



Date: April 24th, 2023

Attention Residents
NOTICE TO VACATE

Regarding 2770 Claude Road, Langford, British Columbia

IMPORTANT NOTICE ABOUT YOUR LEASE WITH CENTURION PROPERTIES ASSOCIATES INC.

PLEASE READ THIS DOCUMENT CAREFULLY

Dear Resident of RidgeView Place,

By way of this bulletin, we are providing you with the difficult but important notice to vacate your unit immediately.

We recognize that there is never a convenient time to receive this notice, and for those of you who have been long-time tenants, this may be particularly frustrating. We share your frustrations and apologize for the significant inconvenience this causes, however, our first priority is your safety. We ask residents to only pack essential items at this time. We are working diligently to gather additional information and will provide an update by the end of the week.

We recently received notice from the Engineers and Geoscientists of BC ("EGBC") about serious concerns with certain structural elements of the building. While the EGBC did not recommend evacuations, **we immediately retained an independent engineer to visit the site, who identified serious safety concerns and recommended that tenants evacuate.**

In light of this development, your current contract with Centurion Properties Associates Inc. has been frustrated as of **April 24th, 2023**. This means that under the laws of the Residential Tenancy Act [SBC 2002] Ch. 78 and Frustrated Contract Act [RSBC 1996] Ch. 166, both parties to the contract are relieved from fulfilling their obligations under the contract. Therefore, your tenancy has ceased, along with your rental obligations, and you must vacate your unit.

Additionally, here are some actions we recommend you take immediately:

- Contact your tenant insurance provider as parts of your expenses for temporary accommodation and other expenses may be covered by your policy.
- Email **ridgeview@centurion.ca** to provide written notice once you have vacated your unit.

Here are additional supports Centurion is offering:

- Centurion will provide each unit with \$1,000.00 payable to the leaseholder via cheque or e-transfer as a gesture of compassionate assistance.
- All Residents will be reimbursed for your rent between the dates of **April 24th-30th, 2023**, and any prepaid rents. All damage and pet deposits will be returned. Arrangements to pick up these funds can be made by contacting the Resident Manager, Ariel at 236-464-4370 or email **ridgeview@centurion.ca**.
- Centurion has multiple buildings in the Langford and Victoria Area and can help assist in relocating you to one of our other buildings with similar accommodation, subject to availability. Centurion's Customer Care Center is available 7 days a week at 1-844-830-5736 and have extended our hours until 9pm PDT on April 24th & April 25th. You can also visit our website at www.cpliving.com for the most current availability.
- Moving trucks are available Monday April 24th until 8pm and Tuesday April 25th from 9am to 5pm PDT for light items.
- Assistance for residents with special requirements and pets can contact Ariel at 236-464-4370 or email **ridgeview@centurion.ca**.

Please be advised that all Residents will be welcome to return to their original unit once the remediation is complete. If this is something you are considering, please let the site staff know and we can contact you directly.

At this time, it is still too early to provide a firm update on when work will be completed. We are still collecting information from the engineers for review and there are no firm timelines available. The option of temporary shoring of the garage area is currently being reviewed with the engineers to provide residents safe access to come back and retrieve their belongings. Future communication in this regard will be sent out accordingly.

LIABILITY FOR LOSS/DAMAGE or INJURY

We do not accept any liability for loss or damage to any of your belongings or property. This letter serves as official notice for you to vacate the unit immediately. All our contractual obligations have ended as of the date of frustration, namely **April 24th, 2023**.

Anyone who chooses to ignore this notice and does not vacate, does so at their own risk and will be deemed to freely accept and fully assume all such risks, dangers and hazards and possibility of personal injury, death, property damage, expense and related loss, including loss of income or property.

Thank you for your understanding during what we know is a difficult time for you and your household. We commit to providing you with updates as they become available and keeping you informed.

ALTERNATIVE ACCOMODATIONS

1. Other Centurion Properties in Langford and Victoria area

If you wish to continue to rent with us, we have multiple buildings in the Langford and Victoria Area. We continue to offer help relocating you to one of our other buildings with similar accommodation, subject to availability. Centurion's Customer Care Center is available to assist at 1 888 236 7767. You can also visit our website at www.cpliving.com for the most current availability.

2. Other Local Properties

Apartments	Phone Number	Website
Centurion Property Associates	1 888 236 7767	www.cpliving.com
Devon Properties	250 595 7000	www.devonproperties.com
Centennial Court	236 638 7975	www.centennialcourt.ca
Orono Place Apartments	250 883 1367	www.woodsmere.ca/orono
Belmont Place Apartments	250 883 3342	www.woodsmere.ca/belmont

3. Local Hotels

Hotel	Phone Number	Website
DoubleTree Hilton	250 940 3100	www.hilton.com
Elk Lake INN & Suites	250 740 4656	www.ihg.com/elklake
Solo Suites	250 882 7178	www.solosuites.ca
Westin	250 391 7160	www.marriott.com/bearmountain

Pet Friendly Hotels

Four Points Sheraton	250 474 6063	www.marriott.com/fourpoints
Holliday Inn Express	250 385 7829	www.ihg.com/holidayinnexpress
Days Inn Wyndham	250 388 6611	www.daysinnvictoriauptown.com