

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

BETWEEN:

**THE REGIONAL MUNICIPALITY OF WATERLOO**

Applicants

- and -

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

**RESPONDING RECORD**

**VOLUME 1 OF 4**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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July 9, 2025

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**RESPONDING RECORD**

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**TAB 1**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

**AFFIDAVIT OF AARON PRICE**

I, Aaron Price, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 27 year old male.
3. I have disabilities and am a member of the LGBTQ2S+ community.
4. I receive ODSP benefits.
5. I suffer from mental disabilities, including a learning disability and substance use disorder. I have also suffered multiple concussions.

6. I have been experiencing homelessness on and off since 2017 and have been a substance user since that time also.
7. It would be impossible for me to obtain housing in the private rental market, I would not be able to afford rent.
8. From 2017 to 2024 I lived at oneROOF Youth Services. I lived in their shelter and I also had a lease in their supportive housing unit. The lease was month to month and because I had planned on moving to Alberta it ended. But I didn't move to Alberta and instead I returned to the encampment.
9. Since being homeless I have accessed shelters, couch surfed and wandered the streets at night to stay awake. I have been robbed, assaulted and sexually assaulted while experiencing homelessness.
10. I have been living at this encampment for a few weeks. I feel safer at this encampment than I have ever felt while staying in a shelter. The encampment is one tight community.
11. I have stayed at the King Street emergency shelter and felt very unsafe there. There were a lot of fights there. I lost belongings more in the shelters than at the encampment.



12. Other shelters have strict rules about using substances, including Edith Mac and SHIP. Both of those places will kick you out of the shelter if you are caught using drugs there.
13. It would be atrocious if the 100 Victoria Street encampment were no longer available to me. I have no where to go because of the housing crisis.
14. Now security staff use their vehicle to block access to the encampment. I have noticed a decrease in supplies and donations being dropped off since the By-Law passed. If the Region put up fences it would make the encampment feel like I'm in a cell block, it would negatively impact my mental health.
15. On April 29, 2025, security staff threatened me with a fine because I moved my tent onto its side and then back upright again in order for the garbage bin to be moved. I was told that flipping my tent counted as a move. I disagreed and the security staff member left.
16. On May 1, 2025, Emergency Medical Services were called because an encampment resident overdosed. The ambulances had to park on the road because the security vehicle was blocking access. When I told the security staff to move their vehicle, the staff moved very slowly and only slightly moved the vehicle forward. There still was not enough room for the ambulance to get onto the encampment. The resident, who was a friend of mine, died.
17. Without the donations of food, water and clothing that are made to the 100 Victoria Street encampment I would have to steal groceries to survive. I regularly access the community donations and the clothing tent, that is how I got my sleeping bag.


18. If visitors were restricted from accessing the encampment everyone's mental health would decline. Many encampment residents have people that visit them here.

19. I'm not sure what I would do if a motel was offered to me by the Region. Nothing has been offered to me yet. I use substances communally and alone. At the encampment when I use people are watching over me. I would be worried about using alone in a motel. If the substances I'm using are laced I would be screwed. If the funding ran out for a motel I would just move back to the streets because there is no where else to go.

20. I like being close to services here on Victoria Street. Right now I use St. John's Kitchen and Ray of Hope for food. If I was offered a motel that was far away from food and services I don't know if I would accept. When I lived at the Schwaben Club I had to take bus or walk for 30 minutes to get downtown. I have a tear in my left meniscus that makes it hard to walk long distances.

21. No one from the Region has spoken to me about the By Law. I was only offered to be put on the housing list on May 1, 2025.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 6 day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )

  
LSO # 082576

  
AARON PRICE

**THE REGIONAL MUNICIPALITY OF  
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Applicants

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Court File No.: CV-25-00000750-0000

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Proceeding commenced at KITCHENER

**AFFIDAVIT OF AARON PRICE**

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Lawyers for the Respondents

**TAB 2**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

THE REGIONAL MUNICIPALITY OF WATERLOO

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APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF AVERY AMENT

I, Avery Ament, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 32 year old female.
3. I suffer from Attention Deficit Hyperactivity Disorder, Anxiety and Depression and Substance Use Disorder.
4. I have a Personal Support Worker ("PSW") certificate from St. Louis Adult Learning and Continuing Education.
5. I worked at Sunnyside Home and Community Housing as a PSW for a year and a half.

6. I began using Crack in or around August of 2024 for several reasons: I hated my job—I was forced into healthcare because the program was free—I was very miserable and lonely, my mental health was very poor, and I was also distant from my family, which caused great hardship for me. I had tried using meth previously, but did not feel the effects, so I did not expect to feel the effects of Crack. I underestimated the drug, and I am now addicted.
7. When I became addicted to Crack, I could not work and I was on sick leave for a few months. Due to my addiction, I was not able to keep in contact with Sunnyside and I was ultimately fired for job abandonment. During my sick leave, I received Employment Insurance. That has since run out and I am not making any money currently.
8. I am in the process of applying for ODSP. However, my application was in my purse that was recently stolen.
9. I want to get clean.
10. When I am clean, I stay with my mother near Algonquin. In or around early June 2025, I came back from Algonquin to visit my father. While I was there, I got into an argument with my stepmother. I asked my father for support in the argument and he told me that he supported his wife. I relapsed following this visit and have been living at the 100 Victoria Street Encampment (“Encampment”) ever since.
11. I resided at 156 Duke Street Kitchener until January of 2025. I was living with my boyfriend at the time but he was not on the lease. My neighbours called the cops because I had an unauthorized occupant in my unit and he was causing a disturbance. I was told if I

left within two weeks, I would not have a negative record, so I did. I have been homeless ever since. I have stayed at the Encampment on and off since then as well.

12. If the Encampment were no longer available to me, I would be forced to stay in severely dangerous places. I have stayed in Trap Houses in the past where weapons and drugs were being sold. I do not want to be in that environment – it is scary.

13. I feel safer at the Encampment than I do at the Trap House. The security makes me feel safe, FightBack is here, and I have made friends here. We look out for each other. Being at the Encampment makes me want to be clean, it's the safest option.

14. Approximately one week ago, I had a seizure as a result of drug use, I was able to get help immediately because of the supports at the Encampment. If I were on the street at that time, it is likely that no one would have known what was happening and I would not have received immediate treatment.

15. I have never stayed in a shelter and am not interested in trying because I have heard horrible things about them. You cannot stay during the day, all your belongings get stolen, and they are filled with drugs.

16. If I were offered a motel, I probably would not take it because it would be an enabler for drugs. There are dealers and a lot of drugs there. In a motel, I would not be pushed to get clean; I would get comfortable there and continue using Crack.

17. I was once invited to a motel with a friend of mine and have witnessed that environment. I could not get clean there. During that visit my phone and bankcard were stolen.

18. I do not think going anywhere else would help me get clean.

19. I rely on donations at the Encampment, the Working Centre, and the Soup Kitchen for food.

20. If the Region fined me \$5,000, I would be devastated. It would be the end for me. It would make it impossible to get my life back together, even if I was clean.

21. This past weekend (June 20-22, 2025) there was an extreme heat warning. There are no cooling stations available after business hours except for at shelters.

22. My tent provides me shelter and protection from the sun when there is nowhere else to go.

23. During extreme weather conditions, such as last weekend, I rely heavily on food and water donations.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 23 day of )  
June, 2025 )  
in the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289



\_\_\_\_\_  
AVERY AMENT



**THE REGIONAL MUNICIPALITY OF  
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Court File No.: CV-25-00000750-0000

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Proceeding commenced at KITCHENER

**AFFIDAVIT OF AVERY AMENT**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 3**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

**AFFIDAVIT OF CALVIN SHARPE**

I, Calvin Sharpe, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 59 year old male.
3. I am Status First Nation from The Chippewas of Rama First Nations. I've been experiencing racism all my life.
4. I receive Ontario Disability Support Program benefits of \$800 per month, I do not receive the housing allowance because I do not have a residence. If I had a place to rent I could

pay \$1,660.00 because I get \$560 from ODSP and \$1,100 from the Canada-Ontario Housing Benefit. But I can't find a place to rent.

5. I suffer from physical and mental disabilities. I have a bad back and bad leg from falling off a roof. I have memory issues and experience seizures. I have been an alcoholic and drug addict but am now clean for the last <sup>35</sup> years. I am on a safe supply program and take hydromorphone. I'm trying to stay off heroin and fentanyl.  
C.S.
6. I owned a construction business for fifteen years and completed my Grade 12 education.
7. I have five adult children who live in Orillia. I left Orillia after serving time in the penitentiary.
8. I have been homeless off and on for most of my life. Until April 1, 2025, I was being housed by the K-W Urban Native Wigwam Project but that transitional housing residence ended. They wanted to send me to Cambridge but I want to be in Kitchener or Waterloo as they are more welcoming, friendly places. My friends are here. I access food and clothing at The Working Centre and Ray of Hope. Because I can't walk around well I need to be close to the services I use like SOS ("Specialized Outreach Services") from The Working Centre.
9. I believe I am on the subsidized housing waitlist. ~~No one from the Region of Waterloo has spoken to me about housing.~~ The Region of Waterloo has spoken to me twice about my options.  
C.S.

10. I don't want to stay in the encampment at 100 Victoria Street ("100 Vic encampment") because there are too many drugs. I stayed there a few weeks ago to sleep but I don't have a tent there. I have also found in encampments I get targeted by police because I'm First Nations. The police will push me around. I have also found racism when staying in shelters. I've been robbed and attacked, then kicked out of the shelter for fighting back.
- Q and charged
11. Three or four years ago I stayed in a motel through the community agency Lutherwood. My ODSP benefits helped pay for me to stay there. But the funding for that program ended and I had to leave. I can't stay in a motel anymore because the drugs are worse there than anywhere else. People come in from out of town to drink and use. I've saved many peoples' lives from overdosing at motels.
12. Right now I mostly just walk around at night time and sleep when I can during the day. I have a few friends who let me come to their places to sleep and clean up. I sleep wherever I can.
13. I don't have any belongings. Everything I had has been lost, stolen or thrown out. I can't carry a bag at all because of my back pain.
14. While homeless I've been robbed. A few years ago I was beaten with a bat.

15. If I were fined \$5,000.00 for being at the 100 Vic encampment I couldn't pay the fine.  
They would have to take it from my ODSP. I might end up doing time for not paying.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 30<sup>th</sup> day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )



**ASHLEY SCHUITEMA,**  
a Commissioner, etc.,  
Province of Ontario,  
while a Barrister and Solicitor.  
LSO #68257G



CALVIN SHARPE

**THE REGIONAL MUNICIPALITY OF  
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Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF CALVIN SHARPE**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 4**



**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

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Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF JAKOB STUBBS

I, Jakob Stubbs, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 25 year old male.
3. I suffer from Attention Deficit Hyperactivity Disorder, Anxiety, and Depression. I also believe I am on the Autism Spectrum but have not yet been diagnosed.
4. My highest level of education is high school.
5. My work experience includes renovations/drywall, tree planting, and being a food expeditor in a restaurant called Cactus Club.

6. My current source of income is Ontario Works.
7. I smoke weed occasionally but I do not drink or do any other drugs. I have also tried psychedelics but I do not use them regularly.
8. I became involved with the 100 Victoria Street Encampment (“Encampment”) in the winter of 2024 because of my volunteer work. I volunteer with an organization that acts as advocates for the residents here and provide assistance/support.
9. I began overnight shifts volunteering with this organization around April 2025, when the Region passed the by-law and put up the garbage bins.
10. I have been experiencing homelessness off and on since 2022 when I left my mother’s home to flee the physical and emotional abuse from her and her boyfriend.
11. When I first left home, my sister let me stay on her couch for a while. She wanted to travel to Portugal so I went along with her for six months.
12. I have accessed youth shelters in the past. They were overcrowded and loud. There was also no also privacy, no where to store my belongings and many rules.
13. From October 2024 – about May 2025 I was renting a room from the landlord and her son. I had to leave because they had more family moving in. I started subletting a place but the person I was subletting from was an alcoholic and abusive towards me. I stopped subletting from him in the beginning of June 2025 and have been experiencing homelessness since.

14. Due to my volunteer work, I was spending approximately half of the nights at the Encampment anyway. However, I do not have a choice anymore because I cannot afford to start renting elsewhere.
15. I have not tried accessing a shelter because I feel safe at the encampment and have privacy. I also have too many belongings to bring with me to a shelter.
16. The encampment provides a sense of community.
17. There is consistent support at the Encampment by local organizations.
18. The location of the Encampment is good for me because there are lots of supportive resources nearby such as the Soup Kitchen.
19. I rely on food and water donations at the Encampment.
20. I like that there is no power dynamic at the Encampment. People can be independent. I prefer to be independent than having to follow the rules in a shelter. I have been in many abusive situations and the fact there is no power dynamic at the Encampment is important to me.
21. If the Encampment were no longer available to me, I would not know where to go. I would lose all consistency and lose access to the sense of community and consistent centralized support the Encampment provides. The Encampment is the best option for me.

22. I would accept a motel if it were offered to me by the Region. However, I would prefer the motel to be close to the supportive resources I am familiar with and frequently access. For example, I would not want to be set up in Cambridge.
23. I do not need a motel to transition back into housing but would accept a motel for a place to stay. I can take care of myself but it is just too expensive.
24. I find the security at the encampment is unnecessary. They do not actually help anyone here. They often just get involved in disputes among tenants that do not even need involvement from security. I also find them to be quite coercive. When dealing with disputes, they do not take input from people and do not seem to have the interest of the residents in mind. They are more concerned with justifying their authority rather than actually helping.
25. When my volunteer organization was setting up a tent, the security was trying to prevent us and cited the by-law. At this time, the by-law was not even passed yet.
26. I have witnessed security many times cite the by-law to try to prevent people from moving their tents and/or setting up new tents.
27. There is a cleaning company that comes by the Encampment periodically. It is helpful that they clean up some garbage and needles. However, security often has the cleaning company remove resident's tents and belongings if they have not seen the resident for a few days. Just because security had not seen them for a few days, does not mean they are no longer living there. I have witnessed too many residents lose their tents and belongings due to this.

28. If the Region fined me \$5,000, I would not be able to pay it. That is multiple times all of my money. It would further burden me and I would not be able to pay for my essential expenses such as food.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 23 day of )  
June, 2025 )  
in the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289

JAKOB STUBBS



**THE REGIONAL MUNICIPALITY OF  
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**AFFIDAVIT OF JAKOB STUBBS**

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Lawyers for the Respondents

# **TAB 5**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

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Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF JAMES DAVIS

I, James Davis, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 35 year old male.
3. I have one son who was born in 2012 and lives in Sturgeon Falls with his mother.
4. I have been in a relationship with Stephanie McMillan for 8 years.



12. Stephanie and I had previously lived at the Victoria Park Encampment in Kitchener, but left 2-3 months before it shut down sometime in 2024. We left because we were asked to leave. We moved to the Schwaben club shelter that allowed couples.
13. We had stayed together at the Schwaben Club shelter for a while. Stephanie and I had a physical domestic dispute in and around January 2025. The police were involved and gave me a restraining order against Stephanie. I stopped staying at the Schwaben Club because I was not allowed to stay where she was. Stephanie continued living there until March 2025. That shelter is closed now and there are no other shelter options for couples as far as I know.
14. When we left the Victoria Park encampment and moved to the Schwaben Club, many of our belongings were put into storage in the basement of the Schwaben Club. We have never been able to recover those belongings. All of our belongings are now stored at the tent at the Encampment, we do not have much. When Stephanie moved back to the Encampment she had to start again, trying to find a tent and sleeping gear.
15. I feel safe at the Encampment, and I am able to make sure Stephanie is okay. People look out for each other here, and they look out for her when I am away.
16. I have also slept on the streets including on park benches, and outside city hall.
17. I rely on donations dropped off at the Encampment and the Soup Kitchen for food. If it were not for those food donations we would starve.

24. Water donations will be even more important to me during extreme weather conditions, such  
as this weekend.

AFFIRMED remotely by JAMES DAVIS )  
at the City of Kitchener, in the Province )  
Of Ontario, before me at the Town of Baden )  
in the Province of Ontario on June 20, 2025 in )  
accordance with O. Reg. 431/20. )



ASHLEY SCHUITEMA, A  
Commissioner, etc., Province of Ontario,  
while a Barrister and Solicitor  
LSO # 68257G

  
James Davis

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JAMES DAVIS**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

# **TAB 6**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Section 273 of the *Municipal Act*, 2001, S.O. 2001, c. 25 as amended

**AFFIDAVIT OF JAMES HAMMOND**

I, James Hammond, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 48 year old male.
3. I receive Ontario Works benefits and receive \$300 per month. I want to apply for Ontario Disability Support Program benefits but I have been without a family doctor for 20 years.

4. I suffer from Post Traumatic Stress Disorder and addiction issues. I have used meth for around 8 years and fentanyl for around 3 years. I ~~am currently~~ <sup>have completed</sup> undergoing tests for my heart and my lungs. I occasionally see a nurse at the Ray of Hope in Kitchener.
5. I have been homeless for over <sup>10</sup> ~~8~~ years. I have been on housing waitlists for 8 years.
6. I was born in Cambridge and lived there for many years. I worked as a truck driver off and on from 1999 to 2014. I lived in Alberta for a period of time working as a truck driver. I would like to get back to work but the only way I can do that is if I have somewhere permanent to live.
7. It would be impossible for me to obtain housing in the private rental market as I cannot afford the rent.
8. Since being homeless I have lived outdoors and in shelters in Kitchener and Cambridge, it has been a struggle. I have been robbed many times and lost most of my belongings, including my cell phone.
9. Most recently I have been staying overnight at the Thresholds warming centre on Lawrence Ave in Kitchener. I would go there around three or four nights a week since it opened in January. As of today this space is now closed.

10. I also stayed at the SHIP shelter / Edith Mac Shelter on Stirling Ave in Kitchener. I didn't stay there for very long. I missed one night and I was put on an 8:00 p.m. curfew. When I didn't arrive by 8:00 p.m. the staff told me to leave the property or they would call the police. I haven't returned since. A curfew is difficult for homeless people. I don't have a phone, a watch or access to transit to make it places on time.
11. I also stayed at the King Street shelter until it closed. This was the best shelter I've stayed in, it felt like the closest thing to a 'home' without being a home. This shelter has a room where people could use substances. This was beneficial as I didn't have to use alone out in the cold. There were staff there to keep an eye on you and use narcan (naloxone) on you if you overdosed. This happened to me several times.
12. I have tented here and there in Kitchener and Cambridge. I stayed for a while at the encampment at Soper Park in Cambridge until it was shut down.
13. I stayed at the Bridges shelter in Cambridge for a period of time but I am banned from there. They said I broke a window that was already broken and taped up, and they had me charged with mischief and trespassing.
14. Three years ago I lived consistently at the encampment at 100 Victoria Street (the "encampment") from spring into fall.
15. I find it difficult to carry all my things around with me day to day. I use a suitcase so I don't have to carry things on my back. At the encampment it helped to have a place to anchor myself

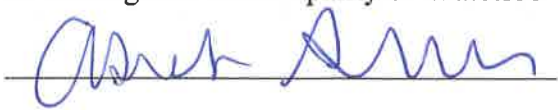
and my things. I liked having my own space, even if it was a tent. The location was ideal with the soup kitchen and amenities right across the street. I developed a relationship with my neighbours there and felt like I could leave my tent and my belongings for brief periods of time and they would watch my stuff. I left there because I was incarcerated. I have returned but my neighbours are no longer there and the community has changed.

16. Now that the warming centre is closed I would consider going back to the encampment. I have heard that the encampment is going to be closed but I have no where else to go. I need a tent. I would also go there if it meant I would be prioritized for housing. Having somewhere to live would solve <sup>most</sup> all of my problems.

17. I have never been offered a motel, or anything other than a shelter bed. I think it is unfair that certain people get prioritized. A motel bed costs \$100 a night and I have never had the luxury of being able to stay in one. I do not understand the favouritism and how they decide who gets offered housing. ~~In my experience the more trouble people make and the more trouble they get into, they get better options and get to stay places longer.~~

18. I would be worried about security and being fined for being at the encampment. I wouldn't be able to pay a fine and I wouldn't want to get arrested. But I need a place to go and I would like to be prioritized for a place to live.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 2 day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )

  
LSO 682576

  
JAMES HAMMOND



**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JAMES HAMMOND**

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Lawyers for the Respondents

**TAB 7**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**Applicant**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**Respondents**

**APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure***

**AFFIDAVIT OF JASON PAUL**

**I, Jason Paul, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:**

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 41 year old male.
3. I have two children and two step children.
4. I am single.
5. My mother was fifteen when she had me. She put me up for adoption when I was two. That family kept me for ten years before they put me back in foster care. I was in foster care the remainder of my childhood.

6. I have noticed that a majority of those experiencing homelessness have had some sort of involvement in the child welfare system - whether they grew in it, and/or they have children currently in it. Most people I know who have been in the child welfare system have experienced some sort of abuse (emotional, physical and/or sexual).
7. I experienced mostly emotional abuse from my adopted family. Throughout my time in foster care, I witnessed and experienced some physical abuse.
8. I started using drugs when I was 16. I currently use substances including meth, crack, cocaine and fentanyl. I also smoke marijuana and drink.
9. I have a diploma and a degree in Public Relations from Conestoga College.
10. I worked as a Marketing Director for the night clubs in Kitchener-Waterloo for twelve years.
11. I stopped working in 2020 due to Covid.
12. I have been experiencing homeless on and off since 2020.
13. I have lost a lot of things along the way.
14. I was one of the first 25 people to live at this encampment.
15. I have also slept on the streets.
16. For about 6 months I lived in a cardboard box house that I made. It was large and nice to have my own space. It was during the winter so sometimes I would have friends stay with me inside to keep each other warm.

17. I receive OW benefits, including basic needs and shelter benefits, of approximately \$733.00 per month.
18. I was recently illegally evicted from a rental unit set up for me by Starling. I am hopeful Starling will find me a new rental soon. Starling has been a good support for me.
19. A contributing reason to my recent eviction was because of the stigma coming from a shelter. The neighbours often complained to the landlord's about loud behaviour even though I rarely ever had anyone over to visit.
20. This is the fifth time I have moved back the encampment. I've been here for about a month.
21. The longest stretch I lived at the encampment was a year and half.
22. A motel would not work for me because I need a home for my children to visit me at.
23. I do not need a motel to transition me back into housing. I'm ready to move back into a rental unit as soon as one is available for me.
24. I lived at the Erbs Road tiny homes for a period of time. It was okay because I had enough space for my things. However, there is a lot wrong with how that place is run. For example, they do not allow visitors on the property. I had my brother visit from out of province and we had to visit on a random picnic bench nearby. Another problem I had at Erbs Road was that the staff used tap water to make us coffee. The tap water was often brown and stinky. When the water was questionable, they would write a note saying: "brown water, drink at own risk". This was frustrating because there was filtered water there, they just refused to use it for us.

25. I lost my shelter at Erbs Road when I breached my probation and had to return to jail.
26. The original charge that sent me to jail was assault. It was a domestic dispute.
27. I do not like going to shelters because I have a lot of problems with them.
28. I have a lot of things including many art supplies because I am an artist. I cannot bring all of this with me to a shelter.
29. I often feel targeted at shelters because I advocate for what's right and they do not like that.
30. One time, I reported a stolen item to the shelter. They did not want to deal with it. I found the item over the fence so I hopped it to grab my belongings. They said it was trespassing and banned me for 72 hours.
31. Another time I was accessing the shelter, the workers were being trained about how to be inclusive right in front of us. I thought this was unreasonable because shelter workers should already have compassion and know how to be inclusive. I couldn't believe they had to be trained on that, especially in front of us.
32. Overall, shelters have more of a safety risk.
33. I feel safer at the encampment than I do in a shelter.
34. If the encampment wasn't available, I wouldn't have a place with resources and support.
35. There are limited shelter supports in the community during the day. If we didn't have the encampment, we would just disperse throughout the community and set up shelter in more

discreet areas. These are often temporary shelters/encampments because it depends on the season. For example, we may have a hidden spot but then the leaves fall off the trees and we are visible and need to pack up and move everything again.

36. The encampment represents how we all want to live. It gives us freedom to make our own decisions. We don't like having to follow rules that are discriminatory or arbitrary.
37. I have a problem with the security at the encampment. They do not provide any assistance. I have asked them to call me a cab and they refuse. They also block the entrance for cabs to pull in. If I'm to call the cab, the cab drivers will get impatient unsure where to pull over to pick me up and they will drive away.
38. When the by-law first came out, security tried to prevent my friend from setting up a tent. I continue to witness them give people a hard time about setting up tents.
39. Security often linger and watch new residents closely. We've learned to be discreet and typically set up our tents in phases now.
40. I haven't witnessed security evict anyone from the encampment. If an eviction happens, it's a mutual decision by other residents. We have certain rules: don't steal, don't be violent, and don't be disruptive. We can be understanding when the disruptions are mental health related. But if someone is constantly stealing and or being violent, we will collectively evict them.
41. One day, I would like to start a not-for-profit to further advocate for people experiencing homelessness. The system is not good. It needs reform.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 16 day of )  
June, 2025 )  
In the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289



JASON PAUL



**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JASON PAUL**

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Lawyers for the Respondents

# **TAB 8**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF JEREMY LINTON

I, JEREMY LINTON, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 28 year old male.
3. My highest level of education is grade twelve.
4. My work experience includes: landscaping, factory work and drywall.
5. I receive approximately \$320 per month from the Ontario Disability Support Program.

6. It would be impossible for me to obtain housing in the private rental market because my Ontario Disability Support Program benefits are so low. I am not entitled to shelter benefits when I do not have shelter costs, which means that I do not receive this benefit currently. Even if I had the shelter benefit, it would still be difficult to access a rental unit.
7. I have been living at 100 Victoria Street (the “encampment”) on and off for three years.
8. The longest period of time I have lived consecutively at the encampment is five months.
9. When I am not staying at the encampment, I am couch surfing or sleeping at parks.
10. It makes me feel safe knowing the encampment is an option for me if I have no where to go. I also have easier access to washroom facilities, heat and community. Often times, we look out for one another. For example, if it’s cold and someone has a generator, they will share it to keep others warm.
11. I have tried accessing shelters but have been turned away due to them being at full capacity. Also I know Mary’s Place and Schwaben Club have both been closed down.
12. When I have been able to utilize shelter space, it was difficult for me because they do not allow us to smoke marijuana outside.
13. Throughout my time on the street, I have had many of my belongings stolen as I slept and I have been attacked.
14. I think I was put on a housing waitlist last year.

**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JEREMY LINTON**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 9**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

**AFFIDAVIT OF JEREMY NICHOL**

I, Jeremy Nichol, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am 50 years old.
3. I am a non-status Indigenous person, on my mother's side.
4. I have a Grade 12 education.
5. I am divorced with four children.



6. I have been living at the encampment at 100 Victoria Street ("the Encampment") for three years now.
7. I have experienced homelessness on and off for approximately eight years.
8. I was in the trades for about 15 years before I fell at work in a freak accident. This occurred in Kitchener. I fell two and a half stories shattering my pelvis and breaking seven vertebrae in my back. As a result, I have sciatic neuropathy on the right side of my body. I also have neck issues, the left side goes numb. I receive WSIB benefits because of this accident.
9. I live with debilitating nerve pain that limits my range of motion. I live in denial about my pain and try not to be "here". My pain keeps me from being able to enjoy life.
10. I have mobility issues and I don't like to walk too much. I would have to use a cane but don't like to use one. I can't stoop and I can't stand or sit for long periods of time. I had a mobility scooter to get around, which required the use of accessibility ramps. I don't have one anymore.
11. I am currently not on any prescription medications. I need to access pain management but I don't have a doctor. I treat my pain with whatever becomes available. I don't like to get high. I had been using OxyNEO for 4.5 years but I am not currently using it.

12. Before I was at the Encampment, I slept in my vehicle, stairwells, parking garages, and couch surfed. During this time many of my personal belongings were stolen. I've also camped at a couple of different places in Kitchener and stayed periodically at motels.
13. I got kicked out of a motel I was staying at on Weber St. I signed a contract saying I wouldn't come back. My girlfriend had to sign a contract saying that if I was there she would be kicked out too. This was in 2017.
14. For a period of time while I was homeless I was living at my brother's place. I didn't like the way he would talk to me, he would talk to me like I was an idiot. He kicked me out of his place in the middle of the night.
15. I lived at A Better Tent City for a while in one of the cabins but I left because I found it was becoming more locked down. They were trying to keep the peace as best they could, but you could only access the common area for certain hours, they were scrutinizing people's movements and they were making it so that no one from the outside was allowed in.
16. Living at the Encampment is the first time I have been able to collect things including tools, tattoo equipment, and various creative mediums. Without the Encampment, I would not be able to have these things because I would have to carry them around, and they would get lost, stolen or disposed of. Currently, I rarely leave the Encampment because I do not want my things to get stolen.

17. At the Encampment, I benefit from people being able to enter the site with various donations, including clothing, firewood, linens, blankets, mattresses, and water. People also regularly visit the Encampment with meals and food. I rarely leave the Encampment so without food and water donations being brought to the site, I would struggle. When I do leave I only go across the street to access their showers and food.
18. The location of the Encampment is good because many people bring food items to the site or to me directly. Sometimes when Sanguen Health Centre comes on-site I access their services and get snacks. I will go across the road to use showers and other facilities.
19. I was supposed to be placed at the House of Friendship shelter on Weber St. but I didn't follow through. This is part of my disability. My sleep habits are out of whack because of pain and this impacts my memory. I can only remember to do things in the moment, if I have to act or follow up on a task it is a challenge for me. I cannot remember tasks or errands that need to be completed. I forget to do things, such as eat.
20. I was going to go to the tiny cabins on Erbs Road but I didn't get accepted there because I was told my dog was vicious. I have a new dog now, and recently when I was speaking to an outreach worker about the Erbs Road cabins I explained how I was denied in the past. Speaking about this was traumatic for me and triggered my PTSD.

21. My dog is really important to me. She alerts me to anyone coming near my tent which adds a sense of safety. She brings me happiness and joy.

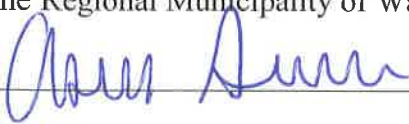
22. I have not yet been offered any sort of shelter or housing from the Region. I don't want to go to a shelter. If I am offered housing it would have to be accessible due to my mobility and disabilities.


23. I did not receive any notice from anyone at the Region regarding the new By-Law or the new rules for the encampment. No one spoke to me and nothing was posted on the site.

24. Being housed in a motel would not work for me. I don't like being around people using drugs and I think I would probably get into trouble there. Also I want to have more interaction with my kids, and don't want them meeting me at seedy motels. A motel room on a second floor with stairs only would not work for me because of my disabilities. If a motel was far away from food and services this would also be really difficult for me because of my disabilities.

25. If I were evicted from the Encampment, I would have nowhere to go. I would likely have to sleep in the bush and eventually would try to find a garage to rent.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 3<sup>rd</sup> day of )  
may<sup>th</sup> April, 2025 )  
In the Regional Municipality of Waterloo )

  
Ashley Schuitena  
LSO: 682576

  
JEREMY NICHOL

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JEREMY NICHOL**

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Lawyers for the Respondents

# **TAB 10**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

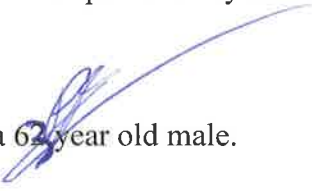
PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF JOSEPH BRADLEY

I, Joseph Bradley, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a  62 year old male.
3. I suffer from disabilities caused by a motorcycle accident including an artificial right knee, a dislocated shoulder, jaw, and concussion.
4. I am unsure if I receive ODSP benefits. I receive CPP benefits. I do not know how much I get monthly.

5. I do not suffer from mental disabilities.
6. After completing grade 13, I attended Canadore College where I studied Chemical Sciences, Math and English.
7. I have worked in several trades throughout my career, most notably as a Mechanic and in Operations. My work experience includes 2.5 years in the Canadian Military, 18 years at Earls Autoparts, 5 years at Coca-Cola and 18 years selling farm equipment.
8. I served in the Military from 1979 to 1983.
9. My first time experiencing homelessness followed my return from my military tour in Afghanistan and Kuwait. I have found it difficult to find a suitable place to live being an ex-soldier.
10. I had a townhouse with my wife for 30 years. We let my stepson and his family move in with us. My wife passed away 8 years ago and since, my grandson has taken my name off the lease and replaced it with his.
11. My grandson kicked me out and I was forced to stay with a friend. My friend gave me a tent and I have been living at the Encampment ever since.



12. If this site was no longer available, it would be impossible for me to obtain housing in the private rental market, I would not be able to afford rent and would have to talk to friends to find a place to stay or find another campsite.
13. I will not stay in a shelter because of thieves. At the Encampment, nothing gets stolen, everyone watches out for each other and I feel safe.
14. I have been assaulted while experiencing homelessness.
15. I have not stayed in a motel since experiencing homelessness, but I would if it was offered. I do not have any transportation and I cannot walk long distances due to my knee and other disabilities. A motel or any housing option would need to be close to food and other support services so I could access those supports.
16. I was approached once recently by Region staff to talk about housing. I am open to talking to them, but I never heard anything further.
17. I rely on donations and food drop-offs made to the 100 Victoria Street encampment as well as St. Johns Kitchen. People from the community come regularly to drop off food and water. I would be impacted if these donations stopped or people were not able to continue to drop by.

18. If I was fined by the Region for staying at this Encampment I would tell them good luck trying  
to get blood from a stone.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 9<sup>th</sup> day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )



JOSEPH BRADLEY

**ASHLEY SCHUITEMA,**  
a Commissioner, etc.,  
Province of Ontario,  
while a Barrister and Solicitor.  
LSO #68257G

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JOSEPH BRADLEY**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
450 Frederick Street, Unit 101  
Kitchener, Ontario N2H 2P5

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Shannon K. Down (LSO# 43894D)  
shannonkdown@gmail.com

Lawyers for the Respondents

**TAB 11**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*


**AFFIDAVIT OF JOSEPH SADLER**

I, Joseph Sadler, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.

2. I am a 66 year old male.


3. I suffer from Depression, Post Traumatic Stress Disorder (PTSD), and short term memory loss as a result of my PTSD. I take medication for my mental health conditions.

 OAS. Approx 3000 per month.

4. I rely on Canada Pension Plan (CPP) for my income. Before receiving CPP I was receiving Ontario Disability Support Program (ODSP) benefits.


5. I was a victim of a violent home invasion, which caused my PTSD, and then my short-term memory loss. I received ODSP for many years because of my PTSD.
6. I smoke cigarettes regularly and occasionally drink alcohol. I do not use any drugs.
7. I am divorced. I have two children ages 30 and 36, and one grandchild who is 4 years old. I used to visit them on a monthly basis when I had my car.
8. I received a Bachelor of Business Commerce from the University of Toronto in 1983. I worked for 8 years in my field before I started my first business as a consultant. My business partners and I made a significant profit in our first year of operations.
9. I have started numerous business since then, all of which ultimately failed. I have declared bankruptcy twice in my life, most recently in 2006.
10. I previously owned three houses, one for my family and our dogs, and rented out the other two. I lost my rental properties when I was forced to file for bankruptcy in 2006. I was able to keep my home as long as I paid my mortgage, which I did. However, I decided to take money out of my line of credit for another start-up and eventually I lost the house.


11. I have owned at least one dog, but typically two, since I was ten years old. Dogs are a very important part of my life. I have one dog right now, his name is Wolfie and he lives with me at the Encampment. I hope to get another dog as soon as I can.

 my doctor has suggest<sup>ed</sup> I get a service dog certificate

12. Since experiencing homelessness, I have lived out of my vehicle, and stayed in Airbnb's or motels. It has been extremely difficult because most places do not allow me to bring my dog.

13. I lived in my vehicle for two and a half years. At this time, I had two dogs. While the gas was expensive, we made it work. My car began having problems and when I took it to a mechanic they told me it needed to be scrapped. I only got \$800 for it.

  
14. For some time after my vehicle was scrapped in and around January 20<sup>2</sup>3, I lived in Airbnb's. I also stayed at the Super 8 for a number of months.

  
~~Group A Strep~~  
15. I suffered from ~~Neerotizing Fasciitis~~ (Flesh-Eating Disease) and was in the hospital for ~~two~~ <sup>three</sup> weeks. During that time, the Humane Society looked after my dogs and offered to keep them until I recovered.

16. I am not aware of any shelters nearby that allow me to keep my dogs with me.

17. I am on a conditional discharge from court related to incident in which I engaged in self-defence. I had nowhere else to go and the Encampment was the only place that I knew to go to.

18. I have been staying at the Encampment for approximately one week. When I arrived at the Encampment, security told me I could not erect a tent and stay here. I told them I had nowhere else to go but they threatened to call the police on me. I have not heard anything about this since.

19. I have spoken to someone from the Region about housing. I completed some applications and ~~expedited my application~~. I understand there is a 5-7 year wait list for housing. haven't heard anything back.

20. I rely entirely on donations made to the Encampment for food.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 9<sup>th</sup> day of )  
July, 2025 in the )  
Regional Municipality of Waterloo )



L.S.O 68257G

  
JOSEPH SADLER



**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JOSEPH SADLER**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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shannonkdown@gmail.com

Lawyers for the Respondents

# **TAB 12**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**Applicant**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**Respondents**

**AFFIDAVIT OF JOSEPHINA DUGAS**

I, Josephina Dugas, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 28 year old female.
3. I have disabilities and am a member of the LGBTQ2S+ community. I am also non-status metis on my father's side.
4. I currently have no income. I do not receive Ontario Works or Ontario Disability Support Program Benefits.

5. I finished high school and worked at various places including Food Basics, Tim Hortons and ~~and construction work.~~ painting jobs. I am taking time off from College but I hope to attend and get a business degree once I am housed.
6. I suffer from mental health disabilities, including borderline personality disorder, depression and anxiety. I also have celiac disease and I believe I have diabetes but it has not been formally diagnosed as I do not have access to a family doctor. My legs will hurt and at times my feet burn and my toes go numb. I find this happens when I eat sugar or bread and it takes my legs two weeks to recover from this feeling.
7. I was diagnosed with borderline personality disorder when I was 15 years old and tried medication for a while. I also started using drugs at a young age as a way to self-medicate. I was re-diagnosed with borderline personality disorder after my second child was born. I was given medication for it but found it difficult to stay on this medication.
8. I have a six year old and three year old that live with their father. Being away from my kids is very depressing.
9. I began living on the streets on and off from the time I was 15 years old, but more recently I had places to stay and I was housed. I have been experiencing homelessness consistently for the last two years.

10. Before coming to Kitchener I was living on the streets in Brampton. I also stayed in shelters in Brampton, and in motels there. I have slept in friends' garages, in bushes, alleyways and outside stores. I also stayed at the tent city in Brampton.
11. I am restricted from accessing shelters in Brampton that are run by the Salvation Army and I am also restricted from the Motel 6 and the Argentinia overflow in Brampton.
12. Before coming to the encampment at Victoria Street I was sleeping unsheltered in Kitchener. I was sleeping outside a store and the police showed up and told me I had to leave.
13. I have been robbed and raped while experiencing homelessness. I was raped while living on the streets and also while living in a shelter in Brampton. When I sleep outside I've had people in cars pull over and ask me to go with them. This scares me and I've had to walk away quickly to get away from these situations that seem like they could be dangerous.
14. When sleeping on the streets I suffer from panic attacks. I can only sleep for 2 hours and I have to wake up and move along. I am afraid to sleep on the streets because of the bad experiences I have had.
15. I have been living at this encampment for 8 months. Being homeless on its own is so hard. Having a community when I wake up in the morning, knowing that I won't get kicked out of a shelter and that I have neighbours to go to for help is huge. I feel connected here, I have never feared for my safety and I feel like I have independence which helps my self esteem.

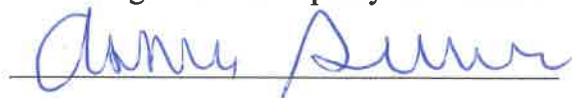
16. I access the showers and laundry across the street from the encampment. They are also helping me get ID, I'm really grateful for the services there. I also access the community donations of food, water and clothing that are dropped off at the encampment, and the harm reduction services that are offered. Without these donations I would be hungry and it would be hard to get clothing.
17. I also go to the soup kitchen and the church for meals. I was using the services at the CTS down the road before that was shut down.
18. At the encampment I feel like I have stability and a spot to focus on getting things done. I'm trying to get OW, I'm working on getting ID, I'm trying to get my medications in place, and find out how to get back into my schooling. If I didn't have the encampment all of these things would be ripped out from beneath me.
19. The encampment gives us a spot so that people don't have to be scattered and living on a highway or in a bush somewhere. It makes me feel safe and supported to know I'm not alone.
20. I do not have any income or way of paying rent, this is my major barrier to getting housed. I need to apply for ODSP benefits but I can't do that without a doctor. Even if I got ODSP it isn't much money to pay rent. I want to get a job too, but I feel like there is too much to juggle and it is too hard to do these things when you are homeless.
21. In and around Monday, April 28 I met with some outreach staff from the Region and I filed out paper work with them. They told me that I could get a motel. I asked if I had time to have

a shower and finish my laundry and they said that was okay. I checked back in with them an hour later and asked if I could go there that night. They said they would come back and get me in the morning but they never did. It has been over a week since that conversation and they haven't made good on their promises. I've seen them here since talking to other residents but they haven't talked to me. They never pulled through with what they promised. If they would have told me that having a shower and finishing my laundry was a big issue, I would have dropped what I was doing and gone with them. It makes me feel like they are fooling me and fooling homeless people. I'm not sure if I can trust them or who to trust.

22. A motel would be good but I know it is short term. I was kicked out of a motel before because I got in an argument with staff. I can't go to a shelter again. They are always full but even if they had space I can't handle having to be out by 7 am, I need somewhere to be throughout the day.
23. I worry about what would happen if I went to a motel and did not end up getting housing. The encampment would be gone and I would have no where to go. Would community outreach still follow up with me and help me or would they just stop providing services to me and I would be on my own again.

24. No one from the Region has spoken to me about the By Law. I have heard that the encampment is closing down but I don't know why. I think everyone living here should know why and be given an explanation, especially the people that have been living here for so long. This place is our home and it is all we have.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 7<sup>th</sup> day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )



LSO: 682576

  
JOSEPHINA DUGAS



**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JOSEPHINA DUGAS**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Shannon K. Down (LSO# 43894D)  
shannonkdown@gmail.com

Lawyers for the Respondents

# **TAB 13**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF JULIE YOUNG

I, Julie Young, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 47 year old female.
3. I ran away from home when I was thirteen years old. I became pregnant at fifteen years old and left home for good.
4. I receive Ontario Works benefits.
5. I am illiterate.

6. I have been experiencing homelessness since November 2024 when I was evicted from my home.
7. I couch-surfed for months, but I chose to stop because I did not want to exhaust my family and friends and I wanted to keep my dignity.
8. I have been a substance user on and off since I was 21 years old.
9. I have been clean for 14 years.
10. I have three children ages 30, 28, and 25, and 3 grandchildren ages 7, 5 and 5.
11. I have been married for 7.5 years and am now separated from my husband.
12. My husband is verbally and physically abusive and I left him when he began using meth. He asked me to move back in to the house to help him get clean. He told me that Ontario Works was paying the rent. As I cannot read, I did not know the rent was not being paid until we got an eviction notice.
13. I lived with my husband for one year before we were evicted for not paying rent. He was living in rent geared to income housing provided by K-W Urban Native Wigwam Project. I was not able to collect all my property because they changed the locks and my name was not on the lease.
14. I have previous work experience in the food and beverage industry as well as the service industry. Please find attached hereto as **Exhibit "A"** a copy of my curriculum vitae.

15. Prior to my eviction I ran my own cleaning business.

16. My husband sabotaged my business by mishandling the bookings. I want to get my business back, but I cannot focus on that until I have permanent housing.

17. I have resided at this encampment since June 6, 2025.

18. The encampment provides safety for its residents and everyone looks out for each other there.

19. I have not had the opportunity to go to a shelter because they are always full. If there are spots open I would rather leave them for families and children. No one deserves to be on the street, especially not children.

20. In the shelter you can't work on yourself. You have to leave during the day, so you're scrambling every day to find a place for the night. I want a room, I want a permanent place so I can create structure for myself.

21. Motels do not help in the long term. They get taken away from you. I want something permanent so I can get stabilized and get my life back. I want a place to be able to bring my grandchildren. I wouldn't bring my grandchildren to a motel or shelter. There are also no supports available at the motel.

22. I cannot afford to rent my own place. I receive under \$400 dollars which barely covers my basic needs.

23. If I could get enough money to set my website up and to get my car out of impound, I could restart my cleaning business. Once I get back to work I can earn enough to pay for subsidized housing.

24. I received help from the <sup>HART (Homelessness + addiction recovery treatment)</sup> ~~Heart~~ Hub to look for a place to live. They told me they might have a room I can rent for \$650 a month. With the money left over from paying rent I won't have enough to pay for food. But at the encampment because of the food donations I don't go hungry. You get stuck. If I stay at the encampment I can eat. If I leave and pay rent I don't have money to feed myself. It feels like a trap

25. I like that the encampment allows for privacy. If you don't want to see or talk to anyone, you can stay in your tent. Shelters on the other hand force you into counselling. I think counselling is good, but not when they keep opening up old wounds. We need to focus on the future and how to get better.

26. There is also no heart in the shelter. The encampment is very supportive and it becomes a home.

27. I am on a list for subsidized housing, however, the wait time is 5-10 years. No one from the Region has spoken to me here about housing.

28. I don't experience food insecurity at the encampment because of the donations brought here daily. If people were restricted from dropping off food and water donations, or deterred from visiting because of fencing or more security I would struggle.

29. The security is doing their best, but it would be helpful to have someone who knows what it is like to be homeless. They would understand better how to effectively help people.

30. There is no in between for support. It is either you are an addict or you are not, no one helps you when you think you might begin using again. Same for housing. There are no supports for people on the edge of homelessness.

31. The Region needs to clean the porta-potty's and empty the dumpsters more often to keep the site clean. *The Region also needs to deal with the rat problem here*

32. If I were to be fined \$5,000, I would not be able to pay it.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 13 day of )  
June, 2025 )  
In the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289

  
JULIE YOUNG

**Julie Young**

91 Stanley Ave

Kitchener, ON N2K 3V9

lynny8226@gmail.com (mailto:lynny8226@gmail.com)

---

**Professional Summary**

Dedicated and reliable professional with extensive experience in home care, professional cleaning, and client support services. Successfully owned and operated a cleaning business for over three years, earning the trust of residential and business clients through exceptional attention to detail, adaptability, and a strong work ethic. Skilled in managing diverse tasks, from routine cleaning to landscaping, home organization, and renovations. Proven ability to balance entrepreneurship with maintaining a well-kept household as a committed housewife, mother, and grandmother.

---

**Skills**

- Residential and commercial cleaning
  - Attention to detail and reliability
  - Client relationship management
  - Scheduling, bookkeeping, and invoicing
  - Home organization, landscaping, and renovations
  - Adaptability to diverse client needs
  - Strong work ethic and hands-on problem-solving
- 

**Professional Experience****Julie Lynn's Cleaning Service, Kitchener-Waterloo Area**

*Owner & Operator*

*July 2020 – October 2024*

- Founded and managed a successful cleaning business serving the tri-city area, overseeing all aspects including client acquisition, scheduling, bookkeeping, and invoicing.
- Performed comprehensive cleaning services and specialized tasks (e.g., landscaping, yard work, interior renovations) tailored to individual client needs.
- Built a loyal client base by maintaining consistent schedules, accommodating special requests, and earning trust with secure access to homes (keys and codes).



- Managed equipment, products, and transportation logistics to ensure efficient service delivery.

### **Sparkles Cleaning Services Ltd., Kitchener-Waterloo Area**

*Cleaner*

*January 2017 – July 2020*

- Provided high-quality cleaning services for residential and commercial clients, meeting diverse standards and expectations.
- Demonstrated reliability and attention to detail, contributing to client satisfaction and repeat business.

### **Various Roles**

*Prior to January 2017*

- Served as an on-site superintendent of a building, overseeing maintenance and operations.
  - Worked in kitchen prep roles at New Orleans Pizza and KFC, honing multitasking and time-management skills in fast-paced environments.
- 

## **Education**

### **University Heights High School, Waterloo**

- Finished secondary education

**THE REGIONAL MUNICIPALITY OF  
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Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF JULIE YOUNG**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 14**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**Applicant**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**Respondents**

**APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure***

**AFFIDAVIT OF KYLE YORK**

**I, Kyle York, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:**

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 37 year old male.
3. I am a member of the Indigenous community.
4. I receive Ontario Works benefits in the amount of \$292 per month.
5. I have three children ages 14, 14, and 8.
6. I suffer from ADHD and Conduct Disorder.
7. Growing up, I suffered from verbal, physical and sexual abuse from my step-father.

8. I have been suffering from homelessness on and off for five years. It has been 2 and a half years since I have had housing.
9. I became homeless around the time the COVID-19 pandemic began. Seven years ago, my family and I moved to Kitchener from Kingston, Ontario. We lived in a house here for 3-4 years before the pandemic but due to the rising costs of houses during the time, our landlord sold the house. My girlfriend's father offered to let her and our children live in his house, but only on the condition that I was not to live there with them. I wanted my family to remain housed and there was not enough time for us to find alternate housing together, so they took the deal. They have been residing in Cambridge with her father ever since.
10. I have been using substances since the age of 15. I have used various substances such as alcohol, marijuana, cocaine, crack cocaine, and fentanyl.
11. I am currently on the Methadone Program and have been clean from fentanyl for four months.
12. I currently still smoke crack but I am hopeful to become clean one day.
13. I have resided at the 100 Victoria Street Encampment ("Encampment) off and on for years. This time, I have been here for approximately three months.
14. Before returning to this encampment, I resided at the University Avenue Transitional Housing Shelter ("UA") for four months. There are a lot of rules at UA that make it hard to live there. I was removed from the program for allegedly spray painting the wall. They

told me they had video footage of me vandalizing the building, however, when I asked them to show me the video, they could not produce it. I gave up fighting to stay and left.

15. I go back and forth between living at the Encampment and on the streets but the Encampment is safer than living on the streets. The likelihood of people stealing my stuff decreased while living at the Encampment. The police also heckle me less often at the Encampment as opposed to when I am on the streets.
16. The Encampment is also close to the amenities I rely on such as the Ontario Works office, Victoria Wellness, Tiny Home Takeout, and the Soup Kitchen.
17. I have previous work experience in many trades, such as roofing for 8 years and dry walling, as well as work in various factories. I graduated from Herzing College as an electrician and network cabling. This would allow me to work for companies such as Rogers.
18. I find it difficult to get a job due to my addictions and lack of transportation to workplaces.
19. I am on a waiting list for subsidized housing.
20. If I was offered a motel or housing by the Region I would accept it. If the Encampment was no longer available and I wasn't provided with housing I would have to roam the streets again. I'd be bothered by the police all the time.
21. I don't feel like I need a transition into housing. I can take care of myself but if a motel was offered prior to housing, I would accept it.

22. If I was fined \$5,000 by the Region, I would not be able to pay it.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 17 day of )  
June, 2025 )  
In the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289



KYLE YORK

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF KYLE YORK**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Shannon K. Down (LSO# 43894D)  
shannonkdown@gmail.com

Lawyers for the Respondents



**TAB 15**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

**AFFIDAVIT OF MATTHEW STEFANAC**

I, Matthew Stefanac, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 44 year old male.
3. I receive \$733 per month from Ontario Works but some is deducted for an overpayment.
4. I applied for Ontario Disability Support Program benefits but was denied.

5. My disabilities include: bipolar disorder, anxiety, depression, post-traumatic stress disorder and addiction.
6. I am a substance user and have been suffering with addiction issues for over 24 years. My addiction started with marijuana and cocaine. In my late twenties and early thirties I used crack cocaine. I started using meth approximately ten years ago and continue to use it daily. In the last year I have also been using crack cocaine again.
7. I have been in and out of the hospital for psychiatric evaluations. I often have suicidal ideations. I attended inpatient rehabilitation treatment in Hornby, Ontario for 28 days and was sober for a period of time after I left treatment.
8. In and around 2023 I was housed in an apartment, I was working as a carpenter and I had a car. I was 2-years clean but I still felt like no one gave a shit about me and I fell back into my old habits. I was evicted from that apartment due to damage I caused to the unit because of my addiction and anger issues.
9. I have been homeless this time for approximately one year. I have accessed shelters, and slept on park benches and in snow banks.
10. I have been living at this encampment on and off for a while. I was at the encampment for a few months in the winter. I was almost at my wits end trying to survive outside. I really relied

on the kindness of other residents who shared knowledge and resources about surviving outside.

11. I have accessed shelters in the past but I am not comfortable in shelters. People there are fighting their own battles, like people are at the encampment. But there is much more crime and theft at the shelters. People are looking at you and your items all the time. I have went through so many phones and knapsacks due to theft at shelters. That doesn't happen at the encampment, people look out for each other's best interests. People at the encampment don't steal or mess around with other people's things.

12. It is important for me to live near the downtown area because this is where our community and resources are. I use the soup kitchen at St. John's and 87 Victoria St. for food and washrooms, and go to the Ray of Hope. I often accessed the CTS site prior to it closing. There was a lot of positivity at the CTS.

13. I feel safe at the encampment. I have met a lot of great people here. I would be more vulnerable if I had to stay on the streets again. I would feel sad if I had to leave the encampment. It's my home.

14. I have not been offered housing from the Region. I have not been offered space at a motel or a shelter. I would consider a motel if it was offered to me. I want to get my foot in the door for more permanent housing, but I need to be able to do things my own way.

15. If I were to be fined for being at the encampment, I wouldn't be able to pay it.

16. If visitors were restricted from visiting the site, or if food donations were denied that would be the most cruel thing. You would have to really hate human beings to do something like that to the people living here.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 6<sup>th</sup> day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )



L.S.O # 682576

  
MATTHEW STEFANAC

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF MATTHEW STEFANAC**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Shannon K. Down (LSO# 43894D)  
shannonkdown@gmail.com

Lawyers for the Respondents

# **TAB 16**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**Applicant**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**Respondents**

**APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure***

**AFFIDAVIT OF MEGAN LOPES**

**I, Megan Lopes, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:**

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 20 year old female.
3. My street name is Savannah.
4. I went to school until grade 11.
5. I suffer from Mixed Personality Disorder, Attention Deficit Hyperactivity Disorder, Bipolar Disorder, and several other mental health disabilities.



6. Due to my mental health, I struggle with aggression. As a result, I have been arrested and charged various times for offences such as stealing, threats and assault.
7. Most of my charges have been dropped. I have stayed in jail before for one night and I never want to go back.
8. I have been experiencing homelessness since the age of 14 when I ran away from home. My mother and I do not have a good relationship.
9. My source of income is Ontario Works in the amount of \$346 per month. I am also trying to get Ontario Disability Support Program benefits because of my disabilities.
10. I have been using substances since the age of 12. I started using cigarettes and marijuana, then began meth and crack. I have overdosed 3-4 times.
11. I have been residing at the 100 Victoria Encampment ("Encampment") for approximately 3 weeks.
12. Before coming to the Encampment, I was staying at the One Roof youth shelter but I left due to safety concerns. I feel safer at the Encampment - people look out for me here, my personal belongings do not get stolen and I am able to sleep better than I did in a shelter.
13. There are many rules at the shelter that I find hard to follow because of my disabilities. The encampment is a better and safer place for me.
14. If the Encampment was no longer available I would have no where to go. I would have to stay at the shelter where I do not feel safe.

Megan Lopes

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF MEGAN LOPES**

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Lawyers for the Respondents

**TAB 17**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

**AFFIDAVIT OF NOAH HELSBY**

I, Noah Helsby, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 44 year old male.
3. I am Status First Nation from Six Nations.
4. I receive ODSP benefits and receive \$1300 per month.
5. I am in a relationship with Brianna Cooper and we live together at the encampment.

6. I suffer from physical and mental disabilities due to a past car accident. I am a substance user and suffer from addiction issues.
7. It would be impossible for me to obtain housing in the private rental market as the rent would be too high to afford.
8. I have been on housing waitlists for 17 years. I have recently been added to other waitlists such as KW Urban Native Wigwam Project and Thresholds. My mom lives in Cambridge, but I am unable to live there because there isn't enough room with other family members living there in a two-bedroom apartment.
9. The last stable housing I lost three years ago because the landlord sold the building and I was evicted due to the conversion of the building to condos.
10. I have been homeless for over 3 years. I have accessed shelters and slept on the streets. I have had personal belongings stolen from me on a regular basis while sleeping on the streets. I was staying at 150 Main St. Cambridge encampment and my belongings got bulldozed.
11. I have been living at this encampment for two months.
12. I have had difficulty accessing emergency shelters because there is a lack space available and I would require space at a co-ed shelter. I also need a shelter that would accept pets as I have a dog.

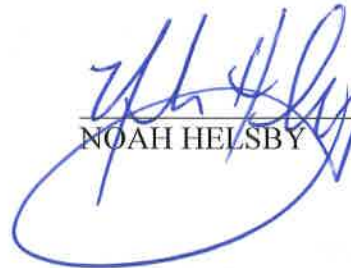
13. It is important for me to live near the downtown area because this is where our community and resources are. I use the soup kitchen for food and to use the phone. I also go to 87 Victoria St. for food and washrooms, and go to the Tiny Home Takeout for food. My physical disabilities prevent me from walking long distances.
14. I have noticed that there is a lack of people dropping off donations and supplies since the By-Law was introduced, and since it has been in the media. I worry that people think the encampment is closed or that they are not allowed to visit the site. I rely on the community food and water donations that are dropped off at the site. Without these donations it makes it harder to survive
15. I feel safe at the encampment. Right now I have people here that would watch my stuff and my tent. If I wasn't at the encampment I would be more vulnerable. There would be no sense of safety.
16. If I were to leave the encampment, I would have to look for another place to put up my tent with my girlfriend.
17. I have spoken to outreach workers, they have talked to me about housing, but I feel they are making promises that they might not be able to keep. So far nothing has been offered to me.
18. I would stay in a motel if offered, it would be nice to have a washroom, shower, sink and address. The only reason I wouldn't accept a motel is if it would affect permanent housing

options. I don't want a temporary solution. I want something permanent. I want to get back into an actual apartment, living life again, not just floating by.

19. If I were to be fined for being at the encampment, I wouldn't be able to pay it right away, it would take me a long time to pay it off. I worry that a fine would prevent me getting housing.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 15 day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )

  
\_\_\_\_\_

  
\_\_\_\_\_  
NOAH HELSBY

**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289



**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF NOAH HELSBY**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 18**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

AFFIDAVIT OF STEPHANIE MCMILLAN

I, Stephanie McMillan, of the City of Kitchener, in the Province of Ontario, AFFIRM AND  
SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 47 years old, black female, and was born in Cambridge, Ontario.
3. I am a member of the LGBTQ2S+ community, and a person with a disability.
4. I have a Grade 9 education.

5. I have one child, who currently lives with my mom.
6. I have ADHD, schizophrenia, dyslexia, and asthma.
7. I am a long-term recipient of ODSP.
8. I have been addicted to drugs since I was 13 years old. I am currently using crystal meth, fentanyl, and crack.
9. I have lived at the encampment at 100 Victoria Street ("the Encampment") for several weeks in the past.
10. I am currently couch surfing at a friend's house and hoping to get a place at the Encampment.
11. I regularly visit the Encampment and crash at the sandbag house there time to time.
12. I have experienced homelessness for more than 5 years.
13. I previously lived at the Victoria Park encampment, and was evicted from there.
14. Recently, I lived at the Schwaben Club shelter with my boyfriend until it closed in March, 2025. I was not offered an alternative place to live when the Schwaben Club closed.

15. I have not been offered shelter by the Region of Waterloo.

16. I have not stayed at a motel before. At the Schwaben Club, there was a smoking room for drugs and a motel would need something similar to work for me. A motel would also have to be co-ed so I could stay there with my boyfriend.

17. If visitors were restricted at the Encampment, it would have a very negative impact on me.

18. I come to the Encampment several times a week for food and drink donations at the community table, to meet up with people, and to use.

19. The Encampment is a safe place I can go to smoke. I get supplies like bowls and pipes there from Sanguen Health.

20. Nearby the Encampment, I sometimes go to the using room at St. John's. I use the soup kitchen at Ray of Hope every day.

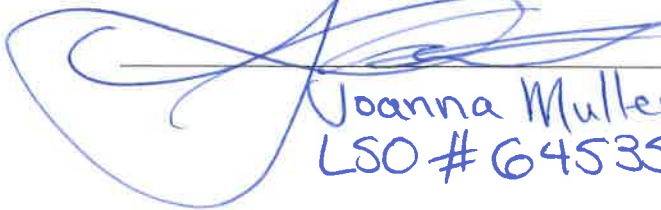
21. More security, police surveillance, and fences at the Encampment would make me scared and nervous.

22. Before coming to the Encampment, I was sleeping on the streets of Cambridge. I was at Ainslie Bus Terminal with my boyfriend for a while.

23. If the Encampment were to close, it would be impossible to do anything. I come to the Encampment to use safely, to sleep and to be with friends and community.

24. Without the Encampment, I would probably have to set up a tent somewhere else.

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 13<sup>th</sup> day of )  
May, 2025 )  
In the Regional Municipality of Waterloo )

  
Joanna Mullen  
LSO # 64535V

  
STEPHANIE MCMILLAN

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF STEPHANIE McMILLAN**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 19**



**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

SUPPLEMENTARY AFFIDAVIT OF STEPHANIE MCMILLAN

I, Stephanie McMillan, of the City of Kitchener, in the Province of Ontario, AFFIRM AND  
SAY:

1. I swear this affidavit as a supplement to my affidavit sworn on May 13, 2025.
2. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
3. I suffer from Intermittent Explosive Disorder (IED). My boyfriend also suffers from IED.
4. I am no longer couch surfing and have moved back to the 100 Victoria Street Encampment ("Encampment").
5. I was staying with a friend but did not want to overstay my welcome, so I left.

6. My boyfriend was also staying with his friend, but also moved back to the Encampment to stay with me.
7. I would like to get permanent housing with my boyfriend. I don't think a motel is necessary to transition into housing, but I would accept a motel if it were offered to me and my boyfriend would have to stay with me as well.
8. There are no shelters available that take in couples, that I know of. It is important for me and my boyfriend to stay together. Sm

AFFIRMED BEFORE ME in the )  
City of Kitchener, this 17 day of )  
June, 2025 )  
In the Regional Municipality of Waterloo )



**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289

  
STEPHANIE MCMILLAN

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**SUPPLEMENTAL AFFIDAVIT OF STEPHANIE  
MCMILLAN**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents

**TAB 20**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

**THE REGIONAL MUNICIPALITY OF WATERLOO**

**Applicant**

**and**

**PERSONS UNKNOWN AND TO BE ASCERTAINED**

**Respondents**

**APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure***

**AFFIDAVIT OF TERRA-LYNN WEBER**

I, Terra-Lynn Weber, of the City of Kitchener, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am 35 years old.
3. I am non-binary.
4. I receive approximately \$772.00 per month from the Ontario Disability Support Program.
5. My disabilities include but are not limited to: balance and mobility issues, high blood pressure, and a severe head injury which is causing me speech difficulty.

6. I rely on a cane to walk.
7. I have struggled with substance use disorder for seventeen years.
8. I have a seventeen year old child who lives with my sister in Fergus.
9. I have a grade twelve education.
10. Previously, I worked as a house cleaner.
11. I recently completed online schooling through the Recording Arts Canada College to become a DJ. This was possible thanks to the computers and other resources at the Kitchener Public Library.
12. I purchased a home in Windsor in 2017. In 2020, my ex partner set it on fire.
13. I came to Kitchener from Windsor in August of 2020. I left Windsor to escape the domestic violence I was experiencing.
14. My abuser has tried intimidating me on Facebook but I feel safe from him in Kitchener because it is far from Windsor and he cannot drive.

15. It is difficult for me to access permanent housing because I am currently on a re-payment plan for the rental unit I had to leave in Windsor, due to the violence I was experiencing.

16. I have been living on and off at 100 Victoria Street ("the encampment") since I arrived in Kitchener approximately four years ago.

*I found housing that Lutherwood owned. Jee*

17. About one year ago, Lutherwood (now Starling) ~~helped me find housing~~. After three weeks of living in the room provided through Lutherwood, I was violently assaulted by my male roommate. This caused my severe head injury. I have been unhoused ever since.

18. Six months after this assault, I suffered a stroke. *I have had three strokes in total. Jee*

19. Ray of Hope recently referred me to Traverse Independence. They provide Brain Injury services including rehabilitation.

20. I often access care at the Kitchener Community Health Clinic.

21. I think I am on a subsidized housing waitlist but it has been a long time.

22. Prior to staying at the encampment, I would sleep in front of McCabes restaurant. I stopped staying there after I was urinated on while I slept. Now, I often sleep during the day at a church nearby and stay awake all night for safety.

23. Alone on the streets, I have been assaulted.

24. I have never been assaulted at the encampment.

25. I have suffered a lot being unhoused. I have lost toes from frost bite. While I was suffering from frost bite, my dog was taken away from me by ~~the humane society.~~ *Animal Welfare of Waterloo Region.* *JW*

26. I have tried accessing shelter spaces but have been turned away at some locations for being a woman.

27. I tried seeking shelter at the 84 Fredrick Street Shelter. There was 58 people sleeping in one room. The beds were so close together, I could not walk around or between them with my cane. I found this unsuitable and unsafe.

28. I would be happy if a motel was offered to me. I want to have shelter.

29. I would be hesitant to live with another roommate. Due to my trauma, I definitely could not live with a male roommate.

30. I am experiencing food insecurity.

31. I find the location of 100 Victoria Street encampment helpful. Many community resources are nearby.



AFFIRMED BEFORE ME in the )  
City of Kitchener, this 6th day of May )  
~~April~~, 2025 )  
In the Regional Municipality of Waterloo )

  
\_\_\_\_\_

**ANNIKA MARIE STANTON,**  
a Commissioner etc.,  
Province of Ontario,  
while a licensed Paralegal.  
LSO #P17289

  
\_\_\_\_\_

TERRA-LYNN WEBER

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF TERRA-LYNN WEBER**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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shannonkdown@gmail.com

Lawyers for the Respondents

# **TAB 21**

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

BETWEEN:

THE REGIONAL MUNICIPALITY OF WATERLOO

Applicant

and

PERSONS UNKNOWN AND TO BE ASCERTAINED

Respondents

APPLICATION UNDER Rule 14.05 of the *Rules of Civil Procedure*

**AFFIDAVIT OF WARREN LOPPIE**

I, Warren Loppie, of the City of Waterloo, in the Province of Ontario, AFFIRM AND SAY:

1. I have personal knowledge with respect to the facts set out below, except where stated otherwise. Where the information is not based on my personal knowledge, it is based upon information provided by others which I believe to be credible and true.
2. I am a 43 year old black male.

*being discovered*  
*WJ*  
*WJ* 3. My mental health disabilities are ~~under investigation~~, I do not have a formal diagnosis yet. I have used substances on and off since I was a teenager. I have used different substance over the years. I currently use fentanyl daily and I was using crystal meth but I'm off that now.

*at a result of an attempt on my life*  
*And I am currently waiting to work with O.H.T.C*  
*WJ* 4. I receive \$320 per month from Ontario Works.

*AS Street allowance*

W.S. 11. In and around February 2025 I was hospitalized because of severe ankle pain and an infection.

I was in a lot of pain and had trouble walking. I was receiving IV antibiotics for the infection.

2021 I awoke paralysed from the waste down with  
out diagnosis diagnosis

12. When I was released from the hospital the Canadian Mental Health Association ("CMHA")

paid for me to go to a motel. At the time I was on crutches and receiving regular wound care.

If CMHA would not have paid for me to go to a motel I would have gone back to the Encampment because I had nowhere else to go. At some point the Region started paying for my motel room.

13. While I was at the motel a spot became available at the dorms at University Ave. I was hesitant to go there because I heard they had strict rules and it was run similar to shelter, which didn't work for me in the past. But I was told by the Region that I had to go and my motel funding would run out. I didn't feel like I had a choice.

W.S. 14. I was only at University Ave for a short period of time before I was evicted and went back to the Encampment. I may have been there for a couple of weeks, I don't remember exactly.

Workers at University Ave alleged that I stole a mattress, but I didn't. I was told unexpectedly that I was going to be kicked out and didn't get to gather my belongings. I denied the allegations made against me but I was still kicked out and banned from the property. I wasn't given any information about how to appeal or challenge the decision that was made.

W.S. 15. I had nowhere else to go and I returned to the Encampment. I stayed there for a few more weeks, I don't remember exactly how long. While back at the Encampment I had a mental

WG 5. I finished high school and worked in various jobs including telemarketing, landscaping, machine operating and quality control. It has been at least five years since I last worked.

have all my credits  
numerous from  
to construction, fashion show  
Co-ordinator, sound work, stage assembly  
Tarzan Bar Zahiri Circus.

WG 6. I have experienced homelessness on and off since I was 16. More recently I have been living unsheltered and on my own since I was released from prison in 2017.

if is currently  
2025, 2012 was the last time I had my own  
dwelling.

WG 7. I have lived rough on and off over various periods of my life, sleeping in parking garages, parks, stairwells and behind churches. Many times while sleeping rough I've been woken up and told to move along, I've lost belongings many times in my life while sleeping rough.

my entire  
through hardships  
no matter the weather or temperature  
lost everything I've owned, living on the street.

8. I began living at the encampment at 100 Victoria Street in Kitchener around the summer of 2022 and have lived there on and off since then.

WG 9. At times when it gets too cold to stay at the Encampment, I will try to find someone that has a spot indoors and stay with them, or find somewhere else to get warm.

actual apartment

WG 10. At periods of time in my younger years I stayed in emergency shelters. I found it really hard to be there. You were crammed in with 30 other people, some were doing drugs and it was difficult to sleep in that situation. You also got kicked out during the day and had to wander around. Eventually I was kicked out of shelter and ended up in jail. I haven't attempted to return to a shelter since then.

filled in group homes like George Hall  
and converted house

always  
forced  
admitted




health breakdown and was admitted to the hospital. While in the hospital I was supported by a  
worker on the Specialized Outreach Services (SOS) team. With the support of the SOS team I  
was able to get a spot at the Erbs Road shelter in Waterloo where I am currently staying now. I have my  
own small cabin here. I've only been here a couple of weeks and am hopeful it will work out.  
If it doesn't I will move back to the Encampment as I have done in the past.

Street again.

16. I make this Affidavit in support of the Notice of Application, and for no improper purpose.

AFFIRMED BEFORE ME in the )  
City of Waterloo, this 8<sup>th</sup> day of )  
July, 2025 )  
In the Regional Municipality of Waterloo )

  
Ashley Schuitema, A Commissioner of  
Oaths (LSO # 68257G)

  
WARREN LOPPIE

Wed, July 9<sup>th</sup> 2025

**THE REGIONAL MUNICIPALITY OF  
WATERLOO**  
Applicants

and

**PERSONS UNKNOWN AND TO BE  
ASCERTAINED**  
Respondents

Court File No.: CV-25-00000750-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at KITCHENER

**AFFIDAVIT OF WARREN LOPPIE**

**WATERLOO REGION COMMUNITY LEGAL SERVICES**  
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Lawyers for the Respondents



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**RESPONDING RECORD  
VOLUME 1 OF 4**

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