

6. Item 14 states Tenant is not permitted to rent out the whole or part of the suite for short term rentals. The tenant admits to numerous violations after receiving these written warnings.

7. Item 15 states Tenant will not provide suite keys to anyone other than residents listed on the RTA without prior permission from the landlord

- A. Tenant admits to having given building keys to numerous unauthorized people that he had never previously met or known, and a man named John, and his friend "Nancy". Nancy admitted to that in a letter she wrote to RTB for use at this hearing.
- B. Tenant has violated many lease and addendum agreed upon clauses knowing they could result in end of tenancy, and many other things under the laws of BC.
- C. Tenant Invited guests into his apartment contrary to current PHO's which came into effect Nov. 19, 2020.
- D. In direct violation and disrespect for the law, and current PHO's, tenant gathered with numerous people on numerous occasions that are not considered to be in his "pandemic household bubble". This open and public disrespect for the law, and blatant non compliance with health orders jeopardizes the health and safety of other residents and building staff. This disrespectful behaviour takes away from the safety and quiet enjoyment that other tenants are entitled to.
- E. Tenant violated signed addendum by giving out building keys on several occasions without consent after being verbally and formally warned numerous in writing that this would end tenancy.
- F. A friend of his was seen entering building with her own key. In letter to RTB, tenant's friend "Nancy admits that was her", although her visiting tenant's unit 104 was in direct violation of emergency PHO which tenant acknowledges and agreed being warned on Feb. 8th, 2021, that future visits would be reason to end tenancy.

For these reasons and others, involving safety and well being of other tenants, we request RTB decides in favour of ending the tenancy on this unit at earliest opportunity.