

The following includes some but not all of the many incidents which the Landlord considers to be "breaches of material terms" of Residential Tenancy Agreement and Addendum to Residential Tenancy Agreement for residential premises located at 104-1960 West 7th Avenue, Vancouver, BC.

This Addendum states on page 2:

1. The above Tenancy Conditions have been read and are hereby acknowledged. I/we agree to observe and be bound by the conditions and understand that failure to comply can cause the termination of my/our tenancy by the landlord or his agent.

2. The undersigned Tenants agree to rent from the herein stated Landlord or their Agent, the premises and services stated, under the herein terms and conditions:

3. Item 6 states No smoking is permitted within the Premises, this includes all forms of tobacco, marijuana, electronic cigarettes, and any other inhalants.

Tenant has acknowledged and admitted that at least 2 different roommates have violated this item of the addendum.

4. Item 7 states No illegal drug use is permitted within the premises.

Tenant has acknowledged and admitted that at least one of his roommates violated this item of the addendum.

5. Item 11 states Tenant will not use the Premises for purposes other than "private residence".

A. Landlord will provide several examples from "Brian Rhue videos" and local media reports in addition to the ones found below of tenant violating this clause in various ways which the tenant himself describes as "controversial", and agrees and understands many people could find his activities "offensive".

B. While one of our tenants was attending a Youth Climate Day event, he recognized a man being detained by VPD as a tenant of our building, this incident prompted him to google that news event where he was very disturbed to see what he said were other disturbing activities of his neighbour. He wrote to building manager about safety issues and at the same time management was receiving other communications from another tenant that said, "while surfing the internet of local news, a very disturbing item came up about one of our tenants, "Brian Ruhe". I am concerned for my safety, and ask if there is anything that can be done to protect us. Other tenants have similar concerns as they say they are in fear of this tenant and the behaviour that they see.

C. That tenant saw other articles that showed Brian Ruhe being escorted by VPD away from an angry mob that wanted to harm him, some were calling him vulgar names, while others were yelling things like "go home Nazi" and "we know where you live in Kitsilano". While wearing a "Hitler style mustache and hair cut", Brian provoked the angry crowd by asking "how is my hair?" Brian is later seen on his web channel reveling in great enjoyment by what he had accomplished that day, as he does in other incidents with no concern for others.

D. Several tenants have commented to management about this tenant's behaviour. Although it is obvious no one disagrees with his right to freedom of speech or expression, people have expressed deep concerns about his actions and behaviours and that those who oppose his views know the location of the building where he lives.

E. The address for the Brian Ruhe Show as shown on his web channel is Kitsilano, BC.