

Statement for revoking Tenancy Permit 52-12 2, 69 East Lake Crescent NE

I have been working beside Bay 2 69 East Lake Crescent for 14 years and was here when Trina Demeria and her husband John Murray moved in in 2014.

Negative experiences worsened when the Dog Day Care became a rescue as well. An employee of Dog E Daycare said they had 80 + dogs at one time and they don't count the puppies. The noise level and smell increased over the years as the animals increased and we put in many complaints to Trina.

The complaints included noise levels, some days the dogs barked continuously. The dog's origins were unknown but I know some were brought in from out of country. Feral. The noise made it almost impossible to focus on my work. People entering our business were affected when they entered the business and commented negatively about the smell and noise. One client left the building saying he couldn't be in the here.

Then the summer heat would come and the stench and flies would become intolerable but we had no choice but to tolerate it because we had to work here. It literally smelled like an unkempt barn at work.

We asked many times for her to clean but even if she did it was not consistent and would go back to awful quickly.

It got so bad in the summer of 2023 and the ammonia levels got so high we once again started to contact SPCA and Airdrie Municipal Enforcement. Before Bylaw could arrive she had bleached but once again it did not last. Andrew Granger from SPCA Edmonton advised we contact Bylaw to bring an ammonia detector. Bylaw did bring one but we do not have the results. During this time and a couple of weekends prior to Dec 5th when the first raid happened Kyle Dunn and I got very sick. We both believe it was from the high levels of ammonia in the air. We both, for 3 days, stayed in bed, couldn't eat and our bodies ached. Previous to that when I had to work in the evenings I noticed my eyes would start to burn and get bad headaches. Again another thing high ammonia levels can do. High levels of ammonia are toxic to humans and animals.

We also noticed many times Bay 2 staff were using a pressure washer to flush feces and urine from the yard into the other bays and down the alley. They were warned to stop by the city but they continued to do so on weekends when they thought we would not be around. This summer when she opened her front office door everyone in the parking lot would get a blast of urine, ammonia and feces that was absolutely rank.

The back yard is left unclean and full of feces even now.

Bay 2 has only 4 spaces in the parking lot. They have always used them for staff and volunteers and dilapidated vehicles so their clients would park in our spots. This was a consistent problem. *See photos attached to email of 3 unregistered vehicles in the parking lot now.*

There appears to be no funds from Trina to do building repairs. She fundraises to pay her utilities through donations and the electric has been cut off and the water has been threatened to be cut off. We told her we needed to replace the roof but no funds have been forthcoming. The parking lot was replaced and she did not pay for her share we had to sue her.

Dogs have gotten loose many times from her property and once even ran through our buildings. We have not felt safe with this occurring as other staff there (at her business) have said some of the dogs over there are not human friendly. The last escape was 2 Irish Wolfhound breeds another was a Pitt Bull on our property from hers

The business consistently used the lawn and parking lot to do business outside, adoption events etc. even though she knew we were not in agreement. She would wait until the weekend when we, in majority, were not around to have these events. I also do not believe she had event insurance at these times. I was told by the insurance company if something went wrong, like a dog bite, the person or persons involved could sue Dog E Daycare first then the Condominium.

Summer of 2023 she had people taking urine soaked drywall out of the building.

She recently had a man in who was there to do electrical work. When the city inspector went there the worker would not provide a license to do electrical work or permit from the city. During this period, she had the windows papered so people could no longer see inside the building.

One of her front windows has a large crack in it, no repair seems to be forthcoming. Another one had some kind of fungi growing on it.

To sum it up, this is what I see. She does haphazard repairs when she does them, with whoever will help her, does not do her share of or now any of the lawn and parking lot care, uses the parking lot for dilapidated vehicles, leaving herself one space as she used the back spots for a couple of sheds and garbage,

has not cleaned the backyard of feces since before Dec 2023, does not communicate well, is always late paying her share of the condo insurance so as we get letters from our Insurance Broker threatening to cancel the policy,

Her property inside is piled with stuff and I am certain from photos I have seen the dogs inside are stacked like a hoarder stacks items and the back yard is filthy with feces and the very back which is segmented off full of junk which attracts wild animals.

Worst of all are the constant lies about how she is cleaning when clearly from the smell when she is in operation she is not cleaning at all or at least not often. I do not believe this building should be operating as a dog day care or a rescue. She was stacking dogs in every room over there she even had some loose in the front. Lastly I feel her building

makes the whole condominium unsafe. I know the roof leaks and there is times I smell a frying smell. Her inability to pay her utility bills is a constant worry to us due to potential damage to the building.

I worry about possible fire with the rain coming through on electrical and the piles and piles of stuff in there and I worry about the pipes freezing. I worry about vermin coming in as she has had open dog food stored there and it has happened in the past.

Robin Crosby











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