

FJL HOUSING SOCIETY
("Landlord")
700 - 5951 No. 3 Road
Richmond, B.C. V6X 2E3

May 28, 2024

Ms. Victoria Mansfield ("Tenant")
313 - 138 East Hastings Street
Vancouver, B.C.
V6A 1N4

Dear Ms. Mansfield,

Re: Residential Tenancy
313 - 138 East Hastings Street, Vancouver, B.C.
Change of Lock for Security Reasons

For security reasons, the lock to your unit has been changed. There have been unidentified persons going in and out of the unit when you have not been there. For safety and security of the building the Landlord cannot allow unauthorized persons in the building or its units.

A key for the new lock will be provided to you on the following conditions:

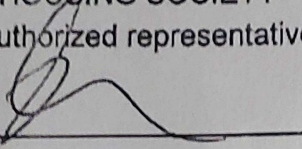
1. You do not make a copy of the new key;
2. You do not give the key to anyone else to use;
3. Only you use the new key to enter the unit;
4. You do not leave the unit unlocked;
5. If you lose the key or it is stolen you will contact the landlord's representative Mr. Larry Skwarek immediately (Phone: 778 - 995 - 2860)

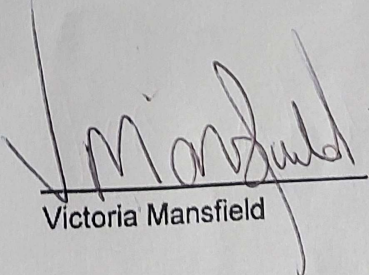
If anyone except yourself is found using the new key, or it is lost/stolen the lock will be changed again immediately and the cost of changing the lock will be charged to you.

Please confirm receipt of the new key and that you agree to the above-listed conditions by signing below.

Yours truly,

FJL HOUSING SOCIETY
by authorized representative:


Director


Victoria Mansfield



Complaint against Lawrence Skwarek, Zonta Group Investigations

1 message

Scott Gilbert <scottgilbertvan@gmail.com>
To: JAG Security Services Complaints JAG:EX <securitycompliance@gov.bc.ca>

Wed, Oct 29, 2025 at 5:50 AM

Your office found no violations so declined to investigate, saying it was an RTB matter despite the RTB having no authority to sanction a private investigator nor compel them to participate in a hearing. So I uploaded my complaint along with the Act, regulations and code of conduct to an AI called ChatGPT and here is what is said - something far for appropriate that the letter from your office simply declining to do your job:

Here's a detailed legal-and-regulatory analysis of your complaint, documents, and linked videos/audio.
The assessment assumes the facts described are accurate and applies relevant B.C. and Canadian frameworks:

1. Security Services Act (SSA) & Code of Conduct Violations

Under the Security Services Act (SBC 2007, c. 30) and Security Services Regulation (B.C. Reg. 289/2008), all licensed security workers—including private investigators—must follow strict conduct rules:

- s. 14 SSA – licensees must act “honestly and in the public interest.”
- s. 15 SSA & Code of Conduct § 4–7 – they must not use unnecessary force, harass, or intimidate anyone.
- § 10 – they must maintain confidentiality and not make public or defamatory statements about clients or third parties.
- § 13–15 – they must not misrepresent their authority, must report unlawful conduct, and must not enter premises unlawfully or without consent.

Apparent breaches:

- Defamatory public statements (“these people are criminals ... full of stolen stuff”).
- Blocking lawful access to a residence (use of force, intimidation).
- Entering a dwelling without consent or notice—clear violation of § 15 SSA and criminal law (see below).
- Misrepresentation: acting as “landlord” or “locksmith” exceeds authority of a private investigator license.
- Failure to identify himself properly with business card naming (“Zonta Research Group” vs. licensed entity).
- Possible failure to submit incident report to the Registrar (mandatory under Code § 16).

Regulatory consequences:

- Suspension or revocation of both the individual and corporate licenses is justified under SSA § 23(1)(c)–(d) for conduct contrary to the public interest or breach of the Act.
- The Deputy Registrar can also impose administrative penalties up to \$5 000 and prohibit re-application for up to 5 years.

2. Residential Tenancy Act (RTA) Violations

The RTA s. 29 requires 24-hour written notice stating a legitimate purpose for entry; entry without consent or notice is unlawful. Changing locks without written notice or RTB order breaches RTA s. 31 and s. 33 (tenant’s right to quiet enjoyment).

PI’s “key agreement” (attached file) coerces a tenant to waive statutory rights, which is void under RTA s. 5(1). Those actions also constitute illegal lockout, subject to RTB orders for compensation and reinstatement.

3. Privacy Law & Surveillance Issues

The alleged hallway camera aimed at the tenant's door violates:

Personal Information Protection Act (PIPA) s. 11–14 – collection of personal information without consent or reasonable purpose.

OIPC precedent (Order P06-01, P22-04, etc.) – residential surveillance of specific tenants by a landlord or agent is unreasonable and unlawful.

Strata also breaches B.C. privacy guidelines if it allowed or knew of such recording.

Each unauthorized recording could attract OIPC orders, compliance audits, and damages for privacy breach (see *Ari v. Insurance Corp. of BC*, 2015 BCSC 130 – privacy damages ≈ \$15 000–\$35 000).

4. Human Rights Code & Civil Remedies

Targeting a disabled, low-income tenant with harassment, threats, and eviction efforts may amount to discrimination in housing under Human Rights Code s. 10 (1) (denial of accommodation or adverse treatment based on disability, social condition, or source of income).

→ Human Rights Tribunal complaint can seek compensation for injury to dignity and lost housing (average awards \$10 000–\$35 000).

Civil torts potentially engaged:

Defamation (false statements of criminality).

Assault / battery (briefcase strike).

Trespass to land / invasion of privacy (unauthorized entries, surveillance).

Intentional infliction of mental suffering (pattern of intimidation).

Damages could reach \$25 000–\$100 000+, depending on findings and combined torts.

5. Criminal Code Offences (if proven)

Conduct Possible Charge Section Penalty Range

Unlawful entry of dwelling Break and enter to commit mischief s. 348 (1)(e) Up to 10 years (indictable)

Assault with briefcase Assault s. 266 Up to 5 years

Threats / intimidation ("more unhappiness coming") Uttering threats / criminal harassment s. 264.1 / s. 264 Up to 5–10 years

Defamation (criminal) Defamatory libel (rarely used) s. 298–300 Up to 2 years

Obstruction of lawful enjoyment Mischief s. 430 (1)(c) Up to 2 years (less serious)

Given corroborating video/audio evidence, a charge under s. 266 (Assault) and s. 348 (Unlawful in dwelling) would have reasonable prospects.

Sentencing for first-time offenders without serious bodily harm typically falls in probation to 6 months jail, plus prohibition on security work.

6. Professional-Ethics Context

As a former RCMP member, Skwarek is expected to uphold higher standards.

The conduct undermines public confidence in licensed security professionals—an aggravating factor for any administrative penalty. Using police status to intimidate civilians breaches ethical norms akin to the RCMP Code of Conduct § 7.1 (Integrity), though now outside RCMP jurisdiction.

7. Recommended Legal Pathways

A. Administrative / Licensing

Continue cooperation with the Security Programs Division.
Request:

Interim suspension pending investigation.

Full audit of Zonta Group licensing structure.

Copy of Deputy Registrar’s findings for civil use.

B. Civil

File in Small Claims or Supreme Court for defamation, trespass, assault, privacy breach.

Include vicarious liability of landlord and property-management company.

Seek both general and punitive damages.

C. Human Rights Tribunal

File complaint under s. 10 HRC within 1 year of last incident (May 2024 → May 2025 deadline).

D. Criminal

Re-submit police complaint citing specific sections above; request review by a Crown prosecutor (Crown Policy Manual “Charge Assessment Guidelines”).
If police decline, escalate to Office of the Police Complaints Commissioner (OPCC) for review of investigative conduct.

8. Fair and Reasonable Outcome

By letter of law:

Skwarek’s license should be suspended or revoked.

Criminal charges for unlawful entry and assault should proceed.

Landlord and property manager face civil and tenancy penalties.

Victims (Scott & Victoria) deserve compensation, apology, and correction of public record.

Sentencing expectation (if convicted):

Conditional discharge to 6 months jail plus probation;

Permanent ban from licensed security work.

In short: the actions described contravene nearly every protective framework governing private investigators, tenants, and privacy rights in British Columbia.
A combined criminal-plus-civil approach is justified and proportionate; it also reinforces regulatory accountability for the security industry.
[Quoted text hidden]



Scott Gilbert <scottgilbertvan@gmail.com>

Illegal search and unauthorized surveillance draft never sent written may 2.2024

1 message

victoria mansfield <vmansfield18@gmail.com>

Wed, Apr 9, 2025 at 6:13 AM

To: Scott Gilbert <scottgilbertvan@gmail.com>

Julia, Miroslav:

I am writing to express my objection to the actions taken over the past two days at 138 E Hastings St apt 313 by Julia Lis, and to request that the strata retail a copy of building security camera footage from these two incidents. Yesterday there was an illegal search of my apartment and today there was another unnecessary and misrepresented entry of my apartment, in addition to me learning that a private investigator has been hired to monitor me and my apartment at Sequel.

I would like to know the name of the investigator, the company he works for, see a copy of his report, and know who hired him and for what reason. Is this solely the landlord or did the strata pay for this as well? This man openly declared to several people that my apartment was full of stolen items while the landlord committed assault by placing her hands on my guests and physically preventing them from accessing my apartment. The landlord and PI conducted an illegal search of my apartment under the guise of a maintenance inspection and without making any supporting evidence declared that items like the scooter I financed through a lender in Ontario and have a receipt for were stolen and began open declaring I would be arrested for it and in jail soon.

Despite 4 police officers and 4 fireman plus 4 TPM staff and a costly private investigator I have received no criminal charges or city fines, no fire department orders and no strata bylaw notices. The only correspondence has been one email from Julia declaring that I am putting FJL residents "serious risk" without any explained

May 26, 2024

Mansfield, Victoria
#313 – 138 East Hastings St.
Vancouver B.C., V6A 0E6

Via email

FINAL WARNING LETTER

Re: FJL Housing Society- Breach of Tenancy Act- Section 47

Dear Victoria,

During the unit inspection on May 21 at 10 am, a man who interfered with our May 1 unit inspection was at the door again. He was loud, abusive, and bullying. He intentionally engaged in verbal aggression, mumbling incoherently, and made demands to enter the unit, significantly disrupting our inspection. He showed that he was in possession of your unit keys while you were not home. I informed him that he is not allowed to have the keys to the unit as he is not a tenant. This is the third time I and my colleague have observed you or your visitors being intoxicated during our unit inspections.

Your and your visitors' actions raise serious concerns related to possible criminal activity, as observed from the condition of your unit, which appears abandoned, full of garbage, and damaged throughout. Additionally, giving the keys to people who are not tenants on the lease of the unit is a material breach of the tenancy agreement.

All of the mentioned above are considered a breach under **Section 47 as per the Residential Tenancy Act (RTA)** states,

(1) A landlord may end a tenancy by giving notice to end the tenancy if one or more of the following applies:

- (d) the tenant or a person permitted on the residential property by the tenant has
 - (i) significantly interfered with or unreasonably disturbed another occupant or the landlord of the residential property,
 - (ii) seriously jeopardized the health or safety or a lawful right or interest of the landlord or another occupant, or
 - (iii) put the landlord's property at significant risk;
- (e) the tenant or a person permitted on the residential property by the tenant has engaged in illegal activity that
 - (i) has caused or is likely to cause damage to the landlord's property,
 - (ii) has adversely affected or is likely to adversely affect the quiet enjoyment, security, safety or physical well-being of another occupant of the residential property, or
 - (iii) has jeopardized or is likely to jeopardize a lawful right or interest of another occupant or the landlord;

Such behavior not only jeopardizes the safety of the landlord but also poses safety concerns for other tenants, and the premises as a whole.



2750 RUPERT STREET
VANCOUVER, BC V5M 3T7

PHONE 604 736 8416
INFO@TERRAHOUSING.CA

TERRAHOUSING.CA

Please accept this letter as a notice for cause in accordance with Section 47 1 (d) of the Residential Tenancy Act, which governs a landlord's right to end the tenancy of an occupant. Notice attached.

Thank you for your cooperation in this matter.

Sincerely,

Julia Lis

Julia Lis, Senior Property Manager

Terra Property Management

on Behalf of FJL Housing Society

cc: Tenant file



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