

**Tribunals Ontario
Landlord and Tenant Board**

Multifaith Housing Initiative

Landlord Party

And

Sean Stephen Dehn (von)

Tenant Party

105, 320 Via Chianti Grove, Ottawa, ON K2J 6J6

**DOCUMENT BRIEF OF THE LANDLORD
Hearing
December 11, 2024**

QTMG LLP
310 O'Conner Street
Ottawa, ON K2P 1V8

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Lawyers for the Landlord

TO: The Kingdom of Heaven Found a Sean
(Beneficiary)
Sean Stephen Dehn (Von)
105, 320 Via Chianti Grove
Ottawa, ON K2J 6J6

gnosticwisdom37@gmail.com

Tel: (613)343-7067

Tenant

File Number: LTB-T-024798-23

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REQUEST FOR FRENCH LANGUAGE SERVICES

I would like the dispute resolution process (e.g. case conferences and hearings) to be conducted in French:

No

If you are a responding party and require French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the Landlord and Tenant Board (LTB) office handling this file. You can find email and mailing addresses on the [Contact the LTB](#) webpage.

ACCOMMODATION

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at tribunalsontario.ca/en/accessibility-and-diversity/.

ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION

Street Number:	320
Street Name:	Via Chianti Grove
Unit, Apartment, Suite (if applicable):	105
Municipality (City, Town, etc):	Ottawa
Postal Code:	K2J6J6
Province:	ON
Country:	Canada

TENANT NAMES AND ADDRESS



TENANT 1	
Type:	Tenant
Company Name (if applicable):	The Kingdom of Heaven Found a Sean (Beneficiary)
Legal First Name:	Sean
Legal Last Name:	Dehn (von)
Legal Middle Name (optional):	Stephen
Street Number:	320
Street Name:	Via Chianti Grove
Unit, Apartment, Suite (if applicable):	105
Municipality (City, Town, etc):	Ottawa
Postal Code:	K2J6J6
Province:	ON
Country:	Canada
Email:	gnosticwisdom37@gmail.com
Preferred Phone Number:	(613) 343-7067
Alternate Phone Number (optional):	

LANDLORD NAMES AND ADDRESS

LANDLORD 1	
Type:	Company
Company Name (if applicable):	Multifaith Housing Initiative
Legal First Name:	Lori



Legal Last Name:	Simpson
Legal Middle Name (optional):	
Street Number:	404
Street Name:	McArthur Ave.
Unit, Apartment, Suite (if applicable):	206
Municipality (City, Town, etc):	Ottawa
Postal Code:	K1K1G8
Province:	ON
Country:	Canada
Email:	office.admin@multifaithhousing.ca
Preferred Phone Number:	(613) 686-1825
Alternate Phone Number (optional):	

QUESTIONS ABOUT YOUR TENANCY

When did you move into the rental unit you are applying about?	2021-11-01
Do you still live in the rental unit?	Yes
If you answered "No", when did you move out?	

OTHER PARTIES TO THE APPLICATION

I am also applying against my superintendent or landlord's agent because they caused the problem.	
---	--



REASONS FOR FILING THIS APPLICATION

For reasons 1 - 5, the person who caused the problem could be my landlord, the landlord's agent or the superintendent. For reasons 6 and 7, you can only apply if the landlord caused the problem.

For each reason selected, describe the events that led you to apply to the LTB.

- What happened?
- What were the dates and times of the events?
- Who caused the problem?
- What were the names and titles (such as superintendent) of all the people involved?

REASON 1	My landlord, landlord's agent, or superintendent entered my rental unit illegally.	<input type="checkbox"/>
	Explanation:	
REASON 2	My landlord, landlord's agent or superintendent changed the locks or the locking system to my rental unit or building without giving me replacement keys.	<input type="checkbox"/>
	Explanation:	
	My landlord, landlord's agent or superintendent substantially interfered with my reasonable enjoyment of the rental unit or complex or with the reasonable enjoyment of a member of my household.	<input checked="" type="checkbox"/>
	Explanation: On February 20th, 2023, Lori Simpson knocked on the front door of My apartment and served Me with an N5 "Notice to End your Tenancy", after telling Me how nice it was to see Me again, and how We should arrange a time to sit down and 'catch up'. There was no indication whatsoever that Lori was unhappy with Me in any Way, I did not realize the envelope she handed Me contained an N5, and her friendly and pleasant attitude would have Given Me no reason to suspect that it was any kind of bad news. Sean has NEVER been served with any legal Notice prior to this, save routine Notices of entry for regular maintenance (changing filters in heat and air conditioner). The Notice alleged that Sean was receiving a FINAL NOTICE for "inappropriate behaviour", and sited other incidences that had never been mentioned to Sean previously. It should be Noted that Lori Simpson did not have any first hand	



REASON 3

knowledge of any of the accusations she was making against Sean, her accusations were based entirely on hearsay. When as King of Lori Simpson who had made these accusation (alleging I had disturbed ALL tenants in the community), Lori REFUSED to let Me know. She was acting exclusively on the testimony of some unknown informant whom she refuses to disclose to Me. I advised Lori Simpson that the Notice was unlawful, a breach of My rights, and defamatory to the Good nature of My Character. Sean was advised that he could ignore the N5 Notice, "So long as he agrees to correct his behaviour within seven days." When Sean was as King what needed to be done to correct this alleged behaviour, he was told that he simply needs to stop participating in community events. Sean believes this was entirely politically motivated because the three incidents cited were all occasions when Ottawa's Public Health were invited by MHI to promote vaccine mandates and masks. Sean has routinely been as King Ottawa's Public Health at these 'so called' information sessions if they are advising People of the medical risks associated with vaccination, and why they are promoting medical products if they are not licensed, medical professionals. Ottawa Public Health refused to answer any of Sean's questions, rolling their eyes at him, and telling Sean that Ottawa Public Health has been instructed to 'not to engage' with People who question the safety and efficacy of the vaccines. Sean was as King the very same question of City councilor, Wilson Lo, who was also invited to MHI's Tuesday community coffee. Similarly, Wilson Lo says he has nothing to do with Ottawa's Public Health mandates, and doesn't know why the province is lying about the safety and efficacy of vaccines. Sean is an advocate for the inherent rights of People in his community, and protects his neighbours from being solicited by Ottawa's Public Health (the building manager allowed public health to enter the building to promote their vaccines door-to-door, disturbing tenants in their apartments and homes after there proved to be little interest in the advertised 'information session'. Sean was as King of them to leave the building and stop harassing his neighbours. Ottawa Public Health left the building, and Sean has received many thanks for standing up for their rights, and against unlawful promotion of medical products. Consent to a medical procedure of any kind cannot be Given LEGALLY if it is not Given with fully informed consent, without COERCION or INTIMIDATION. Sean has also attacked very aggressively for having a medical mask and vaccination exemption, has been harassed and discriminated against for participating in community events, calling him a 'danger to the community' for not being vaccinated, though he has never been sick with any virus. I Wished to file an N5 Notice in bad faith because that's exactly what this is, despite MHI not following through on their threat, the INTENT was to terrify Me into submission. A call to the Landlord Tenant Board regarding the N5 Notice revealed to Sean that the entire Notice was a fake, sent exclusively to intimidate and prevent Sean from attending the next information session hosted by public health which 'just happened' to be taking place the following Tuesday.



REASON 4	My landlord, landlord's agent or superintendent harassed, coerced, obstructed, threatened or interfered with me.	<input checked="" type="checkbox"/>
	Explanation: The N5 Notice was served upon Me with exclusive intent to harass and intimidate Sean, and to prevent him from participating in community events. The accusations were harmful to Sean's reputation in the community, and several member of the community approached Sean as King why he was no longer attending community coffee, indicating to him that they miss his presence. Sean explained the threat of eviction for his conversation with councilor Wilson Lo, and members of the community who were witnesses to Sean's questions said to him that they were not at all offended by his questions, they were thankful that someone is standing up to Ottawa's Public Health, and do not believe that politics should be a part of community coffee, and that People should not be ostracized from the community for having different political views, or for making different medical choices to protect their health and personal, Spiritual beliefs in the supremacy of natural immunity.	
REASON 5	My landlord, landlord's agent or superintendent withheld or interfered with my: <ul style="list-style-type: none"> vital services, which are heat from September 1 to June 15, fuel, electricity, gas, hot or cold water care services and meals in my care home. 	<input type="checkbox"/>
	Explanation:	
REASON 6	My landlord did not give me 72 hours to remove my property from the rental unit or from someplace close to it, after the Sheriff evicted me.	<input type="checkbox"/>
	You can apply for remedies 2, 3, 5, 8, 10 and remedy 11 in Part 3.	
Explanation:		
REASON 7	My landlord did not give me a written tenancy agreement for my care home unit, or gave me an agreement that did not include information about my care services and meals and/or the charges we agreed I would pay for them.	<input type="checkbox"/>
	If you are applying for reason 7, the only remedy you can select in Part 3 is remedy 1.	
Explanation:		



REMEDIES

The remedies listed below are orders the LTB can make to address your reasons for filing the application. Provide all the information for each remedy you want the LTB to order. If the LTB decides in your favour, it may decide to include a different remedy or remedies than the ones you selected.

REMEDY 1: The landlord must pay me a rent abatement:

Requested rent abatement: **\$0.00**

My current rent is: **\$0.00**

I am required to pay rent by the:

If "other", please specify:

How did you calculate the rent abatement?

REMEDY 2: The landlord, the landlord's agent or superintendent must stop the activities described below.

What activities do you want the landlord, the landlord's agent or the superintendent to stop?

REMEDY 3: The landlord must pay a fine to the LTB.

REMEDY 4: I want the LTB to end my tenancy on:

REMEDY 5: The landlord, landlord's agent or superintendent must pay me for the costs to repair or replace my property that was damaged, destroyed or disposed of because of their actions.

How was your property damaged, destroyed or disposed of? List each item and the cost to repair or replace it:

These expenses total: **\$0.00**

If the actions of the landlord, landlord's agent or superintendent caused you to move out of your rental unit, you can ask the LTB to include remedies 6 and/or 7 in the order.

REMEDY 6: My new rental unit has a higher rent. The landlord must pay me the difference in rent between my old rental unit and my new rental unit for one year from the date I moved out.



The difference in rent is:	\$0.00
On each:	
If "other", please specify:	
The total amount the landlord owes me is:	\$0.00
REMEDY 7: The landlord must pay me for my moving and storage expenses.	<input type="checkbox"/>
These expenses total:	\$0.00
How did you calculate the expenses?	
REMEDY 8: I had or will have out-of-pocket expenses resulting from the actions of the landlord, landlord's agent or superintendent. The landlord, landlord's agent or superintendent must pay me for these expenses.	<input type="checkbox"/>
These expenses total:	\$0.00
How did you calculate the expenses?	
If you are applying to the LTB because the landlord, landlord's agent or superintendent changed the locks or the locking system without giving you replacement keys (Reason 2), you can ask the LTB to include Remedy 9 in the order.	
REMEDY 9: The landlord must allow me to move back into the rental unit and must not rent the unit to anyone else.	<input type="checkbox"/>
Is the unit vacant?	I don't know
If you are applying to the LTB because the landlord did not let you get your property after the Sheriff evicted you (Reason 6), you can ask the LTB to include Remedy 10 in the order.	
REMEDY 10: The landlord must return all my property that the landlord possesses, or that the landlord can get back from other people.	<input type="checkbox"/>
REMEDY 11: I want the LTB to order other remedies. I have described those remedies below.	<input checked="" type="checkbox"/>
	This is both defamation of Character on absolute hearsay resulting in serious loss of the enjoyment of property. The landlord did not attempt to discuss 'behaviour' issues at all with Sean previous to sending the N5 Notice. A landlord does not have the right to Issue three strikes in a single pitch, and the



What else do you want the LTB to order?

complaint was NOT filed with the LTB, it was a fake, designed exclusively to intimidate Sean and interfere with his enjoyment of community services otherwise available to all tenants of MHI. Lori Simpson also had Adrienne Benjamin announce to community coffee members that Sean would no longer be welcome and that the Issue regarding that 'problematic tenant' had been resolved (he believed that Sean had effectively been barred from all community events). This just caused everyone who was present to be as King of Sean what happened, and if they were lashing out at him for questioning Ottawa's Public Health, soliciting tenants in violation of their rights while insisting the vaccines are 'perfectly safe and effective' when We know that is absolutely false. There are many side effects, many of which are more harmful than the virus they were allegedly designed to protect against. I'm as King for \$25,000 in personal damages for the defamation of My Character and for threats of harm and intimidation Issued in bad faith with intent to intimidate and demoralize Sean's Character. Sean is also as King that Lori Simpson be fined an additional \$10,000.00 payable to the Minister of Finance for Acting as agent for MHI, while suggesting she is an advocate for the inherent rights and dignity of Canada's People, while using an unlawful N5 Notice and her position as landlord to take advantage of that position and intimidate by threatening to evict a Man in the coldest month of the year if he does not agree to behave in a Way Mutlifaith Housing determines to be appropriate. If a landlord can determine that the opinions of others may constitute 'inappropriate' behaviour', then they can effectively intimidate tenants into complying with particular political beliefs in order to be 'accepted' by the community. This is a very



dangerous and slippery slope toward tyranny if landlord's believe they can discharge of such legal powers with extreme prejudice. This was judgment awarded against a Man without any trial, or even any discussion with the alleged offended parties. It was entirely smoke and mirrors, and Sean believes it was motivated by Wilson Lo, who was embarrassed by Sean's questions, and sought revenge by as King of Lori Simpson to evict him. MHI is dependent on the City of Ottawa for a portion of their funding as a not for profit corporation, so having city councilors attend community events is a conflict of interest unless those city councilors Wish to actually address questions from members in the community.

ATTACHED DOCUMENTS

DOCUMENT 1

File Name	LTB Waiver.PDF
Application Type(s):	T2
Document Type:	Other

DOCUMENT 2

File Name	Notice of Trespass.PDF
Application Type(s):	T2
Document Type:	Submissions

SIGNATURE

To the best of my knowledge, the information in this form is complete and accurate. I understand that it is an offence under s.234 of the Residential Tenancies Act, 2006 to file false or misleading information in this form.



Who completed the application?	Applicant
Who signed the application?	The Kingdom of Heaven Found a Sean (Beneficiary)
Completed date:	2023-03-23

COLLECTING PERSONAL INFORMATION

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the Residential Tenancies Act, 2006. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the Tribunal Adjudicative Records Act, 2019. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at 416-645-8080 or 1-888-332-3234 (toll free).

Important Information from the Landlord and Tenant Board

1. After the landlord files the application, the LTB will normally issue an order terminating the tenancy without holding a hearing.
2. It is an offence under the Residential Tenancies Act, 2006 to file false or misleading information with the Landlord and Tenant Board.
3. The LTB has Rules of Practice that set out rules related to the application process and Interpretation Guideline on the LTB's website at <https://tribunalsontario.ca/ltb>.

From: [Mary-Ann Schwering](#)
To: [Jennifer Pilgrim](#); [Lori Simpson](#); [Housing Manager](#)
Subject: Fwd: letter to sean, 105 320 VC re behaviour, banning from community room
Date: March 27, 2023 11:27:21 AM
Attachments: [image001.png](#)
[105-320 VC, Sean Von Dehn, jan 30 2023, re aggressive and demeaning behaviour on dec 12 2023.docx](#)

----- Forwarded message -----

From: **lori.simpson030** [lori.simpson030 <lori.simpson030@sympatico.ca>](mailto:lori.simpson030@sympatico.ca)
Date: Mon, 30 Jan 2023 at 14:53
Subject: letter to sean, 105 320 VC re behaviour, banning from community room
To: [Housing Manager <housing.manager@multifaithhousing.ca>](mailto:housing.manager@multifaithhousing.ca),
[<mary.ann.lsmservices@gmail.com>](mailto:mary.ann.lsmservices@gmail.com), Faisa [<haven@multifaithhousing.ca>](mailto:haven@multifaithhousing.ca)

----- Original Message -----

From: housing.manager@multifaithhousing.ca
To: lori.simpson030@sympatico.ca
Sent: Monday, January 30, 2023 2:31 PM
Subject: Fwd: FW: Incident at coffee time

----- Forwarded message -----

From: [<comm.engagement@multifaithhousing.ca>](mailto:comm.engagement@multifaithhousing.ca)
Date: Wed, Jan 25, 2023 at 1:45 PM
Subject: FW: Incident at coffee time
To: [Housing Manager <housing.manager@multifaithhousing.ca>](mailto:housing.manager@multifaithhousing.ca), [The Haven <haven@multifaithhousing.ca>](mailto:haven@multifaithhousing.ca), [<lori.simpson030@sympatico.ca>](mailto:lori.simpson030@sympatico.ca),
[<exec.director@multifaithhousing.ca>](mailto:exec.director@multifaithhousing.ca)

Good afternoon,

There was another incident involving tenant Sean, at The Haven's Community Room at last week's Coffee Time with visiting guest. Please see the tenant's report below.

Please note that I was not at work on that day, as I was sick.

Regards,



Adrian Benjamin

Manager, Community Engagement & Volunteers*

[Multifaith Housing Initiative](#)

404 McArthur Ave. Suite 206.

Ottawa, ON K1K 1G8

Office Tel: [613-686-1825](tel:613-686-1825)

<http://www.multifaithhousing.ca/>

<https://www.facebook.com/MHIottawa>

<https://twitter.com/MHIottawa>

<https://www.instagram.com/mhiottawa/?hl=en>

https://www.youtube.com/channel/UC2lBrw_i9goE7Q3gfMGWfQ

"The only way you're going to end homelessness is to actually create affordable housing." Elizabeth Singleton

From:

Sent: January 25, 2023 1:34 PM

To: Sahada Alolo <comm.engagement@multifaithhousing.ca>

Subject: Incident at coffee time

Hello

On January 17. Winston Lo joined us to introduce himself to the community.

Before we were able to start the introductions, Sean verbally expressed his anger at Winston being there.

Questioning who Winston was and why he was there. Sean then went into a tirade why the government was at the Haven and all the horrible things that Sean believes the Covid shots do to our body and what Winston was going to do about it.

Sean continue in a raised voice for over 30 minutes. No one was able to calm Sean down. Someone reached out and touched Sean's arm to calm him and he yelled that she had assaulted him.

This behaviour continued for approximately 30 minutes until Sean left stating that he wouldn't return until "we" stopped inviting the government to The Haven.

To add to our embarrassment there was also a couple from Japan visiting and witnessed this behaviour.

This was very upsetting for all of us and one young person was in tears caused by anxiety.

I would like you to be aware of this incident. It is not the first time that Sean has disrupted events in the community room.

Thank you for taking time to be aware of this very uncomfortable incident.

--

Housing Managers: Lori Simpson (Maintenance), Yvonne Ashby (Housing Manager), and Mary-Ann Schwering (Tenant Accounts)

LSM Services for
Multifaith Housing Initiative

404 McArthur Ave, Suite 206
Ottawa, Ontario, K1K 1G8
613-686-1825

Heartwood House Office: Monday to Friday, 10 a.m. to 2 p.m.

The Haven Office: Mondays/Wednesdays/Fridays 2 p.m. to 5 p.m.

To apply for subsidized housing, please contact the Social Housing Registry,
613-526-7088.

Lori Simpson, Manager
LSM Services

613-795-5767

After Hours Maintenance Emergencies, please call 613-296-6859.
Non-urgent calls will be returned when the office re-opens. Thank you.

Copy

January 30th, 2023

Sean Von Dehn
320 Via Chianti Grove
Ottawa, Ontario
K2J 6J6

Dear Sean,

On January 17, 2023, during an event at the Community Room, it was reported that you verbally expressed your anger at a guest presenter for being at The Haven. It was reported that you continued to raise your voice, and behave in an aggressive manner for approximately 30 minutes. This behaviour was upsetting to all the tenants present as well as the guest of Multifaith Housing Initiative (MHI).

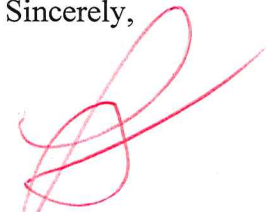
On December 13th, 2022 we received a report that on December 12, 2022 during a community public health vaccination and information sharing event hosted by MHI at The Haven, you behaved in a manner that was verbally aggressive and demeaning towards the Ottawa Public Health employees.

A third incident occurred in October 2022.

Verbally aggressive and demeaning behaviour will not be tolerated and there will be no further warnings. If there are further incident reports received against you for verbally aggressive and demeaning behaviour, MHI will pursue an eviction as this type of behaviour is a serious breach of the MHI policy on Violence and Harassment and therefore is a violation of your lease.

We would also like to advise you are no longer permitted to attend events at the Haven Community Room. If you have any questions, or would like to discuss this further, please contact me by phone at 613-795-5767. Thank you for your co-operation.

Sincerely,



Lori Simpson, Manager
LSM Services Inc. for
Multifaith Housing Initiative

018

Notice to End your Tenancy
For Interfering with Others, Damage or Overcrowding
N5
 (Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
Sean Von Dehn	Multifaith Housing Initiative
Address of the Rental Unit:	
320 Via Chiani Grove, Apt 105, Ottawa, Ontario, K2J 6J6	

This is a legal notice that could lead to you being evicted from your home.

The following information is from your landlord

I am giving you this notice because I want to end your tenancy - I want you to move out of your rental unit by the following termination date: 02 / 20 / 2023.

dd/mm/yyyy

My Reason(s) for Ending your Tenancy

I have shaded the box(es) next to my reason(s) for ending your tenancy. I have also indicated whether this notice is your first or second *Notice to End your Tenancy*.

- Reason 1:** Your behaviour or the behaviour of someone visiting or living with you has substantially interfered with another tenant's or my:
 - reasonable enjoyment of the residential complex, and/or
 - lawful rights, privileges, or interests.
 - You have 7 days to stop the activities or correct the behaviour described on page 2 and avoid eviction.** You will not have to move out if you correct the behaviour described on page 2 within 7 days after receiving this notice. However, if you do not correct the behaviour within 7 days, I can apply to the Board for an order to evict you.
 - I can apply to the Board immediately for an order to evict you.** This is your **second** *Notice to End your Tenancy* in the past 6 months for a reason with a 7-day correction period. You cannot void this notice and I can apply to the Board for an order to evict you.
 - Reason 2:** You or someone visiting or living with you has wilfully or negligently damaged the rental unit or the residential complex.
 - You have 7 days to correct the problem(s) described on page 2 and avoid eviction.** You will not have to move out if you correct the problem(s) within 7 days after receiving this notice. However, if you do not correct the problem(s) within 7 days, I can apply to the Board for an order to evict you.
- You can correct the problem(s) by:**
- repairing the damaged property.
 - or**
 - paying me \$. , which is how much I estimate it will cost to repair the damaged property.
 - or**
 - replacing the damaged property, if it is not reasonable to repair it.

or

- paying me \$, which is how much I estimate it will cost to replace the damaged property if it is not reasonable to repair it.

or

- making arrangements acceptable to me to either:
 - repair or replace the damaged property, or
 - pay me what I estimate it will cost to repair or replace the damaged property.

I can apply to the Board immediately for an order to evict you. This is your **second Notice to End your Tenancy** in the past 6 months for a reason with a 7-day correction period. You cannot void this notice and I can apply to the Board for an order to evict you.

Reason 3: There are more people living in your rental unit than is permitted by health, safety or housing standards.

You have 7 days to reduce the number of people living in the rental unit to _____
 You will not have to move out if you reduce the number of people living in the rental unit within 7 days after receiving this notice. However, if you do not reduce the number of people living in the rental unit within 7 days, I can apply to the Board for an order to evict you.

I can apply to the Board immediately for an order to evict you. This is your **second Notice to End your Tenancy** in the past 6 months for a reason with a 7-day correction period. You cannot void this notice and I can apply to the Board for an order to evict you.

Details About the Reasons for this Notice

I have listed below the events that have led me to give you this notice, including the dates, times and specific details.

Date/Time	Details of the Events
Dec 12/22	The tenant, Sean Von Dehn, attended an information session hosted by Public Health in the Community Room and was verbally aggressive and demeaning towards the Public Health staff. He kept interrupting the conversation and upsetting the
Dec 12/22 Jan 17/23	tenants. Sean continued yelling and then left the session. On January 17, 2023, during an event at the Community Room, it was reported that you verbally expressed your anger at a guest presenter for being at The Haven.
Jan 17/23	It was reported that you continued to raise your voice, and behave in an aggressive manner for approximately 30 minutes. This behaviour was upsetting to all the tenants present as well as the guest of Multifaith Housing Initiative (MHI).

Important Information from the Landlord and Tenant Board

The termination date

If this is your first N5 *Notice to End your Tenancy* in the past 6 months, the termination date on page 1 must be at least **20 days** after the landlord gave you this notice.

If this is your second N5 *Notice to End your Tenancy* in the past 6 months, the termination date on page 1 must be at least **14 days** after the landlord gave you this notice.

Note: A landlord cannot give you a second N5 *Notice to End your Tenancy* unless at least 7 days have passed since the first N5 notice was given.

What if you agree with the notice?

If you agree with what the landlord has put in this notice, and this is your first *Notice to End your Tenancy* in the past 6 months, you should correct the problem(s) described on page 2 within 7 days after receiving this notice. If you do, the landlord cannot apply to the Board to evict you based on this notice.

The landlord can apply to the Board to evict you if:

- you do not correct the problem(s) within 7 days, or
- this is your second *Notice to End your Tenancy* in the past 6 months.

If the landlord applies to evict you, you do not have to move out. The Board will schedule a hearing which you can attend. However, if the landlord applies to the Board to evict you and the Board orders eviction, you will likely have to pay the landlord's filing fee.

What if you disagree with the notice?

You do not have to move out if you disagree with what the landlord has put in this notice. However, the landlord can apply to the Board for an order to evict you. The Board will schedule a hearing where you can explain why you disagree.

What if you move out?

If you move out of the rental unit by the termination date, your tenancy ends on that date. However, if your landlord gave you this notice because you damaged the rental unit or the residential complex, you may still owe the landlord money for the damage.

What if the landlord applies to the Board?

If the landlord applies to the Board to evict you, the Board will schedule a hearing and send you a copy of the application and the *Notice of Hearing*. The *Notice of Hearing* sets out the date, time and location of the hearing. At the hearing, the landlord will have to prove the claims they made in this notice and in the application and you can respond to the claims your landlord makes.

How to get more information

For more information about this notice or your rights, you can contact the Landlord and Tenant Board. You can reach the Board by phone at **416-645-8080** or **1-888-332-3234**. You can visit the Board's website at tribunalsontario.ca/ltb.

Signature

Landlord Representative

First Name

L o r i

Last Name

S i m p s o n

Phone Number

(6 1 3) 6 8 6 - 1 0 2 5

Signature

Date (dd/mm/yyyy)

01/30/2023

Representative Information (if applicable)

Name	LSUC #	Company Name (if applicable)	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number

OFFICE USE ONLY:

File Number

[Grid for File Number]

Delivery Method: In Person Mail Courier Email Efile Fax FL



Tribunals Ontario
Landlord and Tenant Board

Certificate of Service
(Disponible en français)

File Number:

Address of Rental Unit:

Unit /Apt. /Suite: 105	Street Address: 320 Via Chianti
Municipality (City, Town, etc): Ottawa, Ontario	Postal Code: K2J 6J6

I, Lori Simpson, certify that on **30/01/2023**

dd/mm/yyyy

I gave a copy of the following document(s):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Notice of Termination Form # <u>N5</u> | <input type="checkbox"/> Motion to Set Aside an Ex Parte Order |
| <input type="checkbox"/> Application Form # _____ | <input type="checkbox"/> Request to Review an Order |
| <input type="checkbox"/> Notice of Hearing | <input type="checkbox"/> Other _____ |

(insert name of document)

to the following person(s):

- | | | |
|--|---------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> the tenant | <input type="checkbox"/> the landlord | <input type="checkbox"/> other |
|--|---------------------------------------|--------------------------------|

Sean Von Dehn

(insert the name of the person you gave the document to)

- more than one tenant, who is a party to the same application, on the same date and in the same way.
(If you shade this circle, attach a list of the names and addresses of the people you served.)

by the following method of service:

- handing the document(s) to the person(s).
- handing the document(s) to an authorized employee of the landlord.
- handing the document(s) to an adult person in the tenant's rental unit.
- leaving the document(s) in the mailbox, or place where mail is normally delivered.
- placing the document(s) under the door of the rental unit or through a mail slot in the door.
- sending the document(s) by courier to the person(s).
- sending the document(s) by fax to fax number; _____
- sending the document(s) by mail or Xpresspost to the last known address of the person(s), at:

a different method of service (provide details)

Notes:

- The only document that can be properly served by posting it to the door of the rental unit is a notice of intent to enter a rental unit given under section 27 of the *Residential Tenancies Act, 2006*, unless a Member orders otherwise pursuant to the Landlord and Tenant Board's Rules of Practice.
- It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.

Signature Landlord Tenant Representative Other

First Name **L** **O** **R** **I**

Last Name **S** **I** **M** **P** **S** **O** **N**

Phone Number **(** **6** **1** **3** **)** **6** **8** **6** **-** **1** **0** **2** **5**

v. 01/04/2022

Signature (the person who served the documents must sign the form) Date (dd/mm/yyyy) Jan 30/2023



King Sean, House von Dehn <gnosticwisdom37@gmail.com>

Notice of Claim for Trespass

Lori simpson <lori.simpson030@sympatico.ca>

Mon, Feb 6, 2023 at 11:24 AM

To: "King Sean, House von Dehn" <gnosticwisdom37@gmail.com>

Cc: Lori Simpson <lsmsservices@icloud.com>, office.admin@multifaithhousing.ca, wilson.lo@ottawa.ca, Housing Manager <housing.manager@multifaithhousing.ca>

Good Morning Sean

Thank you for writing.

I'm glad to hear that you love your apartment and I'm sorry if the notice has caused you any distress.

We are glad to hear that your experience at the Haven has been a positive one.

The notice was sent due to your behaviour at the events only which was upsetting to tenants and guests who were invited to be there by MHI.

We trust that you will govern yourself accordingly in future and adhere to MHI's request so no further action is necessary.

Best regards, Lori

Lori Simpson, Manager
LSM Services

613-795-5767

After Hours Maintenance Emergencies please call 613-296-6859. Non urgent calls will be responded to when the office re-opens. Thank you.

On Jan 31, 2023, at 11:03 AM, King Sean, House von Dehn <gnosticwisdom37@gmail.com> wrote:

Dear Lori and Mary-Ann, for Multifaith Housing Initiative,

I am very disappointed to have received a Notice to end My tenancy with Multifaith Housing Initiative, and this sentiment cannot be understated. I genuinely love My apartment, Keep it in exceptional condition, and have made wonderful Friendships with People in and around the Haven community.

I also sincerely detest having to place People on Notice for any reason, and the last thing in the Universe I would ever Wish to experience, is friction of any kind with Your organization. My belief is that Multifaith Housing Initiative shares My passion for providing dignity to People of all faiths and beliefs, and especially to those struggling economically. I can honestly tell You that I was blindsided by Your Notice to end My to Me that they have been harmed by My actions, and I am warmly received by everyone I know in this community. I don't believe the complaints are genuine, I don't believe that any tenants in this community Wish to see Me evicted, I believe this Notice is politically motivated, and that it is the City of Ottawa who has expressed concerns regarding My behaviour for expressing My political views and as King of city councillor Wilson Lo why public health was using the Haven's community coffee meet to promote a vaccine mandate that has proven to cause more harm than Good to People who have received this dangerous medical procedure without being fairly warned of the potential risks to their health and well being. People who have been vaccinated can now expect to pay up to 40% more for life insurance because those with two or more vaccinations have a 140% increased chance of SADS (Sudden Adult Death Syndrome). Although correlation does not necessarily infer causality, the data is alarming enough that the vaccines should have been recalled and those who have received them are entitled to compensation if they were not duly warned of the risks. Consent is not legally binding if it is not Given freely without coercion, intimidation, and full disclosure of potential risks. Telling the People that the vaccines are safe and effective is false information

and makes all consent Given by the People null and void and Given in violation of their inherent rights and principles protected by the Nuremberg Code. ⁰²³

[Quoted text hidden]