

HAMILTON & COMPANY

— STRATA | LITIGATION —

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July 28, 2025

BY REGULAR MAIL & EMAIL

Jessica Simpson
203 – 8915 202nd Street
Langley, BC V1M 0B5

Dear Ms. Simpson:

**Re: The Owners, Strata Plan BCS 1359
Notice of Entry Ban - Jessica Simpson**

We are writing in relation to your recent disturbing behavior at the strata complex, which includes the following:

1. July 15, 2025: your dog attacked Linda Moen's dog in the lobby.
2. July 18, 2025: you verbally assaulted Alison Savenkoff in the lobby.

This letter serves as notice to you that the Residential Section Executive has decided to exercise the powers afforded by bylaw 3.3 (a) to ban you from the lands and premises of Strata Plan BCS 1359, including exterior common property areas, the lobby, elevator, recreational areas and hallways (collectively, the "Strata Premises")

Bylaws 3.3 and 3.3 (a) read as follows:

- 3.3 *An Owner is responsible for the conduct of the tenants, occupants and visitors to his or her strata lot. A tenant is responsible for the conduct of occupants and visitors to his or her strata lot.*
- 3.3 (a) *A visitor or occupant must not cause repeated unreasonable disruption in common areas. For the purpose of this bylaw, unreasonable disruption includes, without limitation, any of the following occurring on common property:*
- (1) *unreasonable interference with the use and enjoyment of common property by other owners, tenants, visitors, or Strata Corporation's employees;*
 - (2) *using foul language;*
 - (3) *being verbally abusive;*
 - (4) *making threats of any kind, including threats of legal action;*
 - (5) *being violent;*
 - (6) *damaging common property; or*
 - (7) *making slurs or taunting any person.*

In the event the Residential Executive finds that a visitor or occupant has repeatedly caused an unreasonable disruption on common property, the Residential Executive may, by majority vote, ban the visitor or occupant from entering any part or all of the common property including, without

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limitation, exterior common property areas, the lobby, elevator, recreational areas and hallways. The Residential Executive may consult with owners at an information meeting to discuss whether the visitor or occupant should be banned from entering any part or all of the common property in accordance with this bylaw. To give effect to a decision to ban a visitor or occupant under this bylaw, the Residential Executive may disconnect FOB access to common property areas by any owner, tenant or occupant who accommodates, condones, assists or enables a banned visitor or occupant to enter common property in contravention of the Residential Executive's decision to ban the visitor or occupant. The Residential Executive may post signs in common property areas to identify the visitor or occupant who has been banned from common property areas, and may publish the name of the banned visitor or occupant in council meeting minutes.

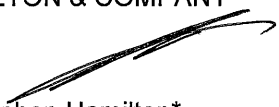
Accordingly, effective August 1, 2025, you must cease and desist from entering upon or attempting to enter upon the Strata Premises in any manner whatsoever.

Should you choose to contravene Bylaw 3.3 (a), despite this notice, our client may take further action against you, which may include seeking court remedies to restrain your unlawful conduct. The court proceedings may be commenced without further demand or warning, and our client reserves the right to recover from you all of its reasonable legal costs to commence and prosecute the legal proceedings against you.

Please govern yourself accordingly.

Yours truly,

HAMILTON & COMPANY



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GSH/mn
* A Law Corporation