

**ONTARIO SUPERIOR COURT OF JUSTICE  
(DIVISIONAL COURT)**

**BETWEEN:**

LEAH DYCK

Appellant / Moving Party

*and*

BARRIE MUNICIPAL NON-PROFIT HOUSING CORPORATION

Respondent

AFFIDAVIT OF *LEAH DYCK*

I, *Leah Dyck*, of the City of Barrie, in the County of Simcoe,

MAKE OATH AND SAY:

1. I showed the Court and Motion Judge the emails of Barrie Housing telling me they conducted an audit on my account file in April 2022.
2. I showed the Court and Motion Judge the emails of myself requesting the amount of my credit from Barrie Housing on four separate occasions: (1) Sept. 28, 2021, (2) Feb. 5, 2022, (3) Mar. 14, 2022, and (4) Apr. 10, 2022.
3. I showed the Court and the Motion Judge that an answer wasn't provided for nine months, which, as it turns out, was answered with a falsified number. This is lying and stealing.
4. I showed the Court and Motion Judge the transcript of the recorded phone call between myself and Barrie Housing CEO, Mary-Anne Denny-Lusk, dated April 26, 2022, which showed her telling me I'd be provided with the financial breakdown. This is lying because I was never provided with a financial breakdown.
5. I showed the Court and Motion Judge the transcript of the recorded phone call between myself and Mary-Anne and highlighted the part where she told me I'd be returned all of my overcharged rent monies, which would leave my account balance at zero. This is lying and stealing.
6. I informed the Motion Judge that despite asking the Respondent for this audit multiple times, they did not provide it. This is a cover-up and abuse.

7. Barrie Housing's lawyer, Riley Brooks told the Motion Judge that the audit was not a "CRA audit" and therefore, it wasn't relevant. On the contrary, this audit is the most relevant document needed to strengthen my defence of truth and qualified privilege.
8. The defence of qualified privilege absolutely applies because I was extremely diligent in verifying my allegations against Barrie Housing. Not only did I ask for a copy of the audit conducted on my account file by Barrie Housing themselves, many times, I submitted a Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) request to the County of Simcoe to get ahold of it too, which they rejected. I also spoke this to the Motion Judge.
9. I also spoke to the Motion Judge that I submitted a MFIPPA request to the Ontario Ministry of Children, Community and Social Services (CCSS) asking for my entire Ontario Disability Support Program (ODSP) file so I could become aware of the payments made by ODSP directly to Barrie Housing.
10. I then told the Motion Judge that on the afternoon of October 28, 2024, the CCSS released only some parts of my ODSP file instead of all of it. I told the Motion Judge that the CCSS left out the ledger which details the rent payments made directly to Barrie Housing. Since they provided it two days later, it was likely an honest mistake to leave out the ODSP ledger.
11. When I did receive my ODSP ledger from the CCSS, it indicated that Barrie Housing currently still owes me somewhere between the amounts of \$1,989.20 and \$2,289.20. This proves the Respondent have been knowingly dishonest to me, to the Court and to the Motion Judge. The reason Barrie Housing is hiding the audit they conducted on my account file is because they're hiding the true amount of overcharged rent monies.
12. No one in the CCSS or the BMNPHC bothered to tell me that the CCSS had been paying my rent directly, on-and-off since 2015—not until I was told by Barrie Housing employee Soula White (who happens to be the only Barrie Housing manager with a soul) in 2022. This was also provided to the Court and Motion Judge within the transcript of the recorded phone call between myself and Mary-Anne Denny-Lusk.
13. It wasn't until I threatened to tell national news outlets when Barrie Housing immediately decided to give me an answer (which was also presented to the Court and Motion Judge). The total amount of known overcharged rent monies Barrie Housing has stolen from me is in the amount of around \$5,000.00. Only around half has been returned and this half was only returned after nine months of me asking for it and only after I threatened to expose Barrie Housing in the news. This is indeed criminal wrongdoing, and a cover-up of criminal wrongdoing.

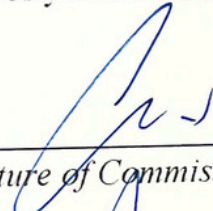
14. Barrie Housing has around 3,000 tenants. If each tenant was also overcharged around \$5,000.00, then Barrie Housing has an outstanding debt to pay of around \$15 million. If this is the case, then Barrie Housing will indeed become bankrupt. The Motion Judge, for some reason, didn't seem to care. I went into this hearing under the assumption that a judge would care that Barrie Housing is defrauding the Ontario government and Canadian citizens of potentially millions of dollars.


15. Yet despite all my efforts, it appears that no one is attempting to put a stop to it. I've clearly articulated all of these facts, with corresponding evidence to the Motion Judge, but she acted as if didn't.

**Sworn or Affirmed before me:** in person

**Complete if affidavit is being sworn or affirmed in person:**

at the City of Barrie in the County of Simcoe on *November 15, 2024*.

  
\_\_\_\_\_  
*Signature of Commissioner (or as may be)*  
*Gordon Williams*

  
\_\_\_\_\_  
*Signature of Deponent*

Pursuant to the Commissioners for  
taking Affidavits Act,  
Conformément à la Loi sur les  
commissaires aux affidavits,

RCP-E 4D (February 1, 2021)

*Courts of Justice Act*

**BACKSHEET**

**LEAH DYCK**

*-and-*

**BARRIE MUNICIPAL NOT-PROFIT**

**HOUSING CORPORATION**

*Appellant / Moving Party*

*Respondent*

***Court File No.***

---

ONTARIO  
SUPERIOR COURT OF JUSTICE  
  
PROCEEDING COMMENCED AT  
TORONTO

---

Affidavit of Leah Dyck

---

LEAH DYCK  
November 15, 2024

**Leah Dyck**  
507-380 Duckworth St.  
Barrie, ON L4M 6J8  
Tel: (705) 718-0062  
Email: leah.dyck@icloud.com

Self-represented Appellant

RCP-E 4C (September 1, 2020)