

**Constitution of the
Association of Orchard House lessees**

Orchard House is a long-term lease residential building located at 647 Michigan Street, Victoria, B.C.

Name: Association of Orchard House lessees

Purpose: To serve the interests of Orchard House lessees.

Mission statement: The organization serves the interests and social needs of Orchard House lease assignees ("lessees") by facilitating communication among them and with others, by pursuing provincial regulation of residential long-term leaseholds, and by ensuring that the building is properly operated and maintained. These goals may be accomplished by, but are not limited to, the following actions:

- Constitute the representative body for, and communicate with and on behalf of, all Orchard House lessees who are not the landlord or its affiliates.
- Sponsor the website www.OrchardHouseLeaseholder.ca, which site takes a full-disclosure approach to providing information.
- Liaise with Westsea Construction, which is difficult now but may be mandated by provincial law.
- Maintain records to serve the needs of current and future lessees.
- Petition for provincial legislation to regulate long-term residential leaseholds, and eventually pursue improved regulation under such legislation.
- Liaise with lessee organizations such as the English Bay Leaseholders Association to establish and then expand residential lessee tenant rights and protections.
- In the event of Westsea's failure or inability to operate the building, to assume such duties.
- Sponsor in-house social events for lessees and their tenants.

Because the interests of those who lease from Westsea Construction at times conflict with those of the landlord company, which retains about 16 suite lease assignments from itself, membership in the association is not open to the company or its affiliates.

Signed by these founding table officers at Victoria, B.C. on June 25, 2022 and by the further founding lessees as listed on a second page:

M. C. Goddard #1702 President
Marilyn Goddard

R. Piehl #2009 Secretary
Reiner Piehl June 28/2022

Gerald Roterin Vice President
Gerald Roterin #807

Gerald Roterin Publicist

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Founding members
of the Association of Orchard House Lessees

The following are further founding lessees of the Association:

HUGH TRENCHARD - #805 *Hugh A. Trenchard*
KAY WALKER #903 *Kathleen A. Walker*

MARTINE GODDARD #1702 *M. C. Goddard*
Anna Cummings #2105 *Anna Cummings*
Joseph Cummings #2105 *Joseph Cummings*

FRANCOIS DEBOEVER #609-2301-2303 *FR*
#2308-2210-1408

Roy DUGUAY 250-857-4758 *Roy Duguay*
#509

Jeff Hook 204-997-5930 *JH* July 2/22
#801

JACALYN HAYS ~~220~~ 2207 *Hays* July 2/22

Bill McDonald #1110 *W. McDonald* July 4/22
/LINDA

PAT Smith #1503 *Pat Smith* July 4, 2022