



June 3, 2024

CONFIDENTIAL, WITHOUT PREJUDICE

SENT VIA EMAIL: pedersen@victorialaw.ca

Velletta Pedersen Christie Lawyers
400-931 Fort Street
Victoria BC V8V 3K3

ATTN: W. Eric Pederson

Dear Mr. Pederson,

This letter is to advise you that Habitat for Humanity Victoria (HFHV) has made the difficult decision to end Erin Booth's occupancy at [REDACTED] effective today, June 3, 2024. Based on the Early Occupancy Agreement Ms. Booth entered with Habitat Victoria on November 26, 2020 (with amendment May 23, 2022), we are providing 30 days' notice to vacate the property. She is no longer considered a participant in HFHV's homeownership program.

HFHV families are accepted into the homeownership program based on the following criteria:
Living in Need, Ability to Pay, and Willingness to Partner.

With respect to the Ability to Pay, we note that Ms. Booth has had several experiences of unemployment and transition to new employment during the Early Occupancy and prior to this extended period of unemployment. Each time HFHV has made efforts to accommodate and support her transition to new employment. Ms. Booth has been unemployed since January of 2024 and does not qualify for either the Retail or Habitat Mortgage required to exercise the option to purchase. As of today's date, we have received no notice that Ms. Booth has been able to secure employment, despite the grace period afforded to her. She does not meet the Ability to Pay requirement.

With respect to Willingness to Partner, Ms. Booth has successfully completed her 500 volunteer service hours, however, she has not upheld her commitment to act as positive ambassador for HFHV. We are aware that Ms. Booth has reached out to other program participants and has shared an open letter to various decision-makers in an attempt to lobby against HFHV and the implementation of its policies. Additionally, her recent (May 28, 2024) Facebook posts demonstrate that Ms. Booth is not interested in being an ambassador for HFHV. Although these posts were made in a "private" local group, the group is accessible by over 7,600 people. Ms. Booth's written comments are demonstratively false, have harmed the reputation of HFHV and its employees and were clearly made to "stir-up" animosity against our charity. We are reserving the right to pursue further remedies we may have in law. Based on these facts, she does not meet the Willingness to Partner requirement.

After four months of grace afforded to Ms. Booth to find employment and a consistent willingness to adjust monthly payments to support her through this difficult period, HFHV must take steps to fulfill its mission of providing affordable home ownership. Given the above, Ms. Booth is not eligible to continue

in the homeownership program. We will be selling the home to a qualified and eligible Habitat partner family.

As noted in our letter dated May 15, 2024, the home was brand new when occupancy began, and as such we expect the home to be left in good condition upon move-out, with fridge and stove in working and clean order. **The move out date is July 4, 2024, by 2pm.** HFHV will schedule a walk-through at 2pm, which Ms. Booth may attend if available and interested.

The confidential and without prejudice offer outlined in our letter to you dated May 15, 2024, was set to expire June 5, 2024, however, we have not received notice of acceptance and Ms. Booth has disclosed this offer broadly on Facebook. **As such, the offer is hereby rescinded.**

If you have any questions concerning the information contained in this letter, please contact Tiffany Gates, Director of Family Services directly.

Yours sincerely,



Scott Dutchak

CEO, Habitat for Humanity Victoria