

BARRIE POLICE SERVICE SUMMARY INCIDENT REPORT



REPORT NUMBER: CL24004171

INCIDENT INFORMATION						
INCIDENT CODE Fraud	INCIDENT TYPE Fraud	INITIAL SUPP <input checked="" type="checkbox"/>	DATE/TIME STARTED 2020-01-01 09:55 AM	DATE/TIME ENDED 2024-10-01 09:55 AM	DATE/TIME REPORTED 2024-10-01 10:05 AM	
REPORT FILED FROM ***	TRACKING NUMBER T24004785	LOCATION OF OCCURRENCE 380 Duckworth Street, 507, BARRIE, ON			APPROVED BY: 6056	
LOCATION TYPE						

PERSON LISTINGS									
	TYPE CMP	LAST NAME Dyck	FIRST NAME Leah	MIDDLE NAME	DOB ***	SEX *	DRIVER LIC NO	LIC	CELL PHONE
1	EMAIL leah.dyck@icloud.com			RESIDENCE ADDRESS ***				CONTACT PHONE ***	
	EMPLOYER NAME			BUSINESS ADDRESS ***				WORK PHONE	

NARRATIVE

The Barrie Municipal Non-Profit Housing Corporation (BMNPHC) has been overcharging their Rent-Geared-to-Income (RGI) tenants' rent since at least 2020, but probably since 2016 or 2017, since that's when their current CEO, Mary-Anne Denny-Lusk arrived. RGI tenants are charged rent based on their income. In 2020, when the pandemic happened, there was a period of 4-6 months in which no one was allowed to physically go to work. As a result, anyone in receipt of social assistance was given the max amount they were eligible for. For me, I was in receipt of ODSP and CPP Disability. For ODSP, I was only eligible for about \$850/month. However, during this 4-6 month period, I received around \$1300/month from ODSP and around \$1200/month from CPP Disability. Although I have to pay most of it back, the BMNPHC charged me and all their other RGI tenant's rent based on all these amounts. The BMNPHC won't provide a financial breakdown of how they determined rent rates for me or for any of their RGI tenants in all of Simcoe County, which is Ontario's largest County.

I have no idea how much they've stolen. The only way to know how much they've overcharged their thousands of RGI tenants is if an investigation is launched.

I also have a website: www.FreshFoodWeekly.com, which I've posted a lot of evidence and information about this, as well evidence about another serious matter, which is that the Ontario Ministry of Children, Community and Social Services (CCSS), as well as Employment & Social Development Canada (ESDC) has blocked thousands of disabled and elderly residents from receiving regular CPP, CPP Disability, OAS and the GIS. I learned this through FOI requests I sent because I was doing research for a PSI Foundation grant with Dr. Matthew Orava at the Barrie Family Medicine Teaching Unit (BFMTU).

I have these matters submitted to the Human Rights Tribunal of Ontario (HRTO), but a lawyer I spoke to last week told me the HRTO is five years back-logged.

This is a civil matter and you need to seek advise from a lawyer.
 Police are not allowed to become involved in civil disputes.

Reported as police information only.

No further actions required at this time.
This file can be closed, pending further information.

Sincerely

Jamie Zohr
Police Constable #6056
Operational Services - Alternate Response Unit (ARU)
Barrie Police Service
6056@barriepolice.ca
#705-725-7025 ext. 2608

INCIDENT IMAGE

INCIDENT IMAGE

This is a financial breakdown of all the social assistance payments I received in 2020. I have to pay the majority of this money back, but my housing providers charged me on the full amount:

Jan 29	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
Mar 31	Direct Deposit, ODSP MSP/DIV	ODSP		566.54
Apr 06	Direct Deposit, CANADA CPP/RPC		CPP Disability	1,851.48
Apr 22	Direct Deposit, CANADA FED/FED		CERB	2,000.00
Apr 28	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
Apr 30	Direct Deposit, ODSP MSP/DIV	ODSP		1,056.60
May 27	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
May 29	Direct Deposit, ODSP MSP/DIV	ODSP		1,056.60
Jun 26	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
Jun 30	Direct Deposit, ODSP MSP/DIV	ODSP		1,056.60
Jul 27	Direct Deposit, CANADA FED/FED		CERB	2,000.00
Jul 29	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
Jul 31	Direct Deposit, ODSP MSP/DIV	ODSP		1,056.60
Aug 05	Direct Deposit, CANADA FED/FED		CERB	2,000.00
Aug 11	Direct Deposit, CANADA FED/FED		CERB	2,000.00
Aug 21	Direct Deposit, ONT-ODSP DAILY PAY/PAY	ODSP		65.77
Aug 27	Direct Deposit, CANADA CPP/RPC		CPP Disability	925.74
Aug 31	Direct Deposit, ONT-ODSP DAILY PAY/PAY	ODSP		1,122.37
Sep 09	Direct Deposit, CANADA FED/FED		CERB	2,000.00
Oct 08	Direct Deposit, ONT-ODSP DAILY PAY/PAY	ODSP		162.72
Oct 13	Direct Deposit, CANADA EI /AE		E.I (transition from CERB)	1,000.00
Oct 16	Direct Deposit, ONT-ODSP DAILY PAY/PAY	ODSP		290.45
Oct 29	Direct Deposit, CANADA EI /AE		E.I (transition from CERB)	1,449.00
Oct 30	Direct Deposit, CANADA FED/FED		CERB	600.00
Nov 05	Direct Deposit, ONT-ODSP DAILY PAY/PAY	ODSP		96.95
Nov 24	Direct Deposit, CANADA EI /AE		E.I (transition from CERB)	1,932.00
Nov 30	Direct Deposit, ODSP MSP/DIV	ODSP		96.95
Dec 08	Direct Deposit, CANADA EI /AE		E.I (transition from CERB)	966.00
Dec 21	Direct Deposit, CANADA EI /AE		E.I (transition from CERB)	966.00

INCIDENT IMAGE

I had assumed that Barrie Housing would automatically recalculate my rent, but they didn't:

1

This is the first time I asked about my rent since the pandemic happened. When I asked about the rent being lowered, I didn't mean; "will the rent be lowered from this month onward?" What I meant was; "Since we have to pay back money from all these past months, are you also going to pay back money from overcharging during these months as well?" I assumed that was obvious.

Additionally, Barrie Housing doesn't provide us with any calculations on how they determine our rent rates. They never have. Not once since I moved here in 2008. When RGI tenants ask about their rent rates, such as how I did here, they're ignored, instead of being provided a tenant ledger. I never asked for a tenant ledger specifically because I didn't learn what those are until the last week of July 2024.

Found in Sent - iCloud Mailbox

Leah Dyck 2021-09-28
 Rent
 To: Karen Tkaczyk

Good morning,

I just received my EI payment this morning and it is half the amount it usually is:

Which means, if I pay my full rent of [REDACTED] I won't have anything left for the next two weeks.

Since my income has gone down, will my rent amount be lowered as well?

Thank you,

Leah

***Notice how my building manager at the time, Karen Tkaczyk, wasn't able to answer this question, but had to get Soula to answer it? **Shortly after this, Karen Tkaczyk no longer worked for Barrie Housing.** I believe Mary-Anne told me this during our recorded phone call.

***I don't want to listen to the recorded phone call because it's so triggering and really sad to listen to.

Soula White
 RE: Rent
 To: Leah Dyck

Siri Found a Contact
 Soula White
 soula@barriehousing.com

September 28, 2021 at 3:51 PM

Hi Leah,

Please be advised your current rent is based on CPP-D and Earned income from Metro News based on [REDACTED] monthly. Your current rent of [REDACTED] is based on the above information.

Did you provide confirmation you are no longer working and when you started receiving Employment Insurance?

If you have not done so already please return your Household Income and Asset review package that was due back on Sept 1, 2021 in order to avoid being set to a Loss of Subsidy effective January 1, 2022 in the amount of \$980.00.

You currently have a credit in your account so don't worry about paying any rent for October 2021.

Any questions let me know **Wow.**

Soula White
 (she/her)
 Barrie Housing
 Tenant Service Worker
 549 Yonge Street, Barrie – Common Room
 705-727-0414 ext. 106
soula@barriehousing.com

INCIDENT IMAGE

LD Leah Dyck Re: Rent To: Soula White September 28, 2021 at 4:29 PM

Hey Soula,

Earlier today I made a payment of [REDACTED] because I thought for sure I would still owe something.

Is it at all possible to somehow get that money back as I only have [REDACTED] to live on for the next two weeks?

And yes I remember putting the blue form right into Karen's hands because I was late with it and she was getting on me about it. It included two ROE's as well because the company I was working for went bankrupt and the company that bought it out hired me on for six more weeks so I had two ROE's.

I will fill out the new form as soon as I can. Today has been a horrible day because I wasn't expecting to get half of my EI and now I don't know how I'm going to eat or get around or do laundry... and my charity that I started at the beginning of summer (Fresh Food Weekly) had to close down this week and that's a huge loss for me. I worked so hard at it - I was delivering +2000 pounds of donated produce/breads to 267 low-income families a week. And now it's all over. And I'm devastated because I have to go back to some demeaning minimum wage job that won't pay me enough to eat three meals a day and I'm having a hard time accepting my new circumstances.

It would be nice if you didn't threaten to take away my subsidized housing because I will get you what you need (again) and I'm a good person and I don't deserve this life of poverty. I'm way too smart and hard working and educated to live like this yet this is my reality and no matter how hard I work to get cut, I'm constantly pushed back down.

I need some compassion. Looking back at these emails is sickening.

LD Leah Dyck Income change To: Adele February 5, 2022 at 10:05 AM

2 Then Soula just stopped talking to me. Ignoring tenants is standard protocol in Barrie Housing and Simcoe County Housing.

Good morning Adele,

So I finally got a job. I am working for National Nutrition in Orillia full time now.

I started on Jan. 14th. I've attached my first and only two pay stubs so far. The first one is only one week's pay and the second one is two week's pay. The second one will remain the same every two weeks.

I believe I may still have a small credit left on my rent. Could you tell me my new rent amount and how much I'm now owing for the month of January? I will make the payment immediately in full online as soon as I hear back.

Thanks Adele, This is the second time I'm asking about my rent.

Leah

Found in BMNPHC Mailbox

A Adele RE: Income change To: Leah Dyck, Cc: Christel St. Amand February 8, 2022 at 10:57 AM

Christel ignored my request and didn't get back to me without me having to ask again, as you will see on the following page.

Hi Leah,

Congratulations on the new job. I have included Christel in this email as she will be doing your rent calculation.

Take care

Adele Baxter
Tenant Services Manager
Barrie Housing

LD Leah Dyck Income change To: christel@barriehousing.com March 14, 2022 at 1:17 PM

3 This is the third time I've asked Barrie housing for my rent amount. You would think that they'd have shown me my tenant ledger by now.

Siri Found an Email Leah Dyck leah.dyck@icloud.com Update X

Hi Christel,

A few months ago I was told that I have a small credit for my rent. Would you be able to tell me how much I owe for Mar. 1st?

Thank you,

Leah Dyck
980 Denbigh Street

INCIDENT IMAGE

Found in National Nutrition Mailbox

CA Christel St. Amand
RE: Income change
To: Leah Dyck
March 14, 2022 at 2:08 PM

Hi Leah,


Could you please send me your record of employment, and February's bank statement.

I will have to review all the documents first.

Will you be going back on ODSP? If not, what income source will you be pursuing?

Kind Regards,

Christel St.Amand
Rent Geared to Income Clerk
Barrie Housing
549 Yonge St., Barrie ON
(705) 727-0414 ext 112
Fax (705) 915-1727



Found in Sent - iCloud Mailbox

LD Leah Dyck
Re: Income change
To: Christel St. Amand
March 14, 2022 at 2:17 PM

Hey Christel,

Yes, I will figure out how to get my record of employment and I'll also send you a copy of my February bank statement as well. And yes, I'll be going back on ODSP.

I'm not sure what I'm going to do to be honest. I can't stand having no money all the time because I'm hungry but I can't find a decent job or even one I can tolerate. I just started doing some counselling - hopefully that will help with my depression.

Talk soon,

Leah

Sent from my iPhone

[See More from Christel St. Amand](#)

Found in National Nutrition Mailbox


CA Christel St. Amand
RE: Income change
To: Leah Dyck
March 14, 2022 at 3:07 PM

Siri Found a Phone Number
Christel St. Amand
(705) 915-1727 Update X

I understand, I know I felt better once I started taking care of my mind like I do my body. Sometimes our emotions are held in and it increases our physical ailments. I hope you find some relief soon.

Kind Regards,

Christel St.Amand
Rent Geared to Income Clerk
Barrie Housing
549 Yonge St., Barrie ON
(705) 727-0414 ext 112
Fax (705) 915-1727




This comment is infuriating. It would be so nice if I could start taking care of my mind or my body too, but that costs money, which is something nobody wants to give me, even for working.

INCIDENT IMAGE

Found in Sent - iCloud Mailbox

LD Leah Dyck March 16, 2022 at 8:42 AM
Re: Income change
To: Christel St. Amand

Good morning Christel,
So they gave me my ROE!


ROE - Leah Dyck - ...rint.pdf

I thought I only got three checks but I got four - I was going off memory and I didn't even look at the calendar. I believe this is the pay statement you are missing then:

Here is a screenshot of my February bank statement- deposits only. Does this work or do you need to see how much I spend as well?
I still got an ODSP payment that month so it's an overpayment - I'm hoping they'll add it to how much I owe and take it off monthly because I have \$17 in my account right now and I can't live off that for all of April.

Let me know if there's anything else you need!

Thanks Christel,
Leah
Sent from my iPhone
[See More from Christel St. Amand](#)


Barrie Housing staff are sick.

CA Christel St. Amand March 16, 2022 at 1:44 PM
RE: Income change
To: Leah Dyck

Ok, I finished up the review and your new rent will be effective April 1st in the amount of \$152. Once you get your new ODSP statement, can you take a picture of it and send it to me please. Thanks in advance, have a great day!

Kind Regards,

**Christel St.Amand
Rent Geared to Income Clerk
Barrie Housing
549 Yonge St., Barrie ON
(705) 727-0414 ext 112
Fax (705) 915-1727**



If I stay on ODSP, I have more money in my bank account. When I work, I don't have any money at all: They forced me to stop working because it was the only way I could eat some days a month.

LD Leah Dyck April 10, 2022 at 8:39 AM
Re: Income change
To: Christel St. Amand

This is the fourth time I've asked them about my rent:

Hey Christel,
So here's a screenshot I got from Soula White indicating that I have a credit on my account:


8:35
Inbox 3 Messages
SW Soula White 2021-09-28
To: Leah Dyck >
RE: Rent
Hi Leah,

4

INCIDENT IMAGE

I have asked Adele, and you, multiple times as to how much this credit is. No one wants to tell me.

This is soooo messed up because YOU KNOW I know I have no money.

Your co-worker Ashley has already stolen \$175 from me once in the past. And I will NEVER forget that.

Can you guys please tell me how much this credit is?

Thank you,

Leah

Here is another time that I mention Ashley Sutherland stealing from me:

☆ CA Christel St. Amand April 12, 2022 at 3:25 PM
RE: Income change
To: Leah Dyck, Cc: Soula White, Adele Details

Hi Leah,

The accounting department is reviewing your file. Soula will be following up with you shortly as this is not my department. Thank you.

Kind Regards,

Christel St.Amand
Rent Geared to Income Clerk
Barrie Housing
549 Yonge St., Barrie ON
(705) 727-0414 ext 112
Fax (705) 915-1727



SW Soula White April 12, 2022 at 3:32 PM
Credit
To: Leah Dyck

Siri Found a Contact
Soula White
soula@barriehousing.com Add X

Hi Leah, Now Soula "doesn't know" how much my overcharge is:

I will reach out to the accounting department personally and follow up with you asap.

Thank you,

Soula White
(she/her)
Barrie Housing
Tenant Service Worker
549 Yonge Street, Barrie – Common Room
705-727-0414 ext. 106
soula@barriehousing.com

LD Leah Dyck April 12, 2022 at 3:33 PM
Re: Credit
To: Soula White