

To B.C. Minister of Housing, three colleagues
and a few staff at the ministry,
cc to a few long-term residential lessees

Via email on 5 May 2026

Dear Minister Boyle, colleagues, staff

You've heard parts of this before, but please absorb the following points before your eyes glaze over.

1/ A long-term residential lessor bills its lessee tenants \$2.44 million for a new fire alarm system. For larger suites the bill is well over \$16,000 with one year to pay or the lessor will foreclose. There were earlier bills of a similar scale, and we are told more are to come. Ask lessees at Surrey's Sun Creek Estates leasehold how bankrupting this can be; Ms. Sunner knows, as did Harry Bains.

2/ The lessor refuses to disclose ANY documentation about the need for the project, even though we lessees might then be reassured of its value. The lessor could care less that disclosure regarding the project's value could help lessees obtain financing to pay the bill. The lessor is unmoved by the fact that disclosure could also reassure potential suite lease assignment buyers, losing sales that some lessees desperately need to settle their accounts with the lessor.

3/ I would gladly sue the lessor for disclosure--precedent and legal opinions indicate it would certainly be ordered--but the lessor bills its tenant lessees its unlimited legal expenses to oppose such actions. You're aware that this question is currently being considered by a B.C. Supreme Court-level justice (18-4015), but his ruling could still be months off, and the lessor will certainly appeal.

4/ Meanwhile, the handful of us surviving respondents sued by the lessor for refusing to pay its litigation expenses are prohibited from selling our assignments because for release from the suit the lessor's high-priced legal team demands full payment of its costs to pursue us, which payment will not be recoverable even when the lessor loses, as precedent indicates it will.

But those are Catch-22 side issues. The crisis is that some of the lessee tenants in Surrey, Vancouver and Victoria are losing their modest homes, otherwise face selling their assignments at a fraction of what they paid for them, and some will become homeless. Others will pay the bills in order to remain housed, but will then carry enormous debt with no asset to show for it, and have little money for food or medication. All correspondence is posted online: <https://orchardhouseleaseholder.ca/latest-news/>.

Yours, on behalf of about 3,000 residential lessees,
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