

**From:** [kyleautolift kyleautolift@telus.net](mailto:kyleautolift@telus.net)  
**To:** [Nikki Parkinson](#)  
**Subject:** Re: [EXTERNAL] Witness Statement Kyle Dunn Tenancy Permit 52-12 2-69 East Lake Crescent  
**Date:** Wednesday, October 9, 2024 3:59:12 PM

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Nikki,

thank you for the clarification

Here is the submission in email format.

I purchased 2 bays at 69 East Lake Crescent in 2010 prior to Trina Demeria moving into the middle bay we had zero issues with the property. Shortly after Trina Demeria started operating her business the smell of feces rose over the years to overwhelming at times. Especially if we were unable to leave our front and back doors open for ventilation of some kind. Even walking by her door in the front if it was open was disgusting. Many of our customers and salesmen would question the smell and would ask how we could work in these conditions.

Sometimes the smell of ammonia would be so strong it would make myself and my employees sick. Headache, watering eyes and cough. The noise level of so many dogs barking was very difficult to tolerate, also making it hard to focus at work.

I purchased these bays to hopefully have the value go up and to be proud of. I am unable to complete many needed repairs as Trina states she has no money.

Gas and electricity are continuously being shut off in her bay for non-payment. What will happen this winter when the pipes freeze and flood my bays? We needed to repave the front yard and I ended up paying for everything. We were forced to take Trina to court and were awarded a judgement against her but did not receive any funds to date.

Another ignored problem has been parking issues. 3 of her 4 parking

stalls have scrap vehicles sitting in them, not plated or insured, that never move, flat tires and full of garbage. This leaves 1 spot for herself and no room for clients, workers or volunteers. They park in our spots.

For over a year she has not assisted with any lawn or parking lot maintenance.

Kyle Dunn

