

November 13, 2024

RE: Written Response for 1105 Vancouver Street regarding notice of city council consideration of a written order for nuisance abatement and cost recovery at the subject property – 1105 Vancouver Street, Prince George, BC.

Hadih Honourable Mayor Yu and Council of the City of Prince George:

I would like to start this letter by acknowledging that I am writing this on the unceded ancestral lands of the Lheidli Teneh and am honored to live, work and play in this beautiful territory. My family is grateful to be welcomed here by the Lheidli Teneh peoples and have enjoyed a wonderful life in central British Columbia.

I am writing this response on behalf of Jarnank Singh Manhas, Mohinder Kaur Manhas, Ram Singh Manhas, and Sudershan Kumari Manhas (collectively the owners) of the property at 1105 Vancouver Street in Prince George, BC. My name is Kap Manhas and I am the son of Ram Manhas. I know many of you as we have worked together on various community committees/projects, and I thank you for your work and service to our city.

There were 2 recommendations set out in the letter received on November 4, 2024:

1. THAT, pursuant to section 3.2)a) of City of Prince George Nuisance Abatement Bylaw 8940, 2018, Council DIRECTS, by way or written ORDER, that Jarnank Singh Manhas, Mohinder Kaur Manhas, Ram Singh Manhas, and Sudershan Kumari Manhas (collectively the "Owners"), being the registered owners of the property with the civic address of 1105 Vancouver Street, Prince George BC and legally described as PID: 008-929-246, Lot 11 Block 208 District Lot 343 Cariboo District Plan 1268 and PID 008-929-262, Lot 12 Block 208 District Lot 343 Cariboo District Plan 1268 (collectively the "Property"), immediately cease causing, or allowing to be caused, the following nuisance activities on the Property:
 - a. The discarding of waste and debris, including mattresses, garbage and cardboard outdoors
 - b. Yelling, shouting, screaming and fighting
 - c. The lighting of outdoor Fires
2. AND THAT Council DIRECTS that administration deliver to the Owners a copy of the written order regarding the Property together with a notice that if a nuisance activity prohibited by the order is abated or caused to be abated by the City under section 3.3 of the City of Prince George Nuisance Abatement Bylaw 8940, 2018, then the cost of such abatement may be recovered from the Owners pursuant to sections 4.1 and 4.3 and Schedule "A" of that Bylaw.

This written correspondence is in response to these 2 recommendations.

Recommendation 1:

- The Owners agree with and have complied with this first recommendation. The owners successfully evicted the tenants in September 2024 after months of correspondence with the Residential Tenancy Branch. With no tenants at the property, the “yelling, shouting, screaming and fighting have ceased as of September 2024. Also, the lighting of fires at the property has ceased as of September 2024. We would like to note that this activity takes place in the alley behind the property by many vulnerable citizens and has **nothing** to do with the owners of this property. Since the eviction of the tenants, the property has been cleaned and all “debris, including mattresses, garbage, and cardboard outdoors” has been cleaned. The house is currently undergoing renovations, and the landlords commit to building a new fence to enclose and beautify the premises in the Spring. Pictures are attached to show the current state of the property. Please note the windows have been boarded up to secure the premises from squatters and other vulnerable citizens. There are new windows and doors that have been ordered and will be installed as soon as possible. Prince George Property Maintenance Bylaw No. 8425, Section 13 (1) states: “Every owner of a vacant building must ensure that the Building is secure from unauthorized entry.” As we conduct renovations, the property is secure from unauthorized entry, as can be seen from the pictures below.

Recommendation #2:

- The Owners are requesting that this notice be either cancelled or put on hold as the owners are in the process of renovating and cleaning up the property. It is important to note that this property has been vacant since September and ongoing efforts are being made to beautify and renovate the property. There is no debris on the property and renovations are occurring. The one thing that we can't control is citizens coming onto the property, but we have not really experienced that. We hired security to the premises in September to deter inappropriate activity and that seemed to have worked. We hope when you review the rest of this package, you will cancel this request as the owners are committed to securing and creating a positive, affordable rental home in a community that needs it.

PLEASE SEE PICTURES OF THE CURRENT LOT AND CLEAN UP THAT HAS OCCURRED







HISTORY OF LANDLORDS

- The owners of these properties moved to Prince George in the early 1970's. Opportunities in the lumber industry brought the young couples to Prince George, and the owners started living their "Canadian Dream" here in Prince George. Since that time the owners have owned and have been landlords to over 20 residential properties, multi-unit properties such as apartment buildings and 6 and 8 plex's, and developed raw land. The owners have contributed to the local economy and provided housing for its citizens for over 50 years in this community. It is important to note that this current situation is an anomaly, and prior to this situation there has never been an order such as this. It is fair to say that this is not how the landlords conduct their rental properties, in fact, they are diligent, respectful, and empathetic people who have contributed positively to a significant housing problem in this province. That being said, there have been some significant challenges, namely the timely eviction of undesirable tenants by the Residential Tenancy Branch, that have contributed to this situation. We feel it is important for Mayor and Council to be aware that the landlords have rented over 20 properties without incident in this community for over 50 years.
- Moving forward, it is the plan of the family to support the landlords, who are all senior citizens as this point, in vetting and ensuring appropriate reference checks are conducted to ensure this does not happen again in the future. The day-to-day management of the properties will be done by the children of the landlords as they are now in their 80's, elderly and unable to manage the property the way it needs to be managed. Although it is impossible to make any guarantees as we cannot predict the future, we can assure Mayor and Council that every preventative step will be taken to ensure the adequate rental of this property. It can be a benefit to the community, and it is the will of the landlords to make it so. These steps include:
 - Cleaning and renovating the property
 - Building a new fence around the property that is more aesthetically pleasing after the winter
 - Implementing a rental process that includes the following:
 - Application to rent
 - Employment verification
 - Reference Checks
 - Increase frequency of walk-throughs and checks on the property
 - One-year leases rather than month to month agreements that allow for a separation of relationship if needed, rather than RTB processes that inhibits Landlords choices to deal with undesirable situations.
 - Any other measures needed to ensure the property is no longer a stress on the City and the community

SUMMARY OF SITUATION AT 1105 VANCOUVER STREET

- The last tenants at 1105 Vancouver Street started their tenancy in November 2023. A young couple rented the house, and they lived there without incident until March 2024. In April 2024, the husband passed away. At this time, the landlords felt empathy for the current tenant and could not anticipate what was to come. Immediately after his death, the situation at the house changed. There was an increase in traffic and people who didn't belong to the house trespassing in and out of the premises. The owners started a process of eviction through the Residential Tenancy Branch, but that process was slow and time consuming. The tenants finally left at the end of August/beginning of September 2024. However, the damage was done as the owners believe the one tenant who was left renting the place was taken advantage of as others occupied the residence. I want to stress, that the Landlords out of empathy and compassion for the widower/tenant; gave her some liberties to keep a roof over her head. They ultimately followed through with RTB regulations for eviction, but the damage was done. Finally, at the end of August, all the tenants left. In early September, the process of cleaning the property and renovating the house began. There has been no activity in or around the house since September, and the lot and yard have been cleaned with renovations beginning.

PROGRESSIVE ACTIONS AND FUTURE OF PROPERTY

- The Owners have taken every progressive action to clean up the property and start renovations at 1105 Vancouver Street. All the issues that are outlined in the Notice Letter by the City dated November 4, 2024, have been addressed and were addressed immediately upon eviction in September 2024. The short-term goals for the property are to find a suitable tenant and manage the property effectively.

SUMMARY

- The owners are committed to providing a safe and useful property on 11th avenue that can be of benefit to a tenant at an affordable rate in a very expensive rental market. The owners have cleaned and are in the process of renovating the house and have corrected all the issues outlined in the Notice letter dated November 4, 2024. The nuisance activities at this residence have stopped and were stopped immediately after eviction in September 2024. The owners have implemented every action to stop the nuisance and do not feel that cost recovery under the abatement bylaw 8940, 2018 is necessary.

Thank you for your consideration,

Jarnank Manhas

Mohinder Manhas

Ram Manhas

Sudershan Manhas