

COURT FILE NUMBER

COURT

COURT OF KING'S BENCH OF
ALBERTA

JUDICIAL CENTRE

EDMONTON

IN THE MATTER of the *Consumer Protection Act* RSA 2000, c. C
26.3, Part 3.1 and *Life Leases Interest Rate Regulation* Alberta
Regulation 177/2024;

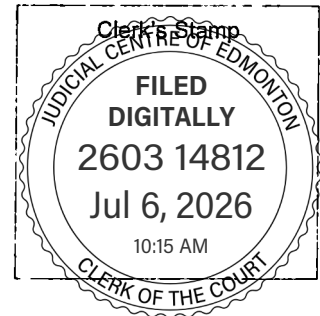
IN THE MATTER OF the *Societies Act*, RSA 2000, c.S-14, ss. 26
and 35;

IN THE MATTER OF the *Trustee Act*, RSA 2000, c.T-8, ss. 21, 23,
25, 34(2) and 46;

IN THE MATTER OF the *Business Corporations Act*, RSA 2000,
c.B-9, ss. 81, and 85 Part 8, ss. 214, 215, 231 and 232;

IN THE MATTER OF the *Judicature Act*, RSA 2000, c.J-2, ss. 8, 13,
16 and 19

AND IN THE MATTER OF LIONS VILLAGE OF GREATER
EDMONTON SOCIETY



APPLICANTS

CARLA TREMBLAY in her capacity as
executrix of the estate of EDITH
GREENE, deceased, and GISELE
LEBLANC, and SUE VANESSEN and
TONY VANESSEN and LIFE LEASE
HOLDERS and LENDERS UNDER
RELATED LOAN AGREEMENTS

RESPONDENT

LIONS VILLAGE OF GREATER
EDMONTON SOCIETY

DOCUMENT

AFFIDAVIT

ADDRESS FOR SERVICE
AND
CONTACT INFORMATION
OF

MILLER THOMSON LLP
Barristers & Solicitors
#2700, Commerce Place
10155 – 102 Street N.W.
Edmonton, Alberta, Canada

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PARTY FILING THIS
DOCUMENT

T5G 4G8
Attention: Terrence M. Warner and Michael Gibson
Email: twarner@millerthomson.com /
mgibson@millerthomson.com
Telephone: 780-429-9727 / 780-429-9733
File Number: 0298982.0001

**AFFIDAVIT
OF
GISELE LEBLANC**

Sworn on July 2, 2026

I, Gisele LeBlanc, of Edmonton, Alberta, SWEAR AND SAY THAT:

1. I am a resident of Lions Village Railtown at 10916 102nd Avenue, Edmonton ("**Railtown**"), one of three locations operated by Lions Village of Greater Edmonton Society ("**Lions Village**"), and as such have personal knowledge of the facts deposed to herein, except where stated to be known by information or belief, and where so stated I verily believe the same to be true.
2. I was also a member of the Railtown Resident's Committee, along with Norbert Lermeyer (RRC Chair), Raja Panwar (Vice Chair), Jennifer Goin (Secretary), Wayne Cifford, Tony VanEssen, Susana Mark, and David Cockle which was formed specifically to address concerns regarding Lions Village neglect of maintenance requirements of Railtown which has become a very serious problem potentially impacting the health and safety of Railtown residents.
3. I make this affidavit in support of the relief sought in the Originating Application filed in these proceedings.
4. I have read the Affidavit of Carla Tremblay (the "**Tremblay Affidavit**") and I am familiar with the facts and matters disclosed therein which I verily believe are true, and as such, those facts and matters are incorporated herein.
5. I have been a resident of Railtown since September 2021, initially in suite 201 which was valued at \$142,000 and is 50 sq ft larger than my current suite 401A. I only had \$88,800 that I was able to pay towards this amount in the 18 months I lived in the suite.
6. I moved into 401A because it was a smaller suite that was valued at a lower price so that I could continue to afford the monthly fees and I would no longer owe so much money and would therefore not have to pay the base rent (interest) amount on top of the monthly fees. When I moved into my current suite, I entered into a new Life Lease Agreement and Loan Agreement with Lions Village (collectively the "**Life Lease**"). Attached hereto and marked as **Exhibit "A"** to this my Affidavit is a true copy of the Life Lease.
7. As set out in the Tremblay Affidavit, the web site of Lions Village markets itself as "A Non-Profit Charitable Organization Committed to Life Lease Seniors Housing for Adults 55 and

older" and is a non-profit society affiliated with Lions Clubs International that is dedicated to serving seniors.

8. When I purchased my Life Lease, I reviewed the web site of Lions Village and the claim of association with a reputable charitable organization such as the Lions Club was a key consideration in persuading me to purchase the Life Lease. I believed that that my Life Lease investment was safe and secure because of the claimed affiliation with the Lions Club.
9. This was an important consideration for me as I am 64 years of age and no longer able to work. My sole source of income is AISH (Assured Income for the Severely Handicapped).
10. The money that went towards my Life Lease loan came from 30 years of savings, an insurance payout after I lost almost everything I owned in a fire in 2021, and an inheritance from friends and family members. The purpose of acquiring the Life Lease was to have a safe, well maintained place to live with monthly fees that were supposed to be much lower than I had been paying. I also trusted that it was overseen by the Lions Club and that my money would be held in trust. The money I spent on the Life Lease was all of the money I had, so it was important to me that it was safe and secure.
11. In regard to suite 201, the Monthly fees in September 2021 was \$666.95 and Base rent was another \$315.04 for a total of \$981.99 per month. The Monthly fees increased in September 2022 to \$680.33, and the Base rent decreased to \$274.55 for a Total of \$954.88. The Monthly fees increased again in February 2023 to \$687.07 and Base rent decreased to \$246.49 for a Total of \$933.56.
12. In regard to my current suite, Suite 401A, monthly occupancy started in March 2023 at \$649.31, and increased to \$706.18 in 2024, an 8.76% increase, and to \$752.08 in 2025, a 6.5% increase. I have been advised that Fees will increase again in September/October 2026.
13. All of the residents of Lions Village projects pay proportionate amounts based upon the size of their units, but despite the requirements in some of the Life Leases to provide disclosure, I have no idea how these funds are being spent as Lions Village refuses to make that information available.
14. Based upon my discussions with current and former residents of Lions Village, I am personally aware of the fact that a significant number of Life Lease holders who have either passed away or have terminated their Life Leases have been unable to recover their investments from Lions Village.
15. Needless to say the financial condition of Lions Village is extremely disturbing and I am fearful of my investment in the Life Lease, especially in light of the fact that Linda Stainton who is the Chairman of Lions Village told residents at a meeting on March 30, 2026 that Lions Village is in great financial difficulty, as a result of significant mismanagement over many years (perhaps as many as twenty years). Attached hereto and marked as **Exhibit "B"** to this my Affidavit is a copy of the report I prepared regarding the March 30 meeting.
16. As set out in the Tremblay Affidavit, the Lions Village website home page says as follows:

"A senior sells his or her house and invests part of the proceeds in a life-lease apartment with one or two bedrooms. They pay no rent for the rest of his or her life. There is only a low monthly service and maintenance fee (electricity, gas, landscaping, taxes etc.) based on the

size of their suite. If they move or pass away, the Seniors, or their estate, get back about 94 per cent or more of the money they originally paid."

17. This description is clearly misleading given the provisions in the Life Lease relating to the Tenant's Proportionate Share of Operating Expenses, which is extensive and include the following:

"1.1.8 "Operating Expenses" means an amount equal to the total annual costs, expenses or outlays paid or payable by the Landlord or others on the Landlord's behalf in connection with the maintenance, operation, management, repair or replacement of the Project, including, but not limited to:

1.1.8.1 the cost of all operating expenses of the Project and services furnished;

1.1.8.2 the cost of all management and administration, including, without limiting the generality of the foregoing, the cost of all housing, social and recreational programs of the Project;

1.1.8.3 the cost of all insurance for fire and extended risk and liability as the Landlord in its discretion acting reasonably may affect or as may be required under the terms of any financing obtained by the Landlord;

1.1.8.4 all taxes levied against the Project;

1.1.8.5 the cost of all utilities and services provided to the Project, including as, water, cable, electricity and garbage removal, if not billed separately to the Tenant;

1.1.8.6 all landscaping and snow removal costs;

1.1.8.7 the cost of all repairs, maintenance and replacement to the Project which is not the responsibility of the individual Tenant and billed separately to the individual Tenant or is covered under the Landlord's insurance;

1.1.8.8 an amount as established by the Landlord acting reasonably to provide for capital replacements or repairs to the Project.

18. The Life Lease of Edith Greene referred to in the Tremblay Affidavit contains the following paragraph, which my Life Lease does not:

"4.1.2 within ninety (90) days of the end of the Landlord's fiscal year, the Landlord shall provide to the Tenant a statement setting out the actual Operating Expenses incurred, a calculation of the Tenant's Proportionate Share, and in the event the actual Operating Expenses exceeded the Landlord's estimate thereof, the Tenant shall pay to the Landlord within thirty (30) days of receipt of such notice, the Tenant's Proportionate Share of such excess, and in the event the Landlord's estimate exceeded the actual Operating Expenses, the Tenant shall be given credit against future payments for the Tenant's Proportionate Share of such excess."

19. My Life Lease is much more recent than that of Edith Greene, and the removal of this provision could only be for one reason and that is to conceal the actual operating costs of Lions Village and the manner in which funds ostensibly collected for operating costs are being expended.

20. I am personally aware that several life lease residents have asked to obtain additional information from Lions Village about operating costs and the Lions Village budget, including Carla Temblay as set out in the Tremblay affidavit, but these requests have been refused by

Lions Village, alleging such information and documents are "private" and the board had determined not to disclose this information. Attached hereto and marked as **Exhibit "C"** to this my Affidavit is as true copy of a letter that was sent by the RCC to Lions Village asking various questions, including regarding getting information on the Annual Reports and the budget.

21. Given that virtually any conceivable expense is included in what we have to pay to Lions Village each month, it is difficult to understand how or why Lions Village is in such financial difficulty and why basic maintenance issues have been neglected.
22. I became aware that Railtown had serious unaddressed maintenance issues not long after I became a resident of Railtown, which led to my involvement with the Railtown Resident's Committee. Attached hereto and marked as **Exhibit "D"** to this my affidavit is a true copy of a letter sent to Blair Ching, who was the Board Chair of Lions Village at the time dated July 5, 2023 which I co-authored. Attached hereto and marked as **Exhibit "E"** to this my Affidavit is a true copy of the Survey referenced in the letter.
23. In November of 2023, a follow up list of maintenance priorities was prepared and sent to Lions Village, but the list was ignored and the issues listed were never addressed. Attached hereto and marked as **Exhibit "F"** to this my Affidavit is a true copy of the November 2023 list of maintenance priorities.
24. As a former member of the RCC, I am personally aware of numerous serious maintenance issues that are not being addressed. These are as follows:
 - a) The roof is in need of replacement and major repair and has been for several years. The eavestroughs leak as well as the soffits. I was told by the caretaker, Stirling McLaughlin that he currently has 8 buckets in the attic catching water leaking through the roof. The Roof failure has resulted in leaks and mold proliferation within the building.
 - b) Numerous balconies in the building are rotted creating a significant safety hazard. Attached hereto and marked as **Exhibit "G"** to this my affidavit of my balcony showing a "bandaid" repair of my balcony which is a piece of plywood placed over a rotted area.
 - c) The parging on the building is crumbling and falling off. Parging above the second floor on the NW side is bulging and expected to break away soon which is a safety issue as it poses a threat of collapsing onto the pedestrian areas below.
 - d) The security camera vendor, Terasol, suspended services approximately two months ago due to non-payment. The premises are currently operating without security monitoring or video retention, impeding police investigations. Unhoused people who spend a great deal of time in Railtown park, in close proximity to our building regularly come into the building. They have been caught using our mud room as a shower, sleeping in stairwells and there have been multiple incidents of thefts. Using security camera footage has been helpful in dealing with past incidents.
 - e) The main (common area) air system for the building to my knowledge has not been cleaned and black oily residue blows out of the vents and stains the ceilings and the walls.

25. I am advised by Marcel Mattar the former maintenance manager of Lions Village, that similar issues exist at the other Lions Village buildings and there has been very little apparent effort on the part of Lions Village to address these issues. Attached hereto and marked as **Exhibit "H"** to this my Affidavit is a series of pictures I was provided with which show maintenance issues at Riverside;
- a) Two pictures of the roof show missing shingles. There are at least 2 suites on the uppermost floor that have been seriously leaking with the rains during the last few weeks. One person has had water collect in light fixtures and run down the walls to where it squeezes between the laminate flooring when walked on. Another person had to put pots around her apartment to catch the drips.
 - b) Another 2 pictures attached as part of **Exhibit "H"** are of the retaining wall that is leaning and has been hit and it is very brittle. Other pictures are of the foundation where it has lifted and water comes in. This has been an issue for years and Kenneth Gill stated multiple times that it would be fixed.
26. One issue that has more to do with a management failure relates to multiple complaints regarding the behaviour of Railtown's current caretaker, Stirling McLaughlin. These include yelling at residents, threats of physical violence and intimidation and sharing private information with residents. Lions Village has despite the multiple complaints has done nothing to address the issue. Lions Village is allowing vulnerable residents to continue to be exposed to these behaviours. Attached hereto and marked as **Exhibit "I"** to this my Affidavit is a letter which I coauthored which was written almost a year ago, July 11, 2025, from the RCC along with some other related documents which outlines Railtown's residents' concerns.
27. This is a serious management failure which affects the quality of life of the residents.
28. As a result of the foregoing, I have no confidence in the ability or the intention of Lions Village to effectively and efficiently manage Lions Village and in particular, to address maintenance issues and believe that the appointment of the Receiver is just, convenient, and necessary to protect the interest of the Life Lease tenants of Lions Village.
29. In the event the court declines to appoint BDO as Receiver over Lions Village, then I, and I believe the other Applicants, consider it in the best interests of the objects of the trust established by the Trust Agreement for the appointment of BDO as replacement Trustee, and that the appointment of a trustee would otherwise be inexpedient, difficult, or impracticable, as the judicial appointment of the Trustee is the only option available to the Applicants, because Lions Village as failed to appoint a replacement trustee in accordance with the terms of the Trust Agreement.

30. I make this affidavit in support of the Applicants' application for the above noted relief and for no improper purpose.

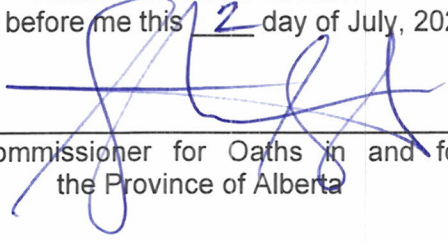
SWORN BEFORE ME at Edmonton,
Alberta, this 2 day of July 2028.

Commissioner for Oaths in and for the
Province of Alberta

Gisèle Leblanc
Gisèle Leblanc

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028

This is **Exhibit "A"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



A Commissioner for Oaths in and for
the Province of Alberta

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028

LEASE AGREEMENT

THIS LEASE made the 06th day of March 2023.

BETWEEN:

LIONS VILLAGE OF GREATER EDMONTON SOCIETY,
a duly incorporated society under the Societies Act of the Province of Alberta
(hereinafter referred to as the "Landlord")

OF THE FIRST PART

- and -

Gisele LeBlanc
(hereinafter referred to as the "Tenant")

OF THE SECOND PART

AND WHEREAS the Landlord is developing the Lands by constructing thereon, or has constructed thereon, an apartment complex.

AND WHEREAS the Tenant desires to lease a Suite in the Project on the terms and conditions hereinafter set forth;

NOW THEREFORE this Agreement witnesseth that in consideration of the rents, covenants and agreements herein contained, the Landlord and Tenant agree as follows:

ARTICLE 1-DEFINITIONS

1.1 In this Lease, the following words and phrases shall have the meanings hereinafter set out:

1.1.1 "Commencement Date" shall mean the 06th day of March 2023.

1.1.2 "Debt Service" shall mean the principal and interest and other charges incurred by the Landlord on an annual basis in respect to the first mortgage which is or shall be registered against the Lands and Project.

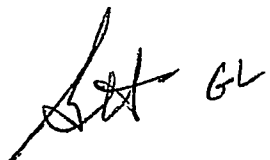
1.1.3 "Deemed Debt Service"- shall mean an amount equal to the interest at the then prevailing interest rate for first mortgages on projects of a similar nature in a similar locale on a principal amount equal to the Landlord's Equity.

1.1.4 "Lands" means that parcel of land located in the City of Edmonton, in the Province of Alberta and designated as one of:

1.1.4.1 Lions Village Riverside, legally described as Condominium Plan 0324309, Unit 117 and 118, municipally described as 204 Haddow Close, Edmonton, AB, or

1.1.4.2 Lions Village Castledowns, legally described as Condominium Plan 0122745, Unit 1, Unit 2, Unit 3, Unit 4 and 3000 undivided one ten thousandth shares in the common property excepting thereout all mines and minerals, municipally described as 15617 and 15625 Castledowns Road, Edmonton, AB, or

1.1.4.3 Lions Village Railtown, legally described as Plan 9826195 Block 9B Lot 4A excepting thereout all mines and minerals, municipally described as 10916 – 102 Avenue, Edmonton AB.



- 1.1.5 **"Landlord's Equity"** shall mean the amount by which the unit value of the Leased Premises as determined by the Landlord as of the commencement of this Lease exceeds the amount of the loan provided by the Tenant to the Landlord pursuant to the Loan Agreement.
- 1.1.6 **"Leased Premises"** means Suite #401A located in Lions Village Railtown.
- 1.1.7 **"Loan Agreement"** means that certain Loan Agreement whereby the Tenant advanced by way of loan to the Landlord, a copy of which agreement is attached hereto as Schedule "B" or attached to the Offer to Lease.
- 1.1.8 **"Operating Expenses"** means an amount equal to the total annual costs, expenses or outlays paid or payable by the Landlord or others on the Landlord's behalf in connection with the maintenance, operation, management, repair or replacement of the Project, including, but not limited to:
- 1.1.8.1 the cost of all operating expenses of the Project and services furnished;
 - 1.1.8.2 the cost of all management and administration, including, without limiting the generality of the foregoing, the cost of all housing, social and recreational programs of the Project;
 - 1.1.8.3 the cost of all insurance for fire and extended risk and liability as the Landlord in its discretion acting reasonably may affect or as may be required under the terms of any financing obtained by the Landlord;
 - 1.1.8.4 all taxes levied against the Project;
 - 1.1.8.5 the cost of all utilities and services provided to the Project, including as, water, cable, electricity and garbage removal, if not billed separately to the Tenant;
 - 1.1.8.6 all landscaping and snow removal costs;
 - 1.1.8.7 the cost of all repairs, maintenance and replacement to the Project which is not the responsibility of the individual Tenant and billed separately to the individual Tenant or is covered under the Landlord's insurance;
 - 1.1.8.8 an amount as established by the Landlord acting reasonably to provide for capital replacements or repairs to the Project.
- 1.1.9 **"Project"** means all improvements constructed or to be constructed upon the Lands from time to time, including without limitation, the buildings located thereon.
- 1.1.10 **"Spouse"** shall mean a person legally married to a Tenant, or a person who has lived with a Tenant as man or wife for a consecutive period of at least 24 months and who is commonly referred to as the Spouse of a Tenant.
- 1.1.11 **"Taxes"** means an amount equivalent to all taxes, rates, duties, levies, and other assessments whatsoever, whether municipal, provincial, parliamentary or otherwise, levied, imposed or assessed against the Project, or the Lands, or upon the Landlord on account thereof, or from time

to time levied, imposed, or assessed in future in lieu thereof, including those levied, imposed or assessed for education, schools and local improvements, and including all costs and expenses incurred by the Landlord in good faith in contesting, resisting or appealing any such taxes, rates, duties, levies or assessments. "Taxes" shall also mean and include corporation capital tax or any other like tax levied, imposed or assessed upon the capital of the Landlord howsoever the capital may be measured, and which Tax is reasonably allocated to the Project and/or the Land, and such taxes, rates, duties and assessments, levied, imposed or assessed against roadways, lanes, alleys or other passage ways intended for the use of Tenants of the Project which do not form part of the Land, or upon the Landlord on account thereof, and any and all Taxes which may in future be levied in lieu of Taxes as herein before defined.

1.1.12 **"Tenant's Proportionate Share"** means the fraction in which the numerator is the square foot area of the Leased Premises as determined by the Landlord and the denominator is the total square footage of all residential units in the buildings located in the Project intended to be leased as determined by the Landlord.

1.1.13 **"Tenant"** shall mean the person or persons executing this Agreement named herein.

1.1.14 **"Term"** means the period commencing on the date for occupancy assigned to each Tenant by the Landlord (the "Commencement Date") and ending on the earlier of:

1.1.14.1 the termination date as determined by the giving of notice by either party as provided herein, or

1.1.14.2 the last day of the sixth (6th) month following the death of the Tenant; provided that if the Tenant consists of more than one person, the reference to the death of the Tenant shall refer to the last of such persons to die, or

1.1.14.3 the last day of the sixth (6th) month following the giving of Notice from the Landlord to the Tenant if the Landlord intends to demolish or substantially renovate the project.

1.1.15 **"Trustee"** shall mean UMC Financial Management Inc. or its successors.

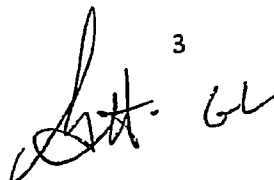
1.1.16 **"Unit Value"** shall mean \$95,000.00.

ARTICLE 2 - DEMISE AND TERM

2.1 In consideration of the covenants and agreements contained in this Lease to be observed by the Tenant, the Landlord hereby demises and leases to the Tenant and the Tenant leases from the Landlord the Leased Premises for the Term.

2.2 Other than the Tenant, the only person or persons who may permanently reside or occupy the Leased Premises is/are the following:

2.2.1 the spouse of the Tenant, parents of the Tenant, or siblings of the Tenant and then only with written consent of the Landlord, which may be withheld arbitrarily, or, if given, may be revoked by the Landlord upon seven (7) days' notice to the Tenant or such occupant.

3


Lions Village Lease June 2014

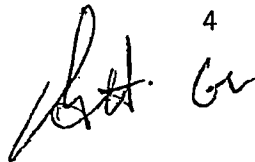
- 2.3 Notwithstanding anything else in this Agreement, no person under the age of 55 years, other than a spouse of the Tenant, may occupy the Leased Premises for any continuous period in excess of one (1) month without the prior written consent of the Landlord, which may be withheld arbitrarily, or, if given, may be revoked by the Landlord upon seven (7) days' notice to the Tenant or such occupant.

ARTICLE 3 - SURRENDER OR TERMINATION

- 3.1 Notwithstanding the Term of this Lease, the Tenant may surrender this Lease at any time after the Commencement Date upon giving to the Landlord three clear months' written notice.
- 3.2 The Tenant may be removed from the Leased Premises by the Landlord upon thirty (30) days' written notice to the Tenant in the event of nonpayment of Rent by the Tenant or any other payment obligation of the Tenant under this Lease.
- 3.3 Notwithstanding anything herein contained, the Tenant may be removed from the Leased Premises and this Lease terminated should the Tenant create a nuisance or become a danger to themselves or the other Tenants of the Project or should the Tenant remain in breach of any term of this Lease for thirty (30) days following receipt of notice of such breach.
- 3.4 In the event that the Tenant commits a substantial breach of this Lease Agreement, and the Landlord elects to terminate this Lease as a result of such breach, all rentals for the then current month and the next three (3) months will immediately become payable and the term will at the option of the Landlord immediately be determined and the Landlord may retake possession of the Leased Premises and remove the Tenant's effects from them.
- 3.5 In the event the Tenant terminates this lease or causes the Landlord to terminate this lease the landlord shall charge the Tenant as liquidated damages (not as a penalty), a fee of four percent (4%) of the Unit Value to cover administration and releasing costs.
- 3.6 Notwithstanding anything in this Agreement to the contrary, any money owed by the Tenant to the Landlord for damage to the Leased Premises or the Project or for any unpaid rent or other obligation of the Tenant to the Landlord shall be set off and deducted from any amounts owed by the Landlord to the Tenant pursuant to the Loan Agreement and the Tenant hereby authorizes such deduction and set off and irrevocably authorizes the Trustee or the Landlord to make any such deduction or set off.

ARTICLE 4 - PAYMENT OF OPERATING EXPENSES

- 4.1 The Tenant shall pay to the Landlord at the office of the Landlord at Suite 112, 204 Haddow Close, Edmonton, Alberta T6R 3B3 or such other place and by such method as the Landlord shall direct in writing, in lawful money of Canada, and without deduction or set off, the Tenant's Proportionate Share of Operating Expenses. On the first day of each and every calendar month throughout the Term the Tenant shall pay 1/12 of the Landlord's estimate of the Tenant's Proportionate Share of Operating Expenses for the current fiscal year of the Landlord and each successive fiscal year of the Landlord thereafter; provided that if the Term commences after the beginning of any such fiscal year or expires before such fiscal year, the Tenant's Proportionate Share of Operating Expenses payable for such fiscal year shall be reduced pro rata.

 4

Lions Village Lease June 2014

ARTICLE 5 - RENT

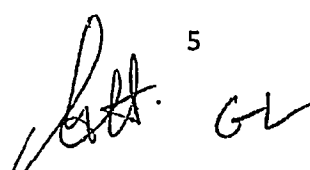
- 5.1 The Tenant shall pay to the Landlord in lawful money of Canada as Rent an annual amount equal to the Debt Service attributed to the Landlord's Equity in the Leased Premises, such amount payable in equal monthly payments, on the first of each month, in each and every year of the Term, the first of such payments to be payable on the Commencement Date; or in the event the Project is not encumbered by a first mortgage, an annual amount equal to the Deemed Debt Service, such amount payable in equal monthly payments together with the payment of the operating expense on the first of each month in each and every year of the Term.
- 5.1.1 The Debt Service to be attributed to the Leased Premises shall be the portion of the Debt Service which the Landlord's Equity in the Leased Premises bears to the total Landlord's Equity in all of the Units of the Project.
- 5.2 In the event that any of the Projects are not encumbered by a first mortgage and the Tenant is paying Rent equal to the Deemed Debt Service, such amount shall be adjusted every five (5) years to the then prevailing interest rate.
- 5.3 If the cost of Debt Service shall increase at any time throughout the Term, the Tenant agrees to pay such increase, effective from the date of such increase, and in the event that the cost of Debt Service shall decrease, the amount payable by the Tenant to the Landlord shall decrease by such amount.
- 5.4 As of the Commencement Date, the Tenant's Rent and the calculation thereof is as set out in Schedule "C" attached hereto.
- 5.5 In the event that the Tenant continuously remains a Tenant in the Leased Premises for a Term of years greater than thirty (30) years, the Landlord's Equity shall then be deemed to be nil and the annual Rent of the Tenant shall be calculated accordingly.

ARTICLE 6 - APPLIANCES

- 6.1 The Tenant acknowledges that the Leased Premises is equipped with the following appliances, which shall remain the property of the Landlord: stove, refrigerator, dishwasher, washer and dryer.
- 6.2 The Tenant shall immediately notify the Landlord in the event of a malfunction in any of the above appliances and the Landlord agrees to repair and maintain such appliances and to replace the same where necessary, except for damage to such appliances caused by the Tenant through any willful act or negligence or misuse of the appliances.

ARTICLE 7 - SUBLETTING AND PARTING WITH POSSESSION

- 7.1 The Tenant shall have the right to sublet the Leased Premises for terms not exceeding one (1) year with the written consent of the Landlord, which consent shall not be arbitrarily or unreasonably withheld so long as the proposed subtenant is a qualified tenant pursuant to the rules established by the Landlord from time to time and the subtenant agrees to be bound by the terms of this Lease.
- 7.2 In no event may the Leased Premises be sublet for a rental rate in excess of the rate charged under the provisions of this Lease.

5


Lions Village Lease June 2014

ARTICLE 8 - REPAIRS AND REPLACEMENTS

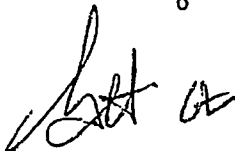
- 8.1 The Tenant shall be responsible at the Tenant's sole cost for cleaning of the Leased Premises and for repairs and maintenance of any appliances not the property of the Landlord and for the repair and maintenance of any improvements to the Leased Premises installed or constructed by the Tenant.
- 8.2 The Tenant shall at its own cost make all repairs to the Leased Premises necessitated by any negligent or willful conduct of the Tenant, or by the willful or negligent conduct of an invitee or occupant of the Leased Premises.
- 8.3 The Landlord shall be responsible for maintaining the Leased Premises, other than the obligations of the Tenant as set forth in paragraphs 8.1 and 8.2.
- 8.4 The Tenant may make improvements or alterations to the Leased Premises during the Term at the Tenant's sole cost, provided the Tenant has obtained the written consent of the Landlord.
- 8.4.1 Any improvements to the Leased Premises shall upon the expiry of the Term become the property of the Landlord, provided however that the Landlord may require the Tenant to remove such improvements at the expiry of the Term at the Tenant's sole cost and require the Tenant to restore the Leased Premises to its original condition.

ARTICLE 9 - RULES AND REGULATIONS

- 9.1 The Tenant agrees to abide by the rules and regulations as set forth in Schedule "D" attached hereto, and further agrees to abide by any other reasonable rules and regulations that may be made by the Landlord and communicated to the Tenant in writing from time to time during the Term and all such rules and regulations now in force or hereafter put in force shall be read as forming part of the terms and conditions of this Lease.

ARTICLE 10 - DAMAGE

- 10.1 The Tenant shall reimburse the Landlord for costs or expenses incurred by the Landlord in making good any damage caused to the Leased Premises or the Project or any part thereof, including the furnishings and amenities thereof, as a result of the negligent or willful act or omission of the Tenant or any person in or on the Project at the invitation of or with the consent of the Tenant.
- 10.2 If the Leased Premises or the means of access thereto or the Project shall be damaged by fire or other cause covered by the Landlord's insurance, the Landlord shall with reasonable dispatch, after receipt of notice of said damage, repair or replace or cause to be repaired or replaced, with materials of a kind and quality then customary in similar projects, the Leased Premises to the extent that insurance monies are made available to the Landlord. Any costs incurred by the Landlord in connection therewith that are not recovered under such insurance coverage shall be deemed to be part of the Operating Expenses. Anything in this Agreement to the contrary notwithstanding, the Landlord shall not be required to repair or replace or cause to be repaired or replaced any equipment, fixtures, furniture, furnishings or decorations installed by the Tenant or any previous Tenant of the Leased Premises.
- 10.3 In case the damage resulting from fire or other casualty shall be so extensive as to render the Leased Premises partly or wholly un-tenantable, or if the means of access thereto shall be destroyed, the



Tenant's rent and proportionate share of Operating Expenses shall abate until the Leased Premises shall again be rendered wholly tenantable or the means of access restored; but if said damage shall be caused by the act or negligence of the Tenant, or of any person in or on the Project at the invitation of or with the consent of the Tenant, the rent and such proportionate share of Operating Expenses shall abate only to the extent of the rental value insurance, if any, collected by the Landlord with respect to the Leased Premises.

10.4 If the Landlord shall determine that:

10.4.1 the Project is totally destroyed by fire or other cause, or

10.4.2 the Project is so damaged that it cannot be repaired or restored within a reasonable time after the loss shall have been adjusted with the insurance carriers; or

10.4.3 if it shall be illegal to repair or replace such damage, then and in any such event the Landlord shall terminate this Lease by giving the Tenant within 30 days of such damage or destruction notice of termination and thereupon the Rent and any other payments for which the Tenant is liable under this Lease shall be apportioned and paid to the date of such damage or destruction and the Tenant shall forthwith deliver up possession of the Leased Premises to the Landlord; provided that notwithstanding the termination of this Lease set forth in this paragraph, the Tenant shall remain liable for any outstanding obligations of the Tenant under this Lease as at the time of such termination.

ARTICLE 11- INSURANCE

11.1 The Landlord shall insure the Project to its full insurable value for risk of damage caused by fire and, other risks.

11.2 The Tenant shall throughout the Term provide and keep in force to the benefit of the Landlord and the Tenant general liability insurance in an amount not less than \$1,000,000.00, or such other amounts as may be specified by the Landlord from time to time in respect of injury to or death of any persons or property damage. The Tenant shall promptly furnish to the Landlord copies of insurance policies or other evidence satisfactory to the Landlord of such insurance and any renewals.

11.3 To the maximum extent permitted by law or the terms of any policy of insurance now or hereafter obtained by either the Landlord or the Tenant, the Landlord and the Tenant herewith mutually waive any and all right of subrogation of any insurance carrier of either of them with respect to loss or damage to any property within the Project and, to the extent that any loss or damage is covered by the insurance of either the Tenant or the Landlord, the parties insured herewith releases the other from any liability with respect to such loss or damage.

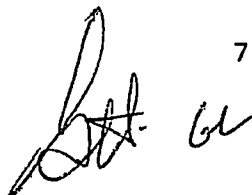
ARTICLE 12 - ACCESS BY LANDLORD

12.1 The Landlord has right of access to the Leased Premises:

12.1.1 to show the Leased Premises to prospective tenants at reasonable hours after notice to terminate the tenancy has been given;

12.1.2 in the case of an emergency; and

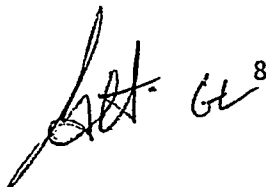
12.1.3 after giving written notice to the Tenant of at least 24 hours before time of entry, which time will be specified on the notice and shall be during daylight hours.



Lions Village Lease June 2014

ARTICLE 13-GENERAL

- 13.1 The Tenant acknowledges that, except as otherwise provided herein, there are no covenants, representations, warranties, agreements or conditions, express or implied, collateral or otherwise, forming part of or in any way affecting or relating to this Lease which constitutes the entire agreement between the Landlord and the Tenant and may not be modified except as herein explicitly provided or except as subsequent agreement in writing of equal formality hereto executed by the Landlord and Tenant.
- 13.2 This Lease and everything herein contained shall enure to and be binding upon the successors and assigns of the Landlord.
- 13.3 Reference to the Tenant shall be read with such changes in gender as may be appropriate, depending on whether the Tenant is a male or female person, and if the Tenant is more than one person or entity, the covenants of the Tenants shall be deemed joint and several.
- 13.4 The Landlord and the Tenant agree that all of the provisions of this Lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof and should any provision or provisions of this Lease be illegal or not enforceable, or they shall be considered separate and severable from this Lease, the remaining provisions shall remain in force and be binding upon the parties hereto as though the said provision or provisions had never been included.
- 13.5 Any notice or document to be given or provided hereunder:
- 13.5.1 if given by the Landlord, shall be valid if delivered, or sent by registered mail, postage prepaid, addressed to the Tenant at the address referred to herein as the Leased Premises; and
- 13.5.2 if given by the Tenant, shall be valid and effective if delivered to an officer of the Landlord, or sent by registered mail, postage prepaid, addressed to the Landlord at:
Suite 112, 204 Hadow Close NW, Edmonton, AB. T6R 3B3;
- 13.5.3 any notice so delivered shall be deemed to be effectively given when delivered, and any notice given by registered mail shall be deemed to have been effectively given on the third business day after it was mailed as aforesaid, except in the event of an interruption in the postal service, in which case, such notice shall be delivered.
- 13.6 Any party hereto may give notice of a change of address for the giving of any notice or providing of any document by giving notice to the other party in accordance with the above provisions.
- 13.7 The headings appearing within the body of this Lease have been inserted as a matter of convenience and for reference only and no way define, limit or enlarge the scope or meaning of this Lease or any provision hereof.
- 13.8 The Tenant covenants and agrees not to register any Caveat against the Lands, nor to register this Lease in any Land Titles Offices in which the Lands are situate.

Handwritten signature and initials, possibly "G.H." and "G.L.", in black ink.

Lions Village Lease June 2014

13.9 The Tenant acknowledges that he/she has been provided with an opportunity and was recommended to both read this document and obtain independent legal advice concerning the terms and provisions of this document. By the execution of this document, the Tenant acknowledges either the receipt of independent legal advice or makes a voluntary and informed decision to waive the opportunity to seek and obtain independent legal advice, and, as such, shall not make any claim against the Landlord based on this document or the agreements scheduled hereto.

GL Tenant initials

IN WITNESS WHEREOF the Tenant has hereunto executed this Lease as of the day and year first above written.

Tenant: Gisele LeBlanc Keith Hebl
Gisele LeBlanc Witness

IN WITNESS WHEREOF, the Landlord has hereunto set their corporate seal, attested by their proper officers in that behalf, this 06th day of March 2023.

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Per: Greg Holmes Keith Hebl
Greg Holmes Witness

Schedule "B" of Lease Agreement

LOAN AGREEMENT

THIS AGREEMENT made the 6th day of March, A.D. 2023.

BETWEEN

Gisele LeBlanc
(Hereinafter called the "Lender")

OF THE FIRST PART,

-and-

LIONS VILLAGE OF GREATER EDMONTON SOCIETY
(Hereinafter called the "Borrower")

OF THE SECOND PART.

WHEREAS the Lender is a tenant or has agreed to become a tenant of the Borrower in respect to certain residential premises located or to be located in a development situated on lands known as Lions Village Railtown, municipally described as 10916- 102 Avenue in the City of Edmonton, Province of Alberta;

AND WHEREAS the Lender has agreed to advance to the Borrower a sum of money hereinafter set out, which sum is to be repaid by the Borrower to the Lender upon the conclusion of the term of the Lender's tenancy;

AND WHEREAS the repayment of the said loan shall be secured by a second mortgage against the Lands and Project, which second mortgage shall be held by and registered by a Trustee on behalf of all of the tenants of the Borrower.

NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:

1. In this Agreement, the following terms and expressions shall have the following meanings:

- 1.1 **"LANDS"** shall mean that certain property, legally described as Plan, 9826195 Block 9B Lot 4A excepting thereout all mines and minerals, municipally described as 10916 – 102 Avenue, Edmonton AB.
- 1.2 **"LEASED PREMISES"** shall mean that certain apartment unit located in the Project which the Lender has agreed to lease from the Borrower, such unit being Suite 401A.
- 1.3 **"PRINCIPAL SUM"** shall mean the amount of money in Canadian funds advanced by the Lender to the Borrower and remaining unpaid from time to time.



- 1.4 **"PROJECT"** shall mean the residential housing complex constructed or to be constructed on the Lands.
- 1.5 **"TRUST AGREEMENT"** shall mean that certain Agreement between the Borrower and the Trustee in which the Trustee shall secure the Lenders loan by second mortgage, which second mortgage shall be held by and registered by the Trustee on behalf of all of the tenants of the Borrower.
2. The Lender agrees to lend to the Borrower and the Borrower agrees to borrow from the Lender, the sum of \$95,000.00 of lawful money of Canada, such sum to be advanced to the Trustee and dealt with in accordance with Trust Agreement. Tenant initials GL
- 2.1 The loan as aforesaid shall be advanced by the Lender to the Trustee upon execution of this agreement or in accordance with Schedule "A", attached hereto.
3. No interest shall be charged or paid on the Principal Sum until default of repayment occurs by the Borrower and thereafter interest shall be charged and paid on the Principal Sum, or so much thereof as remains outstanding from time to time at the rate equal to the prime rate of interest as charged by the Royal Bank of Canada minus one (1%) percent per annum until paid.
4. The Principal Sum shall be repaid by the Borrower to the Lender ninety (90) days following the earlier of the following events:
- 4.1 The termination of the Lenders Tenancy in respect to the Leased Premises for whatever reason;
- 4.2 The bankruptcy or receivership of the Borrower;
- 4.3 The sale or transfer of the Lands and Project by the Borrower;
- 4.4 The nonfulfillment of any of the conditions precedent in the Tenant's Offer to Lease the Leased Premises by the date stipulated in the Offer to Lease.
5. Notwithstanding the provisions of paragraph 4 above, it is understood and agreed that in the event that the Lender should die or be permanently hospitalized or otherwise unable to take possession of the Leased Premises, then the principal sum shall be repaid to the Lender within ninety (90) days from the date that an Occupancy Permit is issued from the City of Edmonton in respect to the Leased Premises.
6. Notwithstanding the provisions of paragraph 4 above, in the event that the Lender gives notice to the Borrower to terminate the Lenders tenancy of the Leased Premises in any month in which prior to such notice six (6%) percent or more of the tenants of the Borrower in the Project have served notice on the Borrower to terminate their tenancies, then the Principal Sum shall not become due and payable until such time as the Borrower relets the Leased Premises. The Lender shall in any event be paid interest at the rate set out herein from the date, ninety (90) days following the termination of the tenancy to the date of repayment of the Principal Sum.
7. The Borrower hereby agrees that the Lands and Project shall be charged by way of mortgage, to be a second charge against the Lands and Project, and shall be security for the repayment of the Principal Sum pursuant to the terms of the Trust Agreement and the Lender agrees that he/she will not register any

encumbrance or caveat or this Agreement in any manner against the Lands and Project and acknowledges that the sole security for the repayment of the Principal Sum shall be the mortgage held by the Trustee for and on behalf of the Lender.

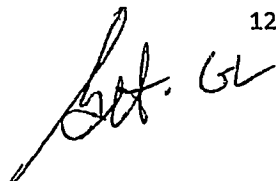
8. The Borrower covenants to keep the Project insured for its full replacement value, with second loss payable to the Trustee.
9. The Borrower and the Lender covenant that they will execute or cause to be made, done or executed all further and lawful acts, deeds, things, devices, conveyances and assurances whatsoever for effecting the purposes and intent of this Agreement.
10. Any notice to be given hereunder shall be in writing, addressed to the party for whom it is intended, and shall not be deemed received until actual receipt by the other party, except if sent by facsimile, in which case, it shall be deemed received on the business day next following the date of transmission. The mailing addresses of the parties shall be:

10.1 As to the Borrower:
LIONS VILLAGE OF GREATER EDMONTON SOCIETY
Suite 112, 204 Haddow Close NW
Edmonton, AB T6R 3B3
Telephone: 780-447-4484
Facsimile: 780-391-0040

10.2 As to the Lender:

Or any other mailing or facsimile addresses as the parties may from time to time notify the other.

11. This Agreement shall be binding on and ensure to the benefit of the Borrower and the Lender and their respective successors.
12. Any provision of this Agreement which is or becomes prohibited or unenforceable in any jurisdiction shall not invalidate or impair the remaining provisions of this Agreement, but shall be deemed severable from the prohibited and unenforceable provision or provisions and any prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable that provision in any other jurisdiction.
13. No amendment, supplement or waiver of any provision of this Agreement or any other agreements provided for or contemplated, nor any consent or any departure by the Borrower, shall in any event be effective unless it shall be in writing and signed by the Lender, and then the waiver or consent shall be effective only in the specific instance for the specific purpose for which it has been given.

12


Lions Village Lease June 2014

14. Time shall be of the essence of this Agreement.

15. This Agreement shall remain in full force and effect until payment in full of all of the Principal Sum.

16. This Agreement constitutes the entire agreement between the parties in respect to the matters herein dealt with and cancels and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect to such matters.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed on the day and year first above written.

LENDER:

Per Gisele LeBlanc
Gisele LeBlanc

Keith Hubley
Witness

BORROWER

LIONS VILLAGE OF GREATER EDMONTON SOCIETY

Per Greg Holmes
Greg Holmes

Keith Hubley
Witness

SCHEDULE "C "

TENANTS RENT AND CALCULATION:

Attached to and forming part of the lease to: Gisele LeBlanc.

Dated this 06th day of March 2023 with respect to Unit # 401A, Lions Village Railtown.

Unit Value	\$95,000.00		
Tenant Loan Amount:	\$88,800.00	(carried lateral from Suite 201, Railtown)	
Equity Balance	\$6,200.00		
		Base Rent	\$ 20.67
		Monthly Operating Fee	\$ 649.31
		Total Monthly Fee	\$ 669.98

Note:

Monthly operating fees are reviewed annually and adjusted as necessary

GL



LIONS VILLAGE
OF GREATER EDMONTON SOCIETY

Your "Home for Life" Life Lease Alternative

RECEIPT OF PAYMENT

April 13, 2023

Gisele LeBlanc
Suite 401A, 10916 - 102 Avenue
Edmonton AB T5K 2W6

Full Value of Unit:	\$95,000.00
Amount Transferred from Suite 201 on March 6, 2023:	\$88,800.00
Amount received March 31, 2023	\$ 6,200.00
Deemed Debt is now:	\$ 0.00

Lions Village of Greater Edmonton Society

Greg Holmes
Executive Director

Suite 112 204 Haddow Close NW Edmonton AB T6R 3B3
Phone: 780.447.4484 Fax: 780.391.0040
www.lionsvillage.com

LIONS VILLAGE
OF GREATER EDMONTON SOCIETY

Your "Home for Life" Life Lease Alternative

Gisele Leblanc
401A Railtown
September 26, 2025

Dear Gisele Leblanc,

We hope this message finds you well. As part of our ongoing commitment to transparency and responsible stewardship of our community, we are writing to inform you of an upcoming adjustment to the monthly operating costs at Lions Village.

Beginning November 1st, 2025, monthly operating costs will increase by 6.25%. The new monthly amount will be \$ 752.08. Electronic Funds Transfers (EFTs) will be adjusted automatically. If you pay by e-Transfer, please adjust the amount accordingly.

This decision was not made lightly. Over the past year, we have seen a significant rise in the cost of utilities, including electricity, water, and heating. In addition, recent tariffs on building materials and a notable increase in labour costs have further impacted our operational budget. These external pressures have made it increasingly challenging to maintain the high standard of living and services you expect.

Please be assured that we have taken every possible measure to minimize this increase. Our team has reviewed budgets, streamlined operations, and explored cost-saving opportunities to ensure that any adjustment remains as modest as possible. However, due to the cumulative rise in utility rates, taxes, and essential service costs, this increase is necessary to ensure the continued sustainability and quality of life within our villages.

We remain deeply committed to providing a safe, comfortable, and supportive environment for all residents. Should you have any questions or concerns regarding this change, please do not hesitate to reach out to our office. We are here to listen and assist.

Thank you for your understanding and continued support.

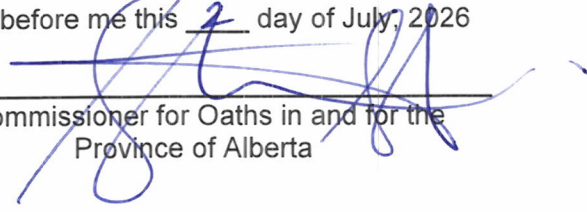
Sincerely,

Kenneth Gill
Executive Director

Suite 202, 204 Haddow Close NW Edmonton, AB T6R 3B3
Phone: 780.447.4484 Fax: 780.391.0040
www.lionsvillage.com

The Lions Village of Greater Edmonton Society respectfully acknowledges that we are located on Treaty 6 territory, a traditional gathering place for diverse Indigenous peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Iroquois, Dene, Ojibway/ Sauteaux/Anishinaabe, Inuit, and many others whose histories, languages, and cultures continue to influence our vibrant community.

This is **Exhibit "B"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 7 day of July, 2026


A Commissioner for Oaths in and for the
Province of Alberta

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028

Report on Meeting of Lions Board (LVGES) and Raitown Residents

March 30, 2:30 pm in Raitown Common Room

Linda Stainton - Board Chair

Carole Henson – Board Member for Resident Relations, Secretary

Kenneth Gill – Executive Director

Linda explained that the Lions Village Society was in great financial difficulty, as a result of significant mismanagement over many years (perhaps as many as twenty years). It has taken two years for the current Board to unravel the whole story and there is still more to figure out. There was a room full of financial boxes piled to the ceiling. Board members sorted through 25 years' worth of paperwork. All 3 Lions Village locations were toured and junk was discovered in multiple empty suites and storage rooms in all locations. Truckloads of material and appliances were sent to the dump. It could take up to another year to get the full financial details. As a result of the enormity of the task of dealing with the finances and maintenance issues 2 board members resigned and had to be replaced.

The result of the document search resulted in the discovery that no money from life leases remained in a trust. The Board members discovered that more than \$30 million dollars was not put in a trust but spent on the fourth building (phase 2 of Castledowns), that there only remained \$3 million left in the reserve fund and that the mortgage on Castledowns (approximately \$2million) is due in in 2026. Additionally, Riverside Estates Condo Association sued LVGES for outstanding condo fees (between 2019 – 2025) in 2025. LVGES lost the lawsuit on appeal and now owes approximately \$2million, although they are in the process of appealing the ruling. LVGES hopes to win this lawsuit based on repair expenses paid at Lions Village Riverside. Lions Village Riverside is also a designated condo building and no life leases should have been permitted at this location, despite an agreement between Greg Holmes

and Greg Christenson. This agreement did not stand up to legal scrutiny. There is now the danger of LVGES declaring bankruptcy. Reynolds Mirth Richards and Farmer are LVGES legal counsel.

Life Lease Deposit Refunds

The financial mess means that no one is going to get paid out their full deposit amount within 90 days after vacating a suite, despite the stipulation in our leases to that effect. The Board is handling this issue by putting people who have terminated leases into a pool, based on the date order of their lease termination. After that, priority is given to people who are moving to assisted living. We hear that some people may already be being offered monthly payments of \$5-10,000 towards the total amount owing, but only with NDAs. We calculate that the amounts of unpaid deposits may range from (Some of the older leases are valued at under \$100,000) \$120,000 to \$240,000 per unit, according to some preliminary reports. Currently, there is \$1.2 million owed to recent departures. No payments will be made until September 2026. Is that for the 6 people in Railtown ? (This is for all Lions Village residents, not just Railtown) What is the amount for all 3 buildings. (1.2 million total for more than 10 people) Linda said the vacancy rate was currently 7% across all 3 buildings. For Railtown, the figure would be 14% (4% at Railtown). (This would be about 28 people if there are 400 suites in the three buildings...

LVGES Rescue Plan

The Board needs to create a Reserve fund to cover 3 areas:

1. Ongoing maintenance
2. Refurbishing of suites to make them marketable.
3. Pay outs to departing leaseholders.

The decision to start renting suites was taken several years ago to meet financial shortfalls at that time from the huge vacancy rates at all three

building. Now that the financial situation is even worse, the Board is considering selling some suites as condos at Riverside.

The Board considered the option of going into receivership and firmly rejected it. Litigation would create even more chaos, and would not resolve the financial black hole. If the buildings were sold to a developer to sell as condos, then existing leaseholders might end up with no home and no prospect of being paid for their lease deposit. The Lions Board is committed to not allowing this scenario to happen, as it wishes to fix things and pay the deposits back to departing tenants life lease holders. It could take a year to get a new financial operating formula in place. Linda asked residents to consider this as we go forward, and to give the Board the time to fix things. "Give us a chance."

Revenue will be generated in the following ways to cover outstanding expenses:

1. A mortgage will be taken out on the Lions Village Railtown property in 2026
2. Rental fees – these can allow coverage of approximately \$5,000/month in life lease payments
3. Monthly fees – payments made by life leasers

The catalogue of financial irregularities and bad judgments includes the following:

1. Deposits were supposed to be put into trust with MSSl, with interest to accrue to the lease holders. But after a court case in 2007, this practice was discontinued.
2. The Board is uncertain as to where the money went from subsequent leaseholder deposits who moved in after 2007 (or 2014 (?) up to the

present. This may amount to \$30 million. It was apparently not held in trust as stated in the leases.

3. Money may have been used to finance the construction of Castle Downs Second Phase, which cost \$34 million. The two phases of Castle Downs have only \$2 million left on their mortgage payments. Due in 2026
4. One key person in the matter was asked to provide information on what had transpired, and refused angrily, saying that the Lions could pay him for his advice
5. Legal action against those possibly at fault, is not being considered by the Lions, as the Statue of Limitations may have kicked in by now. The priority is to clean up the mess and chart a new path forward. The Lions are also very concerned about the reputation of the Lions.

Other Matters

Lions paid out \$3 million for life leases that were terminated over ---- years.

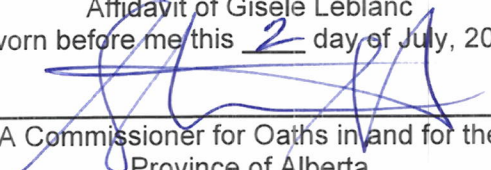
Riverside is Zoned as Condo

Riverside Estates is next door to Lions Village Riverside. Both were constructed at the same time through a partnership between Lions and Christenson. What no one realized at the time was the both buildings were zoned as condo developments. In 2019 Riverside Estates sued Lions for non-payment of \$2 million in condo fees for the past 15 or 20 years. This has gone through several courts, with Lions winning the first case, and the Estates winning on appeal. A further appeal by Lions is under consideration. The Lions position is that we have spent \$25 million since the project began and that a portion of this should be paid by Riverside Estates

For now, the Board is looking at converting Lions Village Riverside to a condo building. The proceeds from the sale of the condos would be used

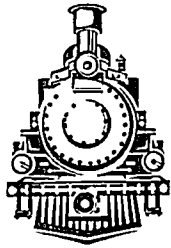
to cover shortfalls elsewhere at LVGES, including the payback of leaseholders who have terminated.

This is **Exhibit "C"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



A Commissioner for Oaths in and for the
Province of Alberta

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN • 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

February 11.2025

Hello Carol and Kenneth,

Regarding the AGM of the RRC which you accepted and invitation to attend on February 25.2025, we have prepared questions for your response. After composing the questions, we felt it might be better to have an in camera meeting prior the the AGM with you both along with the RRC Board. The agenda for this 'in camera' meeting would be discussing the following questions:

We propose this 'in camera' meeting for February 18.2025 at 11am in the meeting room at Railtown. Please advise if this date and time work for you.

The questions:

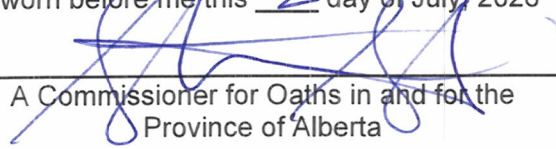
1. At a March LVGES told an assembly at Railtown that a Complete Facilities Study is to be undertaken. Out of this study, is there a multi-year plan for maintenance and renovations for Railtown? Has this study been done, and what are the results?
2. With the current vacancies at Railtown approaching 0%, are the LVGES finances in better shape now to sustain new, larger maintenance projects? What are the proposed major maintenance projects planned for Railtown in 2025 and onward?
3. Will LVGES be sharing the Annual Report and Budgets with residents?
4. What is LVGES's commitment to communicate and work collaboratively with residents and RRC? How can RRC and LVGES work together for the benefit of all Railtown residents?
5. In 2024, there was the proposed introduction of the online tool, Yardi Breeze, to handle maintenance requests. Is this still moving forward? What is the proposed implementation timeline?
6. We would like clarification on the access and guidelines for use of the Railtown building amenities (i.e., wine room, woodworking room, and nurses room) [Note: Residents have reported there have been challenges such as guidelines for use and sharing and access over the previous year(s).

We look forward to your confirmation of attendance at this meeting.

Best regards,

Norbert Lemermeyer, Chair RRC Railtown

This is **Exhibit "D"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



A Commissioner for Oaths in and for the
Province of Alberta

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028

Railtown Residents Committee
#209 - 10916 - 102 Avenue NW
Edmonton, AB,
T5K 2W6
Tel: 780-488-3240

July 5, 2023

Blair Ching, Board Chair
Lion's Village of Greater Edmonton Society
Suite 112 - 204 Haddow Close NW
Edmonton, AB,
T6R 3B3

RE: Railtown Residents and Board Member Meeting Follow Up

Dear Mr. Ching

As you may be aware, on May 9, 2023 the residents of Railtown met with board members Carol Henson and Ben _____ to collectively express our concerns on a number of issues. These included improving communication, the high number of vacancies, lease investment and building maintenance. (Please see attached the May 9, 2023 Meeting Notes.)

At the Meeting Ben and Carol invited residents to identify and prioritize maintenance issues within their personal suites and the building as a whole.

To that end, a survey was developed and completed by the residents. The results have been collated and analyzed and we are pleased to provide a report (please see attached).

In summary the survey results report highlights the following:

- I A listing by priority the maintenance issues for the common areas and the building as a whole.
- II The need for establishing a standard 10 year renovation cycle for suites.
- III A listing of maintenance for individual suites requiring immediate attention.

In light of the new staffing appointments, we request that the roles and responsibilities of the Executive Director, the Handyman for all 3 buildings and the Railtown Caretaker be communicated to all residents.

The Railtown Residents Committee would be pleased to meet with you or the Board to discuss the survey report.

We look forward to hearing from you.

Sincerely,

Railtown Residents Committee

Anita Patsula

Pam Bryan

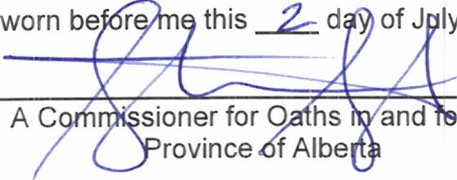
Ann McCluskey

Raja Panwar

Wayne Clifford

Gisèle Leblanc

This is **Exhibit "E"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



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Province of Alberta

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Railtown Lions Village Residents Survey of Deficiencies June 2023

I. COMMON AREAS - OUTSIDE and INSIDE

A. BUILDING EXTERIOR (Issues in each section are listed in order of priority as identified by residents)

1. Roof and Eavestroughs

- After two years of unaddressed reports about leaks on the south end of the the fifth floor, two long-time residents moved out.
- Shingles are starting to lift, especially on the south side of the building (See photo 1)
- During heavy rainfalls the eavestroughs cannot handle the flow of water leading to torrents of water landing on balconies and subsidence of the building and the ground effecting the grading (See photo 2)
- Eavestroughs are not able to handle the volume of water
- Water also comes in from under the shingles
- Integrity of the roof needs to be ensured to prevent the growth of mould

2. Dryer Vents:

About thirty dryer vents on the outside of the building are not covered and are being used as homes by birds, squirrels, etc. Cleaning the vents and covering with metal screens prevents potential health hazard and fire hazard. (See photo 3)

3. Balconies:

The balconies in most suites need refurbishing. Issues range from stucco falling off, damp patches, cracks/splits in the vinyl coating, soft spots and loose or cracked glass panels.

4. Stucco:

The stucco is crumbling in several places and is unsightly. There is a large area on the side of the balcony of suite #203 (currently empty) that has been badly damaged. This damage occurred approximately 10 years ago by a truck attempting to turn around. The stucco has disintegrated around this damaged area. We are unaware of any action taken to date. (see photos 4 & 5)

5. Graffiti:

There is graffiti on the north side of the building ("sick with it"). This is very poor advertising if we hope to fill vacancies.

6. Washing Outside Glass:

Residents, as seniors, are unable to clean the outside windows and balcony glass panels themselves. Reinstate the annual washing of the outdoor glass surfaces.

7. Pest Control:

Squirrels are on the balconies causing damage. They chew the furniture and dig up plants in containers. Mice are also a concern. (See photo 6)

B. GROUNDS:

1. Lawns:

Lawns are in sad need of annual lawn care (aeration, dethatching, weed suppression, etc.). This service was cancelled 6 or 7 years ago. This presents a very poor picture of Railtown for visitors and prospective leaseholders. (See photo 7)

2. **Flower Beds:**
To make Raitown attractive to potential leaseholders (and current residents), perennial plants and bushes need to be planted in all 5 gardens i.e., (the 20 foot long gravel garden near the south fence, along the wall on the east side of the building, around the patio on the west side and smaller gravel gardens on the west side of the building and south side garden outside suites #108 and #109). Residents should not have to pick up this slack. (See photo 8)
3. **Trees and Shrubs:**
The trees and shrubs on the property need scheduled pruning and regular watering. The shrubs along the driveway should be revived or replaced. (See photo 9)
4. **Arbour:**
The arbour on the patio needs to be repainted and the wood that is rotten needs to be repaired.
5. **Weed Control:**
The grounds need regular weeding, particularly the flower beds and beside the building along the driveway.

C. PARKING:

1. **Eavestroughs on Carport:**
The eavestroughs need to be repaired/replaced. Water drips from the carport roof and causes icy walkways in the winter which are hazardous. The water needs to be re-channeled towards the alley. (See photo 10)
2. **Motion Detector Light in Garage:**
The motion detector light that is located on the west wall inside the parking garage does not work. This leaves the garage very dark and is hazardous for residents when they try to move around inside the garage going to and from the building and their vehicles.
3. **Garage Floor:**
The garage floor is in bad shape and needs repairs.
4. **Dip in Driveway:**
There is a large dip at the north end of the parking lot/driveway that creates a number of challenges/problems in the winter.

D. BUILDING INTERIOR: (common social room, front entrance, hallways, stairwells)

1. **Noise Level:**
Acoustics in the common social room are terrible. It is much harder to hear in the common social room since the removal of the carpeting, soft chairs and valences. Many residents with hearing problems find it hard to carry on a conversation and some tend to skip events as a result. This can lead to social isolation. The addition of sound buffering devices on the walls and the windows would be helpful. Installation of a hearing induction loop was initially suggested in an April 25, 2018 letter to the Board. No response was received. If this system is installed it would add another important amenity for Raitown residents. Previous information can be resubmitted.
2. **Scheduled Cleaning:**
The hallways on all 5 floors, lobby, common room, kitchen, stairs, and elevator all need regular cleaning, vacuuming and dusting. Door handles need sanitizing. Annual professional steam cleaning of carpets, and the common area chairs and sofas is required.

3. **Lighting:**
Many lights in both the lobby and carport are either blinking all the time or are burnt out. Due to the height of the ceiling and some parts of the carport these lights are very difficult to change. Some stairwell lights are burnt out.
4. **Laminate on Tables:**
The laminate on the surfaces on the tabletops in the common room and kitchen are lifting on some of them and needs repairing.
5. **Boot Cleaners:**
Boot cleaners at all 3 entrances to the building would prevent the mess from muddy, snowy or wet shoes from being tracked into the building. Residents and guests wiping their boots will help keep our home clean.

E. AMENITIES:

1. **Printer:**
A printer is required for use by residents, as available in Riverside. The printer could be placed in a locked room with the key held by Social Club Chair.
2. **Guest Suite:**
The guest suite has been out of commission for a year now. With all our vacancies we should be able to use another suite as an alternate guest suite until the usual guest suite becomes available for use again.
3. **Medical Room:**
Could the services of a part-time nurse be reinstated to help residents navigate the healthcare system and advise on health related issues? Residents have requested regular foot care, as in Castledowns.
4. **Walk-in Bathtub:**
Reinstall the walk-in bathtub, currently being stored in the garage, in the medical room to accommodate residents with walkers and wheelchairs.
5. **Exercise Equipment:**
The exercise equipment in the fitness room needs scheduled maintenance and repair. Currently, a stationary bicycle cannot be used due to a battery issue.
6. **Shuffleboard:**
A shuffleboard was promised after a recent upgrade to the common area. We are still waiting for it to arrive.
7. **Wine Room:**
The wine room has wall damage, is in disrepair and is being used for storage. Wine making equipment is difficult to use due to the disrepair. (See photo 11)
8. **Television:**
Residents have requested a TV with a much larger screen in the common room for watching major events and sports. As well the residents are requesting the feature that allows for gaming, bowling, wii, etc., as in Riverside.

F. SECURITY:

1. Mailboxes:

The mailboxes were broken into and trashed 2 years ago. We understand that Canada Post has a new system that provides for sturdier mailboxes. **This is an important security issue and residents request that these more secure mailboxes be installed.**

2. External Doors:

The external side doors to the north and south of the main entrance do not always close and lock properly. They need to close more reliably.

3. Entrance Door to Garage:

The lock on the door that opens between the hallway and the garage is a security issue. The deadbolt should be reversed so that a key is required to enter the building from the garage side of the door not the building side of the door. This would prevent intruders that have gotten into the garage from accessing the rest of the building.

4. Entrance Door Near Blue Bin:

The entrance/exit door at the north east end of the building is very heavy and hard to open for residents. It is difficult to maneuver through with while trying to hold the door open when entering or leaving the building to put recycling in the blue bin. A power opener would solve this issue.

II. TEN YEAR RENOVATION of SUITES

Most apartment buildings have a standard for fully renovating suites every ten years. We recommend the establishment of this ten year standard for Lions Village Railtown, which is now 22 years old. Earlier versions of Railtown Leases reference repainting every 10 years and replacing carpets every 15 years. This reference is no longer included in newer leases. What is the reason for this change? All suites should be assessed as even people who moved in during the last 5 years are living in suites that still have some original components that were not upgraded before they moved in.

Major required work is as follows: (Concerns from residents have been received on all items below).

1. Appliances:

Appliances that are twenty years old need replacement, not repair. We cannot keep moving 20-year-old appliances to different suites when one breaks down. Many of these old appliances are very noisy. An assessment is needed of all appliances and a replacement schedule needs to be established to begin replacing washing machines, dryers, dishwashers, stoves, light fixtures, water heaters, furnaces, electrical boxes, thermostats.

2. Carpeting:

The carpeting in some suites is so worn and old that steam cleaning neither refreshes them nor cleans them satisfactorily. Some tenants who have lived here since the opening or in the early years of Railtown have not had the carpets replaced.

3. Painting:

The walls, ceilings, doors, baseboards and window frames in suites need to be repainted in suites that have been continuously occupied for the last 10 years. Painting the common areas needs to be scheduled in a regular maintenance cycle, including the stairwells.

4. Kitchen Cupboard Doors

The vinyl coating is lifting or peeling or bubbling suites on the kitchen cupboard doors in many suites. These need to be repaired or replaced. (See photo 12)

5. Countertops

Countertops in many of the kitchens and bathrooms are worn, gouged and tired.

III. Individual Suites and Balconies:

1. Appliances:

- Suite A: Dishwasher is not emptying. Suggest a new GE steel lined one with 50 decibels or less noise
- Suite B: Furnace needs cleaning in one unit
- Suite C: Dishwasher is broken. Washing machine is broken but Keith is scheduling a fix of the washer
- Suite D: Washing machine has numerous issues

2. Balconies and Patios: (See also under 10 year list)

- Suite A: Patio needs repair/replacement of wooden ledges
- Suite B: Splits in vinyl decking cover
- Suite C: Soft spot under vinyl decking cover
- Suite D: Vinyl decking cover is split in a few places
- Suite E: One glass panel is loose and rattles in the wind
- Suite F: Holes need repairing in pillar and repaint
- Suite G: Soft spot under vinyl decking (dry rot?) on NW corner and a split in the vinyl decking cover

3. Bathrooms:

- Suite A: Repairs needed to shower and sink (caulking)
- Suite B: Master bedroom toilet is not flushing properly
- Suite C: Vanity countertop is cracked and lifting. Tub has gouges in the fiberglass bottom
- Suite D: Drip behind shower

4. Kitchens:

- Suite A: Kitchen cupboard doors have vinyl finishing which is peeling badly at the bottom of the doors. Yellow paint strips from a previous paint job need to be painted over to match new colour
- Suite B: Countertop is wearing out and has a bulging seam with a crack in the corner

5. Flooring:

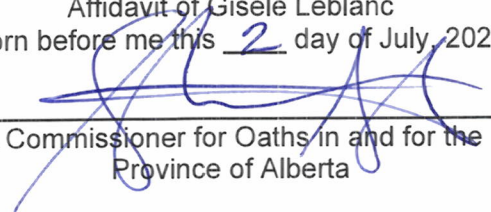
- Suite A: New vinyl flooring from 2019 has many holes in the kitchen and is lifting at the corners in other rooms. Holes in the flooring are currently being "fixed" with duct tap.
- Suite B: Linoleum in the kitchen, bathroom and hall is in bad shape. The metal strip that was used to repair previous issues in the linoleum between the storage room and entrance hallway needs fixing.

6. Miscellaneous:

- Suite A: The pipes have frozen in two of the last four winters, resulting in no water for several days. Perhaps this is an insulation problem?
- Suite B: Breaker is being tripped off when the air conditioner is on. Needs attention, not sure if it is a breaker box issue or a thermostat issue.
- Suite C: Bedroom (#1) carpet gets wet during heavy rain storms due to water entering open dryer vent. This has caused a small stain on the new carpeting. Light fixture in suite entrance needs to be replaced.
- Suite D: Thermostat is not working. Needs to be replaced

(To protect the privacy of individual tenants the identifying suite numbers have been removed from this report. The Lions Villages Board has been given a list of the identified suites.)

This is **Exhibit "F"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



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RAILTOWN DEFICIENCIES REPORT FOLLOW UP ACTIONS

November 23, 2023

List of Most Urgent Common Area Repair Priorities: 2023/2024

1. Roof and Eavestroughs Main Building:

The roof leads and the shingles on the roof are lifting in places and there have been leaks in some suites on the fifth floor.

2. Eavestroughs Main Building:

The eavestroughs leak and spill over the edges, especially in the centre/north area on the west side of the building during heavy rainfall events and are pulling away from the soffits. The eaves also leak on the east side of the building, during warm spells in the winter this causes ice issues in the parking lot. **3. Carport Roof and Eavestroughs:**

The eavestroughs on the parkade should be given a high priority to be fixed given how much they leak and end up leading to a lot of ice issues in the parking lot in the winter. The condition of the roof needs to be assessed.

4. Snow Removal Contract:

A contract with a professional company to attend to the snow removal in winter. This will help the Caretaker to deal with other maintenance issues within the building that are numerous and ongoing.

5. Vents:

The **dryer vents** on the west side of the building need to be covered to prevent birds, squirrels and snow/rain from entering the dryer and fan vents. These vents need to be properly cleaned out of bird nest material, squirrel storage items, etc. before they are covered over. This job will need to be done at a time when the ground is hard packed and not soft so that the equipment will not damage the lawn and will not destabilize the equipment while in use.

6. Heating/Cooling Duct Cleaning:

The heating/cooling ducts have never been cleaned, resulting in excessive dust in suites. Furnace filters get replaced each year but the duct work has never been cleaned. This should be considered as part of future maintenance budgets.

7. Acoustics in Common Social Room:

Installation of a hearing loop in the common social room is one of the highest priorities for residents. Other solutions to the acoustical issues also need to be addressed, such as valences, soft wall hangings, etc. The Railtown Residents Committee are taking the lead on this to get the technical report done and any suggestions for improving the acoustics. A cost evaluation and recommendations will be submitted to the Lions Board.

Repairs and Maintenance Priorities For 2024/25:

1. Balcony Repairs:

Many balconies are in need of repair. The vinyl coverings are wearing out as are the subfloors. **2. Yard Care:**

a) Lawn and Flower Beds:

Proper lawn maintenance needed, aeration, dethatching and weed control especially in rocky areas. The flower beds at the south end of the yard need to be properly finished. **b) Arbour Care:**

Many of the trees need to be pruned and some are dying and need to be cut down and then replaced with new trees.

3. Stucco Repairs

There are numerous areas around the building where the stucco is damaged due to accidents, weather and other causes. (Balcony of 203, pillar on balcony of 309 and other areas around the building. **4. Patio Arbour:**

The wood on arbour on the patio needs to be repaired and repainted to prevent further damage.

Ten Year Refurbishment Plan:

The Railtown Resident's Committee (RRC) is willing to work with the Board to come up with a 10 year plan for both individual suite upgrades (carpets, painting, countertops) and an appliance replacement schedule.

Long Term Building and Yard Maintenance: 2024 and beyond

1. Automatic Door Openers:

Automated door opener on the north and southeast doors should be installed. People with walkers or

wheelchairs have a hard time opening these doors. The northeast should be given the highest priority for an automatic opener

2. Appliance Replacement:

Many of the appliances are well past their expected lifecycle expiration. Many will have to be replaced and/or will start to fail in the not too distant future. If some appliances can be replaced each year this will help us keep ahead of a need to replace appliances on an emergency basis. **3. Fibreglass Showers and Tubs:**

All of the fibreglass showers and tubs need to be inspected for holes, gouges and cracks. They need to be repaired or replaced so that no water damage will occur to the underlying surfaces and insulation. **4. Motion**

Activated Lights:

Motion sensor light should be fixed in the garage. Motion sensor light switches should be installed in all garbage rooms. It is very hard to deal with light switches when also having your hands full of garbage, etc.

5. Cabinet Doors:

Replacement of vinyl kitchen cabinet doors with something that does not peel, bubble or warp over time.

6. Door Alarms:

Installation of alarms on all common use ground floor doors (northeast and southeast entrance doors, patio door, garage room door and garage door).

7. Security Cameras:

The security cameras can be better positioned inside and outside the building and additional cameras and locations can be considered.

8. Upgrade Patio Door Locks:

9. Mailboxes:

The individual mailboxes should be upgraded to more secure system.

10. Automatic Door Closers - All Suites:

The automatic door closers on each individual suite's entrance door need to be upgraded. This is fire safety issue should be addressed.

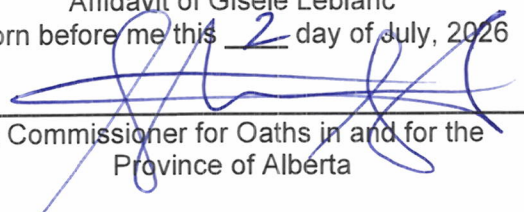
11. Annual Fire Drills:

An annual fire drill should be scheduled.

Individual Suites

The report on repairs to individual suites is being handled separately by a spreadsheet. Eight of these 29 projects are identified as high priority. Ten have been completed.

This is **Exhibit "G"** referred to in the
Affidavit of Gisele Leblanc
sworn before me this 2 day of July, 2026



A Commissioner for Oaths in and for the
Province of Alberta

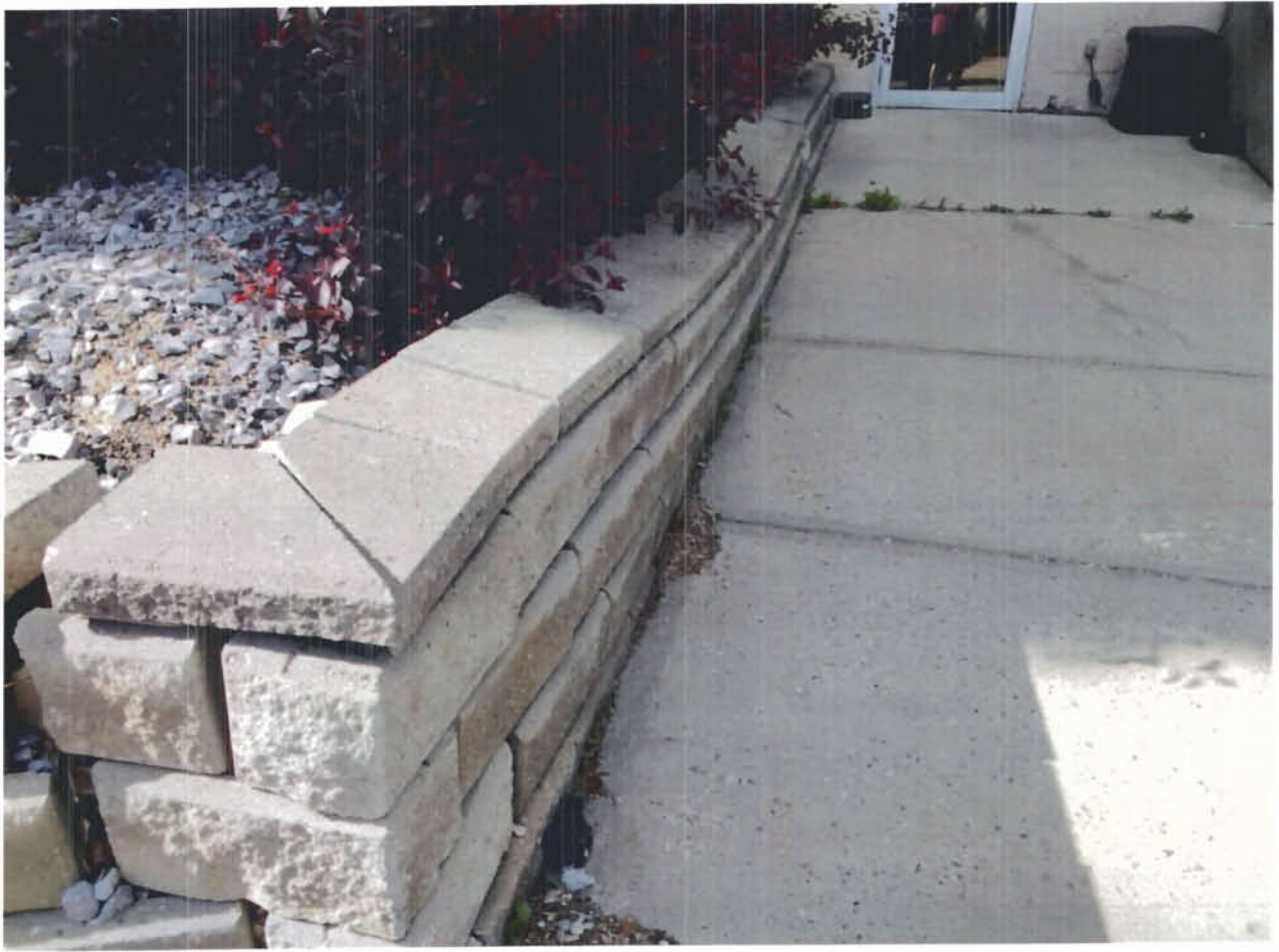
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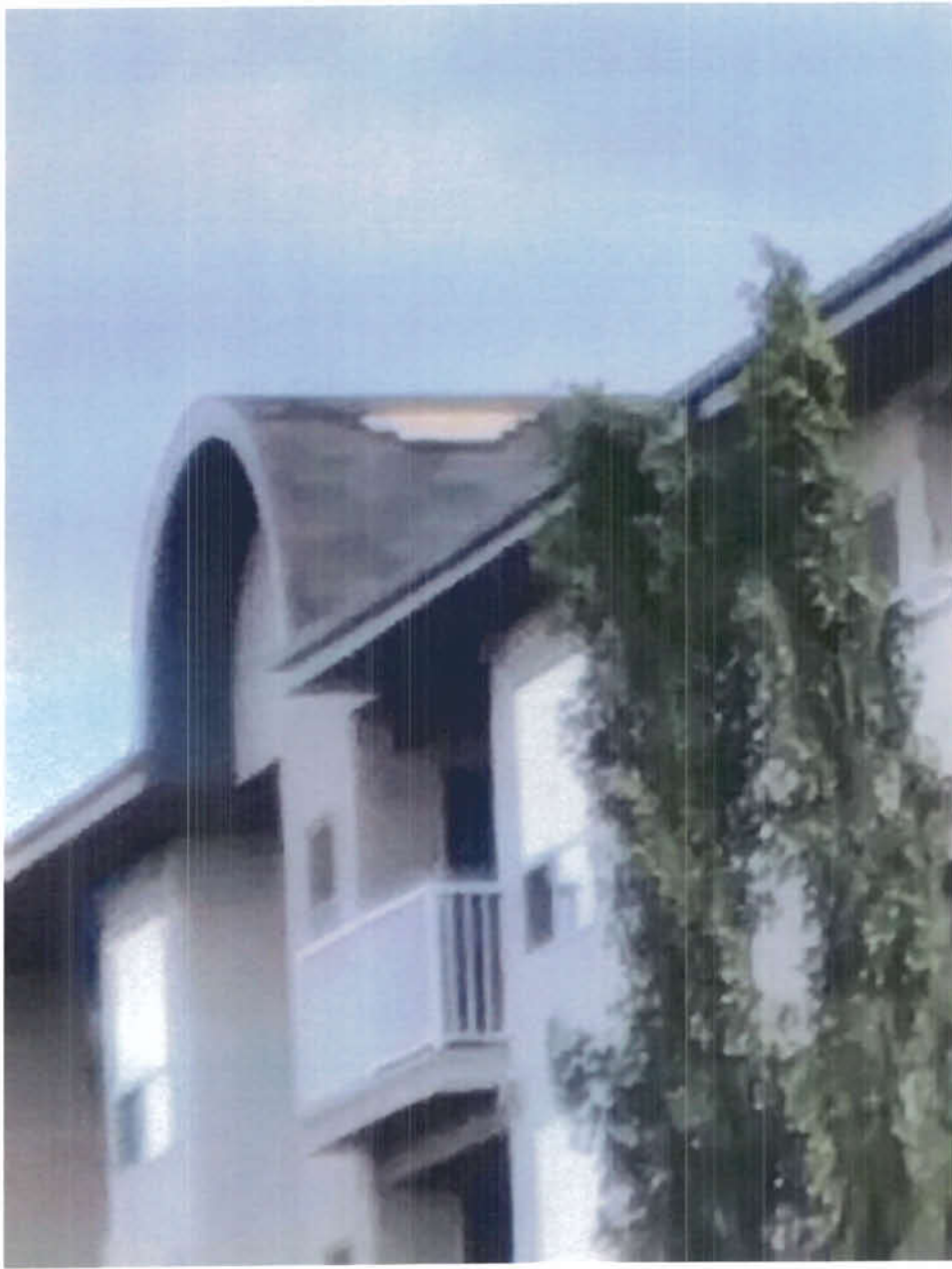


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Sabrina Singh-Senior
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in and for Alberta
My Commission Expires Mar. 17, 2028











International Association of Lions Clubs

CHARTER

To All to Whom These Presents Shall Come:
GREETING

Row Ye that The International Association of Lions Clubs has granted, and by these presents does grant to the Members whose names are hereunto affixed, and to all regularly elected members and their successors, this Charter fully constituting them a Local Club, under the name and title of

**THE LIONS CLUB OF
Edmonton Riverside**

Chartered by
Edmonton District

Located at Edmonton, Alberta, Canada, with all the rights and privileges given to members of The International Association of Lions Clubs, according to the rules and regulations of the Constitution and By-Laws of The International Association now in force, or hereinafter enacted.

This Charter shall be in full force and effect from the day of its date hereof, and for such time as the Members of the Local Club shall conform to the laws and rules of The International Association. Otherwise this Charter shall be revoked.

In Witness Whereof The International Association of Lions Clubs has authorized its President and Secretary to affix their signatures, and caused the seal of the Association to be hereunto affixed this 20th day of June in the year of our Lord 2003



Charter Members

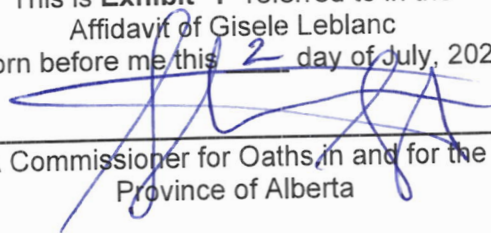
Norman Armstrong
Jeanine Carlier
Katherine Gorman
Karen Goss
Moroni Horie
Audra Johnston
Theresa Lotz
Gary Michaud
Al Riquart
Leroy Warden

Franker Boudie
Celene Casteris
Ian Greenwald
Norman Hall
Murray Schnatz
Joanne Skellat
Kirsty MacInnes
Janet Murray
Shirley Young
Shirley MacInnes





This is **Exhibit "I"** referred to in the
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A Commissioner for Oaths in and for the
Province of Alberta

Sabrina Singh-Senior
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 17, 2028

Formal Complaint Regarding Conduct of Caretaker at Lions Village Railtown

To the Board of Directors - Lions Village Greater Edmonton Society (LVGES)

Attention: Linda Stainton & Carole Henson

linda.stainton@lionvillage.com, carol.henson@outlook.com.

Date: July 12.25

Subject: Ongoing Concerns Regarding Conduct of Railtown Caretaker – Mr. Stirling McLaughlin

Dear Board Members,

We, the members of Lions Village Railtown Residents Committee, write to express our deep concern and growing distress regarding the continued conduct and behaviour of the building caretaker, Mr. Stirling McLaughlin. While we acknowledge that Mr. McLaughlin has at times demonstrated dedication and a strong work ethic, his frequent pattern of aggressive, disrespectful, and at times threatening behaviour toward residents has created a hostile and unsafe living environment.

Numerous residents have shared disturbing experiences with Mr. McLaughlin, many of which reflect verbal abuse, intimidation, and inappropriate decision-making beyond the scope of his role. Several individuals have also reported breaches of privacy, misuse of authority, and retaliatory behaviour in response to complaints.

We summarize the incidents and concerns as follows:

Resident Statements and Incidents

- Tenant 1

- *Verbally abusive* confrontation over common room chairs
- Locks cut off personal storage locker without consent
- Winemaking equipment relocated without notice or consultation

- Tenant 2

- Verbal confrontation over common area use with “*abusive statements*” by caretaker
- Multiple maintenance requests ignored or refused

- Tenant 3 (see note 4)

- Continued billing for parking after vehicle sold
- Six-week delay fixing the main door latch; unresolved maintenance issues
- Felt intimidated and refused to raise concerns after being *yelled at*

- Tenant 4

- *Yelled at* publicly by Mr. McLaughlin: “You are not fit for Railtown”
- Demeaned her physician: “Your doctor is stupid”

- Gisele Leblanc (401A) (see note 1)

- Detailed written complaint submitted

- Uninvited phone calls and in-person visits outside business hours
- Breaches of resident confidentiality, intimidation, and inappropriate discussions
- Repeated declaration by Stirling: "This is my building. I make the rules here."

Resident Statements and Incidents (continued)

- Norbert Lemermeyer (503)(see note 2)
 - Threatened with physical violence during a dispute over parking: "I'll put you on the ground, old man"
 - Physically intimidated via a stomach bump
 - Filed a formal statement citing escalating threats and resident fear
- Tenant 5 (see note 3)
 - Threatened and *screamed at* during a dispute over her parking stall
 - Expressed fear of retaliation and refusal of maintenance services
- Tenant 6
 - Reasonable maintenance request (kitchen tap) was denied

Summary of Concerns

- Verbal abuse, yelling, and intimidation
- Physical threats or intimidation toward seniors
- Retaliation or fear of reprisal for complaints
- Breaches of privacy and inappropriate disclosures
- Dismissal of resident input and unilateral decisions
- Abuse of authority regarding parking, access, and maintenance
- Maintenance delays, refusals, or use of services as leverage

Request for Board Action

We respectfully request that the Board of Directors and management take the following actions:

1. Conduct a formal, impartial investigation into Mr. McLaughlin's conduct, including interviews with affected residents.
2. Implement a clear code of conduct for staff outlining behavioural expectations and boundaries.
3. Ensure resident safety and confidentiality during and after the investigation.
4. Provide a mechanism for residents to report concerns anonymously without fear of retaliation.
5. Reassign or remove Mr. McLaughlin from duties involving direct resident interaction pending investigation results.

This letter is signed by concerned residents of Lions Village Railtown Residents Committee, many of whom have experienced or witnessed distressing incidents directly. We ask the Board to treat this matter with the seriousness it deserves and to protect the well-being and dignity of the seniors who call Railtown home.

We remain available to discuss these concerns further and hope for a timely, respectful, and transparent resolution.

Sincerely,

Norbert Lermeyer, RRC Chair; Raja Panwar, Vice Chair, Jennifer Goin, Secretary; Wayne Cifford;
Tony VanEssen; Susana Mark; Gisele Leblanc, David Cockle

NOTE 1 – GISELE LEBLANC

Gisele Leblanc
#401A - 10916 - 102 Avenue, NW
Edmonton, AB
TSK2W6

September 23, 2024

Kenneth Gill, Executive
Director
Lions Village of Greater Edmonton Society Suite
202
204 Haddow Close NW Edmonton,
AB
T6R 3B3

Re: Railtown Caretaker Stirling McLaughlin

Dear Mr. Gill:

I am writing this letter to you with deep regret for the necessity of it. I would like to begin by saying that I much appreciate the work that Stirling McLaughlin has done on my behalf and for all the residents here at Railtown. His work ethic is undeniable.

However, I have some deep lingering and persistent concerns about Mr. McLaughlin's behaviour towards me and towards other residents. I will keep my comments here mainly on the concerning behaviours I have experienced when dealing with Mr. McLaughlin.

When I spoke with you previously, I mentioned several concerns that I have regarding Mr. McLaughlin's behaviour, most of which have continued. I feel that I must now put my most recent concerns in writing to you so that there is an official written record outlining them. The following are some of the experiences I have had when interacting with Mr. McLaughlin. While they are not the totality of my negative experiences, they are representative of the challenging behaviours he has demonstrated towards me and others.

1. I received an unwanted phone call on the evening of Friday September 20, 2024 at 6:34 PM. Mr. McLaughlin despite my multiple requests to not discuss his interactions with other residents repeatedly did just that concerning several residents. Mr. McLaughlin also disclosed private business discussions that he had with you regarding the legality of current life leases and LVGES finances.
2. I was unable to dissuade Mr. McLaughlin to end the call in an appropriate timeframe and he persisted with the call for over an hour. This left me feeling exhausted and disrespected. I also felt that this was a breach of confidentiality for the LVGES organisation and other Railtown residents' private, professional interactions with Mr. McLaughlin.
3. Shortly after this conversation ended, Mr. McLaughlin came to my door after an interaction with

another resident. By this time, it was after 8:00 PM on Friday evening, well beyond business hours. Mr. McLaughlin then proceed to disclose to me a rather negative interaction he had just had with that resident. He discussed this interaction with me and I had to listen

to him 'prove his point' about exactly why he was right and how wrong the other resident was in that encounter. He even played for me a recording of a voicemail he received from the resident he was having the dispute with, the very one I had asked him not to play when he was speaking to me on the phone. He later called me back looking for his keys to the building, they were not in my suite, this was now close to 9:00 PM on Friday evening.

4. I have had numerous instances where Mr. McLaughlin has raised his voice during conversations I have had with him. If I disagree with him in even minor ways, he presses his point by raising his voice and becomes, in my opinion, aggressive in his arguments rather than assertive. Mr. McLaughlin has extended conversations that I have repeatedly told him I do not wish to have with him., I have mentioned some of these to you in a previous phone call. Mr. McLaughlin's behaviour is generally escalatory in nature when he is in disagreement with my observations or concerns.
5. I have witnessed Mr. McLaughlin being disrespectful towards other residents on several occasions. He has raised his voice and has escalated a discussion into a shouting match on at least one occasion. Mr. McLaughlin refers to residents as 'human commodities' rather than human beings and his behaviour towards me and others on occasion is as a 'commodity' rather than as a person.
6. Mr. McLaughlin has on multiple occasions discussed other private interactions with residents here at Railtown with me. I find this breach of confidentiality very concerning. I do not wish to be privy to private information about other residents and these breaches make me question if my privacy has been breached as well.
7. Mr. McLaughlin has repeatedly and consistently stated that "this is my building and I make the rules here. I do not have to consult with anyone. I'm the manager here, not you". Having this attitude and mindset has caused Mr. McLaughlin to make decisions that affect all residents living at Railtown both positively and negatively. When confronted with the negative impacts, his basic attitude is 'too bad but my building my rules' and it is very difficult to dissuade him from his course of action to consider how his decisions challenge residents.

There are other instances that I have experienced with Mr. McLaughlin's concerning and aggressive behaviours but have not enumerated here. The behaviours and interactions I have listed here are the most personally disconcerting and egregious. Should you wish to discuss them further, I am open to speaking with you once again.

Thank you for your attention to the matter. It is my hope that you will speak with Mr. McLaughlin about his challenging, aggressive behaviours and breaches of confidentiality so that they will cease.

Sincerely Gisele Leblanc

NOTE 2 – NORBERT LEMERMAYER

May 7.25

THREAT TO ATTACK May 7.25

ON THIS DATE, I met Stirling outside the Woodworking Room:

I asked you about the handicap stall that was designated for 20 years and was recently reassigned to a resident and the Handicap Stall was relocated to a less convenient location. A number of the tenants questioned the decision to relocate this handicapped stall, so I wanted to talk about it to see if a solution was possible. Kenneth in meetings, stated, "The Handicap parking will be returned to its original location"

Being chairman of the RRC a number of residents asked me to inquire about the status of the Handicap Parking Stall. I went to see Stirling, and he became very defensive after I told him what Kenneth had said to the RRC. He emphatically stated, "I am the boss of everything that goes on around here, I don't care what Kenneth said."

I then said, "The left hand doesn't know what the right hand is doing."

At this point, Stirling became enraged and screamed, "I will put you on the ground, old man." Along with this, screaming in my face, he gave me an aggressive stomach bump, emphasizing his threat. I backed off and left the shop as I was afraid of taking a beating.

His actions on this date create an ongoing physical threat to me and all the residents. Their safety is compromised by a Caretaker who would threaten physical violence and abusive language.

In talking to numerous residents, they have experienced similar incidents. They are reluctant to report for fear of recriminations. So, residents live in a constant state of fear and are afraid to raise any issues with the Caretaker, as he may scream and threaten them. He has said to me, "I control the maintenance, and cooperation is a requirement of help with any maintenance issues."

How does LVGES want to handle this incident and guarantee similar incidents will never recur? And/or if they do, appropriate actions will be taken

If this issue is not resolved, it will be taken up in any way available to the residents of Railtown Seniors.

Regards,

Norbert Lermeyer 503

NOTE 3 -- Tenant 5

May 10.2025

TENANT THREATENED

The following recorded incident as reported to N. Lermeyer, Chairman RRC Saturday May 10, at 11am by tenant 5

Tenant 5 said "Last Tuesday, May 6.25, I returned from a road trip, and a car was occupying my assigned parking stall. I asked Stirling if he knew that my parking stall was occupied. "

He stated, "Yes, I know about your stall being occupied. I gave permission for someone to use it"

I then said, "It is not fair for you to give permission to anyone to occupy my stall."

Stirling became angry, got red in the face and started screaming and said, "I can change parking stalls whenever I want to. I do not need permission to change stalls. I call the shots around here. I have a complete say of everything that goes on around Railtown and don't need anyone's permission."

Tenant 5 said, "He was enraged to the extent that I feared for my safety, left and went back to my apartment very upset."

Tenant 5 added, "I have discussed this incident with others at Railtown and they report that Stirling has a penchant for losing his temper, screaming/yelling and uttering threats. I now live in fear of when he next loses his temper and resorts to this unacceptable behaviors. I am afraid to report this incident as he may withhold maintenance items on anything required in my unit. It feels like blackmail."

Recorded by Norbert Lermeyer

NOTE 4 – Tenant 3

Incidents Between Stirling and Tenant 3

1. Parking overpayment/Car Issues:
 - a. In February 2025, Tenant 3 sold her vehicle and let Stirling know that she no longer required a parking spot. He never informed the Lions and she continued to pay for parking for an additional 2 months
 - b. Stirling took her handicapped parking sign from her vehicle and never returned it to her. She was forced to cancel it and no longer has a sign for her own use. She's reticent to speak with Stirling about this because he has yelled at her in the past
2. Front Entrance Door latch:
 - a. The door handle was not latching properly. She put in a maintenance request form. He removed the latching pin and never replaced it. She was only able to make sure the door stayed closed by using the deadbolt. This became a problem during the fire incident and she was unable to leave her suite door closed. It was only fixed once Stirling went on holidays
3. Bedroom Blinds:
 - a. Stirling offered to replace the vertical blinds in her bedroom but said that she would have to pay him to do it and for the cost of the new blinds. She gave him her bedframe and mattress as compensation. They were never replaced. The vertical blinds do not open and close and need replacing.
4. Intimidated:
 - a. She feels intimidated by his temper. He has yelled at her in the past and she is concerned that he would access her suite without her knowledge or consent.
 - b. She was yelled at the same day in May that he yelled at Norbert and Gisele. This blow up was witnessed by a healthcare worker who was heading to see a client in suite 301A. It happened at 9 AM Thursday May?
5. Repairs not done/or lengthy wait:
 - a. Since moving in August 2024 small repairs have not been attended to:
 - i. Bathroom sink- drains slowly
 - ii. Microwave plugin lacks a plate over it
 - iii. Stove needed replacing and it took several months to have a new one installed

May

Aug 24

July 25.2025, RRC and LVGES Meeting at Railtown Kitchen.

Present: LVGES: Linda Stainton, Kenneth Gill

RRC: Raja Panwar, Gisele Lablanc, Ron Vanessen, David Cockle, Wayne Clifford, Susana Mark, N.Lemermeyer, absent, Jennifer Goin.

Meeting notes

Kenneth reviewed RAILTOWN RESIDENTS' CONCERNS that had been sent in an earlier correspondence of July 11.25. Kenneth began with areas of concern or unaddressed, relating to the Railtown Common Areas

a. Common areas: exemplars

Kenneth listed reasons for items not completed, such as the removal of bird nests in vents. These included no budget to do the work, and a city bylaw preventing the disturbance of bird nests in nesting season. This work is scheduled for the fall, and he is now looking for cost effective solutions to remove nests on the higher floors.

Kenneth did not address the workroom and issues surrounding the use of the workroom for private business ventures and using the workshop for purposes that contravene the building code and city by-laws. He did not indicate that he was aware that it was being used for non-permitted purposes. This to be addressed in the continuation of this meeting

Kenneth was unable to go through all the details of the RAILTOWN RESIDENTS' CONCERNS as he had a commitment elsewhere.

The RRC felt there were many concerns left unaddressed, and feel it necessary to convene another meeting to continue addressing all the issues listed in RAILTOWN RESIDENTS' CONCERNS. This meeting is to be held as-soon-as-possible.

Going forward, Kenneth noted that the workshop would not be available to any residents. The workshop has been available to the residents since Railtown was established, 20+ years ago. Even though not outlined in the Life Lease Agreement, the workshop was always considered an amenity. The RRC would like to know the rationale for this change in the future usage of the workshop. It appears the 'shutdown' of the workshop is a punishment for notifying the City Building Inspector. The RRC would like a meeting with Kenneth to readdress this item in September 2025.

As time restrictions of the meeting did not permit Kenneth to go through all the items on the RAILTOWN RESIDENTS' CONCERNS. He was committed elsewhere and had no time to complete the meeting. The RRC felt there were many specific concerns listed that were left unaddressed, and the RRC sees it necessary to convene another meeting with LVGES to continue addressing all the issues listed.

As time restrictions of the meeting did not permit going through all the items on the RAILTOWN RESIDENTS' CONCERNS:6 a list of actions discussed to respond to the concerns addressed at the meeting.

1.Kenneth will personally investigate any and all resident complaints regarding their:

Negative incidents with the Caretaker, and all unsatisfactory or undone maintenance issues within the residents' units.

RRC to provide a list of residents who had negative incidents and issues for Kenneth to investigate. This investigation will be shared with RRC in a confidential manner. This investigation will be completed as soon as possible, holidays notwithstanding.

Target day for completion of this investigation and report to RRC is September 10.2025.

2. Kenneth to provide to the RRC a 3-year plan for maintenance at Railtown, taking into account all the items listed by residents in the Report Card, and items addressed by the Facility Assessment Study. This 3-year plan lists dates that all the identified items will be completed. This 3-year plan to be completed by August 10.2025.
3. In the year past, this Maintenance Plan was promised to be completed and shared with the residents. The LVGES also mentioned a Facility Assessment Study being done on the building at Railtown, and this Study would be shared with the residents. Further, a unit-by-unit maintenance assessment by LVGES was going to be completed and shared with each resident.
4. HR issues with the Caretaker will be addressed. While the details of the HR issue will not be shared with RRC, the Caretaker's approach and attitude to dealing with the residents will be noticeably altered, specifically:
 - a. There will be a no-tolerance policy on verbal abuse, physical abuse, yelling, insulting and gossip. It was acknowledged by the RRC that this behaviour was a common occurrence over the past year.
 - b. Maintenance within units, for example: water leaks, toilet not working, power outages, non-working appliances, shall be dealt with on an emergency basis. It is acknowledged that some critical in-unit maintenance items over the past year were neglected.
 - c. Any communication with residents regarding items a and b will be confidential, so residents will have no need to fear reprisal by the Caretaker on issues past, present or future.

Linda Stainton suggested that a 3-strike rule be used to assess the ongoing performance of the Caretaker and Management of Railtown.

Strike one – behaviour of the Caretaker of the Residents as outlined over the past year

Strike two – neglected in unit maintenance of critical elements – non-functioning toilet – over the past year

Strike three – any future item of inappropriate actions by Caretaker.....

5. LVGES to revisit the Maintenance Request Form and develop an accompanying system of reporting on the progress of the requests requested by the Form. LVGES will not share this information with RRC. However, if residents report to RRC any maintenance items not being done in a timely manner, or not done at all, it will become an issue for the RRC to address with LVGES.
6. Communication – Linda Stainton suggested communication between RRC and LVGES be in written form – email – to create a paper-trail for future reference. This is both for the residents and the Railtown management.

These 6 actions arising out of the July 25.2025 meeting, may not be all the actions that are necessary to respond to the RAILTOWN RESIDENTS' CONCERNS as outlined. Once another meeting - a continuation of the first meeting - is to be held to review the remainder of RAILTOWN RESIDENTS' CONCERNS, additional actions may be added if necessary.

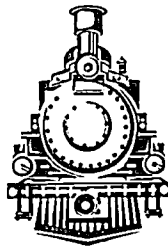
Linda Stainton felt that the mention of RRC going to the authorities was viewed as a threat. RRC response, "The lack of response to the RAILTOWN RESIDENTS' CONCERNS over the past year made it necessary to point out that other options may be available to the RRC.



RAILTOWN RESIDENTS COMMITTEE

LONG VILLAGE RAILTOWN - 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W5

RRC: Raja Panwar, Gisele Lablanc, Ron Vanessen, David Cockle, Wayne Clifford, Susana Mark, N.Lemermeyer, Jennifer Goin



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN • 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

June 11.25

Re: Annual Review

Attention: Kenneth Gill

Hello Kenneth,

The RRC has reviewed the work of the environment at Railtown and Stirling – Caretaker over the past year.

There are a number of issues that the RRC choses to report on in the following memo. By reporting these items it is hoped that LVGES is aware of the issues and that an understanding be reached so the residents can live out their lives in peace, clarity and without fear.

For the most part, items inside the units are completed except for air-conditioners and rotten balconies (safety issue). Common area maintenance matters have been lacking, promises are made and little action is taken.

Excuses like; birds nesting in ducts; not in this year's budget; item will be done next year; need to complete a facility assessment study; item is not a priority, etc. Attached to this letter is a current list of the most critical maintenance items which have been reviewed many times.

Other than the maintenance issues, another issue is the conflicting messages between the Caretaker and the Manager. These conflicting messages causes confusion and acrimony between residents, and between the residents and the Caretaker – harmful gossip. The Caretaker pits residents against one-another to make himself not accountable.

Another area of concern; the Caretaker shares personal information of residents with other residents resulting in hurtful gossip. There is no need for the Caretaker to share personal information unless it is a safety issue.

Residents are afraid to raise issues with the Caretaker, "I'm afraid to make comments or complain for fear of recrimination. When someone makes a comment or complains, the Caretaker often responds in a hostile aggressive manner.

Attached to this memo are a number of incidents specific to the Caretakers inappropriate actions with residents and affecting the peaceful and comfortable environment at Railtown:

THREAT TO ATTACK

SCREAMS AT SHELLY

WOODWORKING ROOM

PHOTOS OF WOODWORKING ROOM

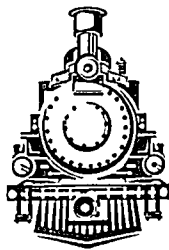
EXTRA WORK

AMATEUR ELECTRICAL WORK

SPRAYPAINTING IN WOODWORKING ROOM

GRANITE BERM

93847108.1



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN •10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

CONFLICTING MESSAGES REPORT CARD JUNE 2025

Gisele Lablanc _____
David Cockle _____
Sheron Currie _____
Raja Panwar _____
Jennifer Goin _____
Norbert Lermeyer _____

C C

Linda B Stainton LVGES
202, 204 Haddow Close NW
Edmonton, AB T6R 3B3



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN • 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

July 11.2025

RAILTOWN RESIDENTS' CONCERNS

As noted in the cover letter, the residents of Railtown continue to voice their concerns. These concerns have been collated, discussed, analyzed and grouped by the Railtown Residents Committee (RRC).

These concerns are grouped under three headings:

- **Maintenance and Operations**

Lack of follow-up to residents' concerns and maintenance requests. These were identified in a letter to LVGES. We are still awaiting the list of activities to be undertaken with timelines.

- a. Common Areas: exemplars include:

- Nesting birds blocking vents
 - Balconies not repaired
 - Roof leaking
 - Use of workroom for private automotive business detailing, painting, and sales of automobiles

- b. Suites

- Tardy or incomplete repairs in suites
 1. Closet door comes off track, resident is informed to leave it off!
 2. Leaking faucets, pipes, dishwasher connections and sink connections leaking were listed as needed repair but told be patient. After two weeks the resident was given a tube of caulking.
 3. There is a perception of favouritism by the Caretaker in ensuite maintenance

- **Security and Safety**

Lack of knowledge and understanding of the need to ensure compliance with legislative and society practices

- a. Workroom

- Hazard posed by storing lithium batteries adjacent to highly flammable liquids (i.e., acetone) in the workroom.
 - Unknown individuals are accessing the workroom (and the main building) to work on vehicles.
 - Workroom is now supporting Caretaker's off hours business activities.
 - Non-residents vehicles parking near the work room are resulting in parking congestion from the occupation of parking stalls by business-related vehicles.
 - Paying residents are unable to park in the designated space.



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN • 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

- b. Emergency Operations
 - No FDA box at main entrance to enable access by first responders.
 - No secondary plan when Caretaker is not available. Specifically, there is no one to who can provide first responders keys to mechanical and electrical rooms or elevator (potential violation of Fire Codes and Guidelines).
 - No listing of residents in case of emergency evacuation (potential violation of Fire Codes and Guidelines).
- **Care and Protection of Residents**

LVGES is funded by the residents and falls within the ambit of Alberta's legislation, acts and other requirements. Residents have the right to respectful and professional conduct in their interactions with LVGES staff.

 - a. A number of residents are reporting verbal and physical intimidation and abuse from the Caretaker
 - Elderly female residents fear making maintenance requests because they are made to feel stupid, or have the problem blamed on them
 - Caretaker spreads hearsay and gossip about individual residents.
 - Residents are told this MY building, MY shop in an intimidating manner.
 - b. Access to suites of the recently deceased residents
 - Presuming a resident had died, and certain items of furniture were thrown off the balcony of the suite. The resident, like Jesus, had in fact after hospitalization had arisen, and is now back in his suite.
 - There appears to be no protocol guiding the LVGES staff in entering the suites, and dealing with possessions of the recently deceased



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN - 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

July 11.25 Re: Railtown issues

Attention: Linda Stainton, Chair LVGES

Dear Linda Stainton;

For some time, many Railtown residents have been reporting their concerns to the RRC. The RRC represents the residents of Railtown. A list of issues, of concern, causing anxiety and worry, has been created by the RRC.

Residents state that their Life Lease Investment and monthly fee should give them peace of mind, and a worry-free time in their senior years. However, this is not the case. The attached report, prepared by the RRC notes incidents and situations within Railtown. This list of incidents is compiled to be brought to the attention of the LVGES Management and Board for action. These issues can be categorized as follows:

- **Maintenance and Operations** – Lack of timely follow-up to residents' concerns with due care. Many of these are identified in previous letters to LVGES and RRC is still awaiting a response.
- **Security and Safety** – Lack of knowledge and understanding of the need to ensure compliance with legislative and safety practices
- **Care and Protection of Residents** – LVGES is funded by the residents and falls within the ambit of Alberta's legislation, acts and other requirements. Residents have the right to respectful and professional conduct in their interactions with LVGES staff.

A large number of residents are reluctant to report their concerns for fear of reprisal by LVGES and staff.

Examples of concerns include:

- Completing requests for maintenance in a timely manner
- Handicap parking stall –raised by residents at the Feb 25.2025 RRC AGM
- Formal complaints of conduct by the Caretaker
- Gisele Leblanc's letter of Sept 23.2024z
- Sharing of the workshop - May 13.25 meeting with RRC

Attached is a compiled **RAILTOWN RESIDENTS' CONCERNS** that require urgent attention by the LVGES Board. Should this letter and list be "brushed aside", we may be obliged to contact authorities having jurisdiction to investigate these issues and concerns with the following:

The City of Edmonton

- City By-law enforcement and Building Inspector of Edmonton
- Elder Help Line

The Province of Alberta

- The Societies Act
- Landlord and Tenant Act
- Life Lease Act



RAILTOWN RESIDENTS COMMITTEE

LIONS VILLAGE RAILTOWN • 10916 102 AVENUE, TREATY SIX TERRITORY, EDMONTON T5K 2W6

- Alberta Council on Aging
- Alberta Public Health
- Alberta Ombudsman

Other

- SAGE Seniors Association of Greater Edmonton
- SUN-Seniors United Now Society
- Insurance provider at Railtown
- Media - CBC

The RRC looks forward to hearing from you. Given the seriousness of the issues and concerns, we await your expeditious response.

Should our concerns not be addressed in a collaborative and timely manner, the RRC will take up the matter with the above-mentioned agencies.

The following is a list of the RRC members who have unanimously approved the contents of this letter.

Sincerely,

Norbert Lermeyer, RRC Chair; Raja Panwar, Vice Chair, Jennifer Goin, Secretary; Wayne Cifford; Tony VanEssen; Susana Mark; Gisele Leblanc; David Cockle

LIST OF ATTACHMENTS

RAILTOWN RESIDENTS' CONCERNS

Formal Complaint Regarding Conduct of Caretaker at Lions Village, Railtown

Report Card July 8.25

Photos of Workshop

Copy: Carole Henson, Resident Relations