

Date: September 22, 2025

To: **Mayor and Council.**

Name and title: Eric Depenau, Director, Administrative Services

Subject: Nuisance Abatement – 4235 Quentin Avenue

Attachment(s): Nuisance Abatement – 4235 Quentin Avenue Image Package

Recommendation(s):

1. THAT, pursuant to section 3.2(a) of City of Prince George Nuisance Abatement Bylaw 8940, 2018, Council DIRECTS, by way of written ORDER, that Sau Wu and Josephine Lau (collectively the “Owners”), being the registered owners of the property with the civic address of 4235 Quentin Ave, Prince George BC and legally described as PID: 008-990-921, Lot C District Lot 2507 Cariboo District Plan 22244 (collectively the “Property”), immediately cease causing, or allowing to be caused, the following nuisance activities on the Property:
 - a) The discarding and accumulation of garbage outdoors.
 - b) Allowing dogs to run at large.
 - c) Complaints of aggressive behavior from dogs.
 - d) Excessive noise in the form of barking dogs, loud music, yelling, shouting, screaming and fighting; and,
 - e) Camping on property, contrary to the City of Prince George Zoning Bylaw - Bylaw No. 7850
2. THAT, pursuant to section 3.2(a) of City of Prince George Nuisance Abatement Bylaw 8940, 2018, Council DIRECTS, by way of written ORDER, that Beverly COTE (the “Tenant”), residing at a portion of the residence at the civic address of 4235 Quentin Ave, Prince George BC and legally described as PID: 008-990-921, Lot C District Lot 2507 Cariboo District Plan 22244 (collectively the “Property”), immediately cease causing, or allowing to be caused, the following nuisance activities on the Property:
 - f) The discarding and accumulation of garbage outdoors.
 - g) Allowing dogs to run at large.
 - h) Complaints of aggressive behavior from dogs.

- i) Excessive noise in the form of barking dogs, loud music, yelling, shouting, screaming and fighting; and,
- j) Camping on property, contrary to the City of Prince George Zoning Bylaw - Bylaw No. 7850

3. 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 to 4.3 and Schedule "A" of that bylaw.

Purpose:

To recommend that Council issue an order that certain nuisance activities stop at the residence located at 4235 Quentin Ave. If the nuisance activities do not stop despite the order, the City may recover the cost of abating the nuisance, or causing the nuisance to be abated, under the City of Prince George Nuisance Abatement Bylaw 8940, 2018.

Background:

Activities at the residence at 4235 Quentin Ave have resulted in numerous attendances by Bylaw Services and the RCMP since 2024. The Property contains a single-family residence which makes up one side of a duplex. The calls for service listed in this report to both the RCMP and the Bylaw Services Department are related to the occupants of the basement suite at the subject address. The owners of the Property are Sau Wu and Josephine Lau, and the Bank of Montreal has a registered mortgage on title. The current tenant in the basement suite is Beverly Cote, interactions on the property suggest that other people frequently stay with the tenant for various periods of time. Note, a volume of complaints have been made by neighbours who report being adversely affected by nuisances caused by the tenants of the basement suite at 4235 Quentin Avenue.

- At the time of this report **Bylaw Services** has attended 25 calls for service, each generated by public complaint, since July 2024 at the subject property. These calls have primarily been related to noise, aggressive dogs, barking dogs, unsightly conditions and illegal camping.
- At the time of this report **Prince George RCMP** have attended the subject property 19 times since July 2024 for calls including mischief, suspicious activity, drug enforcement and assault.

A more detailed sample of these calls for service include the following, please note that files have been paraphrased:

- July 5, 2024 – Bylaw complaint. “Group of people living out of an RV/Travel Trailer in the driveway of the rental unit. Most windows have been smashed/removed from the unit and replaced with garbage bags/blankets/cardboard. People scream/yell/loudly threaten each other daily and at night after quiet hours. High foot traffic”.
- July 5, 2024 – RCMP attendance for Suspicious Vehicle/Person/Occurrence.
- July 24, 2024 – Bylaw complaint. “New renters moved in six weeks ago and have since set up a "tent city" in the backyard with a 5th wheel and canopy tent with tarp covering it. The house is being rented to two females, but they have two males and another female residing in the backyard. They have been excessively noisy during this time with domestic disturbance calls [allegedly] being reported to the RCMP on two occasions”.
- July 8, 2024 – RCMP attendance for Mischief.
- July 14, 2024 – RCMP attendance for Cause a Disturbance.
- Aug 8, 2024 – RCMP attendance for Cause a Disturbance.
- Aug 9, 2024 – RCMP attendance for Suspicious Vehicle/Person/Occurrence.
- Aug 30, 2024 – Bylaw complaint. Report of a dog attack on another dog.
- Sep 20, 2024 – Bylaw complaint. “There are two or three medium sized dogs at this address that are excessively noisy”.
- Sep 26, 2024 – Bylaw attendance. Issued two tickets for the tenants for keeping unlicensed dogs.
- Oct 7, 2024 – RCMP attendance for check wellbeing.
- Oct 8, 2024 – Bylaw complaint. “There are two medium sized dogs at this address that are excessively noisy. Noisy and disturbing to the home-based businesses run in area”.
- Oct 19, 2024 – Bylaw complaint. “Ongoing issues with neighbors include an incident of people yelling and screaming at one another”.
- Oct 19, 2024 – RCMP attendance for Mischief.
- Oct 31, 2024 – Bylaw complaint. “Noisy dog was yelping in the middle of the night, waking up neighbours”.
- Nov 2, 2024 – Bylaw issued warning ticket to tenants for animal disturbed person.
- Nov 2, 2024 – Bylaw complaint. “The tenant’s backyard is unsightly, there are tents and general refuse, lots of activity in the area”.
- Nov 22, 2024 – RCMP attendance for Assault.
- Dec 9, 2024 – RCMP attendance for Mischief.
- Jan 21, 2025 – RCMP attendance for Cause a Disturbance.
- Jan 27, 2025 – Bylaw complaint. “Complaint of people fighting, screaming and revving their vehicle in the driveway. There are people living in the travel trailer in the driveway”.
- Jan 27, 2025 – RCMP attendance for Suspicious Vehicle/Person/Occurrence.

- Mar 10, 2025 – Bylaw complaint. “There is a dog that lives there that keeps getting loose. Big black dog. It becomes defensive and is a concern. It got out today and was aggressive”.
- Apr 15, 2025 – Bylaw complaint. Nuisance behavior on property.
- April 15, 2025 – RCMP attendance for Drug complaint.
- June 26, 2025 – RCMP attendance for Bylaw complaint.
- June 26, 2025 – RCMP attendance for Suspicious Vehicle/Person/Occurrence.
- July 5, 2025 – RCMP attendance for Mischief.
- July 5, 2025 – RCMP attendance for Suspicious Vehicle/Person/Occurrence
- July 6, 2025 – RCMP attendance for Bylaw complaint.
- July 6, 2025 – RCMP attendance for check wellbeing.
- July 7, 2025 – RCMP attendance for Bylaw complaint.
- May 23, 2025 - Bylaw complaint. “Noise/yelling screaming partying and fighting”.
- May 28, 2025 – Bylaw complaint. “There are people in the backyard of 4235 Quentin Ave who seem to be living outside of this duplex. People involved are up literally all night talking.”.
- Jun 27, 2025 - Bylaw complaint. “RCMP received a report of a dog biting a child. Dogs are now chained up in the back yard”.
- Jul 2, 2025 - Bylaw complaint. “4235 downstairs suite is again carrying on all hours of the day & night”.
- Jul 4, 2025 – Bylaw complaint. “Complaint of dog tied up outside whining, crying, barking all night and during daytime”.
- July 16 – Nuisance Abatement 1st notice letter mailed to property owner and tenants. Tenant served a notice by hand as well.
- July 16 – Excessive noise letter mailed to property owner and tenants.
- July 16 – Bylaw issued Ticket to property owner for allowing noise which disturbs person.
- Aug 6, 2025 – Bylaw complaint. “Complaint of yelling, screaming, fighting”.
- Aug 16, 2025 – Bylaw complaint. Email complaint that “over the past several weeks there has been a noticeable accumulation of makeshift tarp structures, large amounts of miscellaneous items/debris, and frequent activity by unfamiliar individuals in the backyard area. This setup is starting to resemble an encampment and is causing concerns regarding safety, sanitation, and property values. Additionally, there is now a derelict vehicle parked in front of the residence which appears to be immobile and neglected”.
- Aug 21, 2025 – Bylaw complaint. Complaint of dog whining at 12:15am.
- Aug 21, 2025 – Bylaw complaint. Several additional email complaints from residents regarding overall issues with the property.
- Aug 24, 2025 – Bylaw complaint. Animal neglect, animal noise and general disturbances caused by occupants of 4235 Quentin Ave.

- September 6th - Bylaw investigates persistent complaints of a dog howling and barking throughout the day.
- September 10th - Bylaw receives a complaint about a dog howling and barking and alleged nuisance activity in the backyard of 4235 Quentin Avenue.
- September 22nd - Bylaw received a call about people setting up tents in the backyard of 4235 Quentin Ave.

Contact with Owners and Tenants:

This list is intended to be illustrative of the contacts rather than an exhaustive list and does not include all interactions:

- Sep 26, 2024 - Two tickets issued by Bylaw Officers to tenants for keep unlicensed dogs.
- Nov 2, 2024 - Warning ticket issued to tenants for noise from animal disturbing person.
- July 16, 2025 - Nuisance Abatement 1st notice letter mailed to property owner and tenants. Tenant served a notice by hand as well.
- July 16, 2025 - Excessive noise letter mailed to property owner and tenants.
- July 16, 2025 - Ticket issued to property owner for allowing noise which disturbs person.
- Aug 26, 2025 - Ticket issued to property owner, and ticket issued to tenant for allowing unsightly property.

Summary and conclusion:

Staff believe the circumstances described at 4235 Quentin Ave provide a strong example of why the Nuisance Abatement Bylaw was introduced in 2018. Bylaw Services and the RCMP have been called to deal with a high number of nuisance activities. The Nuisance Abatement Bylaw enables Council to formally order a cessation of those activities. Such an order is strengthened by the City's ability to recover certain abatement costs if the nuisance activities continue. The intent is that the nuisance activities will cease going forward.

Respectfully submitted:

Eric Depenau, Director, Administrative Services

Prepared by Kent MacNeill, Manager, Bylaw Services

Approved:

Walter Babicz, City Manager

Meeting date: October 20th, 2025