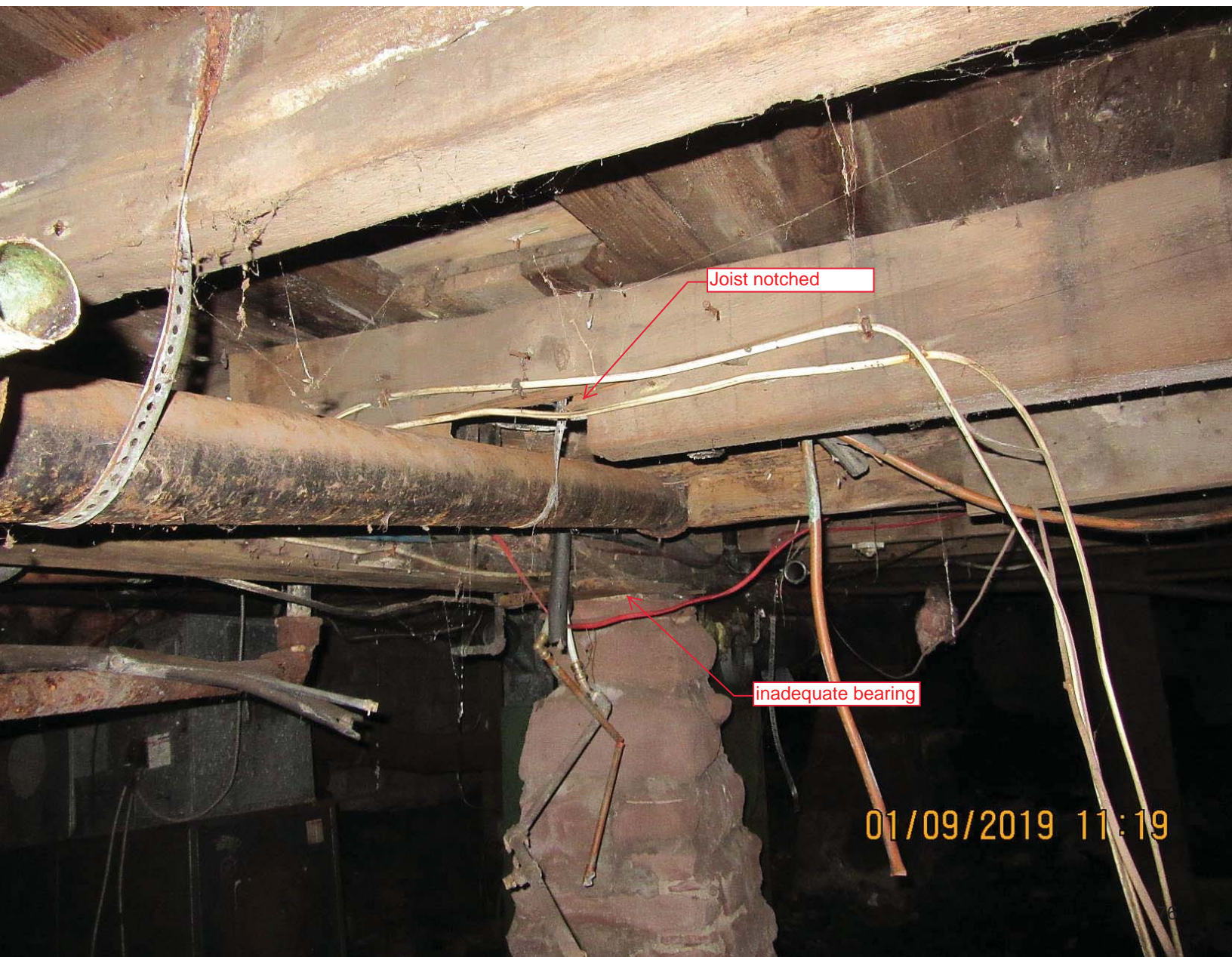
BJG/dgr



Joist cut

Rotted center
beam

01/09/2019 11:19



Joist notched

inadequate bearing

01/09/2019 11:19



end of joist rotted
and dropped

sill completely
deteriorated

foundation poor
condition

01/09/2019 11:20





crushed at bearing.

rotted beam

01/09/2019 11:20

January 23, 2019

Dear Mr. Herrett,

Customer service is the name of the game, especially when a man comes all the way from Toronto to invest his money in Amherst.

My name is Mohan Narain. I am the landlord of 59 Church St ordered for demolition by March 5 by the PAC committee.

I am hereby appealing this order.

With all due respect, at the outset of this email, I wish to inform you that, should the town not accept my appeal, it will be taken to the court where some of your staff will not even need to be cross examined by a prosecution, for the evidence of ploy, lies, lack of professional conduct or negligence in their duties will work against them.

The crux of this order, appeal and possible legal fight lies in the structural assessment of 59 Church St which the PAC tried to HIDE by deliberately failing to issue me a work order.

If the appeal is granted, then the contractor, the PAC (under your guidance) and I can mutually work out the date for the completion of the work.

The time frame would have to be realistic; otherwise, it would be considered a COVERT form of forced demolition in the name of giving a work order.

If the appeal isn't granted, then I will immediately summon a lawyer to file a case against the Town of Amherst well before March 5.

In a democracy like Canada, it's my constitutional right to protect my building ..59 Church St.

When democracy is failed, it gives rogue countries such as China and Russia to point their fingers at Canada.

So let's get down to some of the ways your staff has failed,unwiittingly,and how this can land them in the courtroom.

Since October-November 2016 when 59 became vacant, I have ONLY received three work orders from the PAC .Those came to me in 2018. (The PAC needed to look at their files before making statements in the January 14 meeting).

They can be summarized as follows.

1. Work order received. Work completed by date.Town said okay.
2. Work order received. Work completed by date. Town said okay.
- 3.Work order received for interior inspection of 59 by Mr. Buske and others.

Work facilitated with help from Justin, my property manager.

NO mention of Cumberland engineer looking at basement structure!
Silence!

No work order given to fix structure! Silence!

Landlord Concluded: Town satisfied.

Looking carefully at January 14 video, Mr.Mc Donald admitted that he brought an engineer from Cumberland county.

Question: Why NO work order to comply with engineer's recommendation?

I can only conclude that this is a devious PLOY by the PAC to get 59 Church demolished.

In the video, Mr Mc Donald becomes judgmental and gets into my personal business by saying,"The economic rehabilitation of the building is not possible"

He further contrasts it to the easier renovation of a downtown coffee shop,and that's the reason they voted for demolition, among other reasons which I will analyse later.

Mr.Buske also told me about costly investment in a phone call on December 14 at 12.06 p.m.

But affording or not affording is my personal business...not the business of the Town of Amherst or anyone.This is where professional conduct is lacking.(Do I tell you the town it cannot afford a certain project?)

The other members of the January 14 meeting also failed to see this point, and thus didnt oppose it.The Titanic, they probably thought, was cruising well

Right now in Shediac, I have a contractor of 40 years experience plus an architectural degree who knows 59 like a typical Maritime building and who can wrap up its renovation in five days with the help of another worker...all at a reasonable cost.

Tomorrow,Thursday 24, he will strengthen the structure at 59 with some 2 by 8 till the full renovation is ready.

Now let's look at more neglect and ploy.

In the December 14 phone conversation with Mr. Buske, he recommended that I get a report from a structural engineer and present it to the January 14 meeting. He said that would be helpful.

I took confidence in this man's words that I will work progressively to void a demolition. That very evening I phoned Justin to find an engineer quickly to get a report and photos for the January 14 meeting.

In that meeting, Justin offered to email the report to everyone, but ALL of them cared LESS to accept it...another example of devious negligence to further the order for demolition.

Nor did Mr. Buske admitted to everyone he ordered it.

Seeing this, I sent the engineer's report to both Mr. Mc. Donald and Mr. Buske before the conclusive January 18 meeting when they will make the final decision.

But neither of these men working under you acknowledged the report from me.

That Engineer's report is an "AUTHORITY" on 59 Church. It is meant to show the positive course for 59, but everyone neglected to accept it.

In that meeting there was an older man by the name of Purdy, I think. He was vociferous in his comments, "This is nonsense; we must go in and take it down; time has gone; different excuses".

He needs advice to do his home work before making such statements, for a prosecution can make him fumble for words in the court-room to support his fallacious statements.

In the meeting, Mr. Mc. Donald went on to give a short twenty year history of 59 about the issues at 59.

But he should have told the "history class" how Bernie was without hot water; Trevor Eisnor knew and did nothing about it....an allegation in the history of Amherst Town.

And that was BEFORE I became the landlord in February 2014.

Trying to convince everyone with more "negatives" against 59, Mr. McDonald spoke about garbage being left many times yearly and the town billing me for it.

However, I phoned the accounts receivable department on January 21 to find out the truth: there has been NO billing to me for solid waste in 2016, 2017 and 2018. (In 2014 to 2015, I paid for garbage pick up, even the ones dumped by neighbours).

Talk is cheap! Show the evidence!

I plan to meet the neighbours on Church Street this June to hear from them and to seek full cooperation to keep the surroundings clean and tidy as 59 has no tenants and therefore no garbage including food.

The landlord himself will be there!

Thus I have presented to you a simple, logical and truthful explanation for an appeal, even one of accounting as you are a Certified Accountant also.

I hope this helps.

God bless!

Sincerely,

Mohan Narain.



P.S. Needless to say, your staff should not delete the video of January 14 meeting.

From: Mohan Narain <mission108@hotmail.com>
Date: February 6, 2019 at 11:46:42 AM AST
To: "dkogon@amherst.ca" <dkogon@amherst.ca>
Subject: Failed Democracy.

Dear Mr. Kogon,

Imagine yourself being sentenced behind bars without a trial?

How would you feel?

Well ,precisely that's what your Planning Action Committee has done to me,analogically,by ordering a demolition of my house without a work order.

The work order may be likened to a trial.

My name is Mohan Narain. I am the landlord of 59 Church St.

I wish to bring to your attention failed democracy in the Town of Amherst----the denial of a work order.(Please read attached)

Failed democracy means being seen on the wrong side of history in the future.

Failed democracy means a violation of my human rights to protect my house.

As a respected mayor, I wish to give you a friendly reminder that it's your duty to uphold democracy like Lester Pearson and other great Canadian leaders of the past.

This deliberate, covert and discriminatory failure by the PAC to issue me a work order lends credence that some of your staff members are colluding with the two law offices besides 59 Church to demolish my building in order to create a parking lot for their expensive cars.

Mark Buske, Jason McDonald, Purdy and others need to be investigated for such collusion just like Trump and his alleged Russian ties.

With so many years of experience, I trust,hope and appreciate you instructing and guiding your PAC in the correct direction at the next meeting for discussion about 59.

Thanks.

Sincerely,

Mohan R. Narain.

" I would agree that he is obligated to provide you with details regarding any perceived deficiencies....".

Dear Mr.Herrett,

The above quote is from the Assistant Fire Marshall in the Nova Scotia Office in Halifax.

He is saying that he agrees (with me) that Mark Buske was supposed to provide me with a list of electric deficiencies in a letter to me in 2016.

With no list, with no quotes from the Fire Codes, the letter was considered harassment, simply put.

The reason I am informing you about the above is because a manager from Nova Scotia Ombudsman Office called the Town of Amherst about a wrong doing--the order for demolition of 59.

But this manager was fooled by someone that I failed to comply with a "fire hazards letter" and hence that's the reason for the demolition.

What the employee doesn't realize is that while he is trying to trap me with a "fire hazard" pertaining with 59, he has already been trapped by the letter from the Head Office in Halifax.

Giving no work order, telling lies about the "fire hazard letter", speaking about too expensive renovations, asking for an engineer's report and then neglecting it etc---- these can and will play into the hands of a prosecution if it comes to that after February 25.

To add more to the truth,an electrician did come anyways, under pressure from Mark Buske, without a check list of what to correct,if any, on behalf of the landlord.

Mark Buske knows it! He even questioned the electrician about his license.

These documented truths I have provided so far should be sufficient for tomorrow's meeting in my absence.

Thanks.

Sincerely,

Mohan Narain.

A handwritten signature in cursive script, appearing to read "Mohan Narain". The signature is written in dark ink and is positioned below the typed name.