

**Notice to End your Tenancy
For Causing Serious Problems in the Rental Unit or Residential Complex
N7**

(Disponible en français)

To: (Tenant's name) include all tenant names	From: (Landlord's name)
Leah Dyck	Barrie Municipal Non-Profit Housing Corporation o/ a Barrie Housing
Address of the Rental Unit:	
Unit 507 - 380 Duckworth Street, Barrie, ON L4M 6J8	

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

The following information is from your landlord

I am giving you this notice because I want to end your tenancy - I want you to move out of your rental unit by the following termination date: 26 / 02 / 2025.

dd/mm/yyyy

I can apply to the Board immediately for an order to evict you. See Information from the Landlord and Tenant Board on Page 2.

My Reason(s) for Ending your Tenancy

I have shaded the box(es) next to my reason(s) for ending your tenancy.

- Reason 1:** Your behaviour or the behaviour of someone visiting or living with you has seriously impaired the safety of another person and this behaviour occurred in the residential complex.
- Reason 2:** You or someone visiting or living with you has wilfully damaged the rental unit or the residential complex.
- Reason 3:** You or someone visiting or living with you has used the rental unit or the residential complex in a way that is inconsistent with its use as residential premises and this has caused or can be expected to cause serious damage.
- Reason 4:** You and I live in the same building that has 3 or fewer residential units. Your behaviour or the behaviour of someone visiting or living with you has substantially interfered with:
 - my reasonable enjoyment of the residential complex, and/or
 - another one of my lawful rights, privileges, or interests

Details About the Reasons for this Notice

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

Date/Time	Details of the Events
	PLEASE SEE THE SCHEDULE A ATTACHED FORMING THE DETAILS FOR THE REASON OF THIS NOTICE.

Important Information from the Landlord and Tenant Board

The termination date

The termination date the landlord sets out in this notice must be at least **10 days** after the landlord gives you this notice.

What if you disagree with the notice?

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

What if you move out?

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

What if the landlord applies to the Board?

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

How to get more information

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

Signature

Landlord

Representative

First Name

K I M B E R L E Y

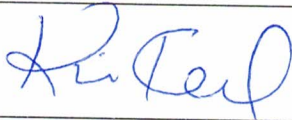
Last Name

T E E L

Phone Number

(9 0 5) 5 5 1 - 9 5 0 1

Signature



Date (dd/mm/yyyy)

10/02/2025

Representative Information (if applicable)

Name Kimberley Teel		LSUC # P19945	Company Name (if applicable) Douglas Law Firm
Mailing Address PO Box 1390-49 Holland Street W			Phone Number (905) 551-9501
Municipality (City, Town, etc.) Bradford	Province ON	Postal Code L3Z 2B6	Fax Number (416) 352-0132

OFFICE USE ONLY:

File Number

Delivery Method: In Person Mail Courier Email Efile Fax FL

SCHEDULE A

On or about July 25, 2025

The Chief Executive Officer, Mary-Anne Denny-Lusk, was horrified to receive a malicious email from the Human Rights Tribunal of Ontario (“HRTO”), informing her that an application had been filed naming Barrie Municipal Non-Profit Housing Corporation (“Barrie Housing”) and several other parties. This marked the onset of a relentless campaign of online harassment and malicious defamation orchestrated by tenant Ms. Leah Dyck (“Ms. Dyck”), aimed at ruining Barrie Housing’s reputation and causing harm to its staff.

On or about July 29, 2024

Ms. Dyck escalated her campaign by contacting Ms. Yanet Montero Mayeta (“Ms. Mayeta”), a tenant in a separate Barrie Housing property, pressuring her to join a fabricated petition targeting Barrie Housing. Despite Ms. Mayeta’s clear refusal, Ms. Dyck continued to intimidate her with unfounded claims of racial discrimination and disability prejudice. Ms. Mayeta, alarmed by the harassment, formally notified Barrie Housing of the intrusion. By July 31, 2024, Ms. Mayeta filed an official complaint, further exposing the depth of Ms. Dyck’s attempts to coerce others into joining her baseless crusade.

On or about August 12, 2024

Ms. Dyck took to social media, publicly accusing Barrie Housing, and its employees of committing egregious crimes, including fraud. These wild accusations were not only baseless but designed to incite public outrage and harm the organization’s integrity. Her posts were carefully crafted to damage the professional reputations of Barrie Housing’s staff members by falsely labeling them as criminals.

On or about August 22, 2024

In an appalling escalation, Ms. Dyck produced inflammatory posters alleging Barrie Housing was engaged in criminal activity, including fraud. She plastered these defamatory posters across her apartment complex and relentlessly urged others to join her smear campaign by creating a private social media group. Ms. Dyck was actively recruiting tenants from across the building (99 units in total) to join her baseless crusade, further exacerbating the harm caused by her actions.

On or before August 27 – August 28, 2025

Despite Ms. Mayeta’s clear disavowal of any involvement, Ms. Dyck attempted to drag her into the HRTO application by submitting a Form 10 requesting that Mayeta be included. This blatant disregard for Ms. Mayeta’s wishes demonstrated Ms. Dyck’s willingness to exploit anyone in her relentless pursuit of a fabricated narrative.

On or about September 16, 2024

After Barrie Housing’s legal department formally warned Ms. Dyck regarding her libelous statements under the Libel and Slander Act on September 6, 2024, Ms. Dyck was served legal documents. However, she defiantly dismissed the warning, continuing her defamatory onslaught with renewed vigor.

On or about September 19, 2024

Barrie Housing's Tenant Services Supervisor received an alarming call from a concerned citizen, alerting them to the continued defamation on social media. Ms. Dyck's posts were spreading like wildfire, and she was targeting community groups in Wasaga Beach and Collingwood with outrageous falsehoods, further tarnishing the reputation of Barrie Housing.

On or about October 10, 2024

Ms. Dyck unleashed another wave of venomous posts on social media, specifically naming Barrie Housing staff and falsely accusing them of theft and fraud. In one of her most shocking and insensitive posts, she compared Barrie Housing's alleged actions to the horrors of concentration camps, calling staff "Nazi witches." She went even further, making a vile comparison between Barrie Housing and a high-profile U.S. celebrity case, accusing the organization of facilitating sex trafficking and abuse.

On or about October 29, 2024

The Ontario Superior Court of Justice issued a ruling in Barrie Housing's favor, granting an interim injunction against Ms. Dyck. This was a direct order for her to cease her defamatory behavior, yet Ms. Dyck remained obstinate. She immediately posted a defiant video on her social media, claiming she would rather go to jail than comply. In a further outrageous move, she baselessly accused the judge and Barrie Housing's lawyer of collusion, claiming she had been denied a fair trial.

On or about November 1, 2024

Ms. Dyck made yet another false claim, asserting that Barrie Housing owed her a significant sum of money. She sent a highly inaccurate tenant ledger to Barrie Housing's lawyer and the HRTO, with multiple calculation errors, and shamelessly posted these fabricated claims online. This was another deliberate attempt to escalate her baseless accusations.

On or about December 4, 2024

Ms. Dyck received confidential documents from Barrie Housing's Service Manager through a MFIPPA request. Instead of respecting the confidentiality and context of the information, she cherry-picked partial data, misinterpreted it, and crafted a series of defamatory graphics. She then spread these erroneous and damaging claims across her social media platforms, further attempting to ruin Barrie Housing's reputation.

On or about December 17, 2024

Taking her harassment to a new level, Ms. Dyck filed a leave to commence derivative action against Barrie Housing, claiming that she was orchestrating a hostile takeover of the corporation. In her posts, she claimed Barrie Housing owed tenants millions of dollars, and she openly declared her intention to bankrupt the organization.

On or about December 27, 2024

Ms. Dyck launched a dedicated website aimed at spreading her defamatory crusade. She published an array of wild allegations, including accusations of fraud and criminal activity, and included the names and photos of Barrie Housing staff. Her website also featured a blog where she posted ongoing updates about her "fight" against the corporation. She took this further by

sending out email newsletters to her “followers,” continuing to incite lies and spread her toxic narrative.

On or about January 15, 2025

Ms. Dyck’s harassment reached yet another low when she contacted the County of Simcoe to demand a formal review of her tenant file. Barrie Housing’s lawyer had to intervene, coordinating with the County to clarify the situation and protect the organization from further intrusion.

On or about January 28, 2025

The HRTO, recognizing the gravity of Ms. Dyck’s claims, formally requested clarification from her, seeking a clear account of the allegations, timelines, and individuals involved. In an astonishing move, just five hours later, Ms. Dyck filed a Form 9 to withdraw her application, signaling a sudden retreat after months of damaging behavior.