

SHORT TITLE: Castle Green v. Leif Strand

CASE NUMBER:

18PDR001374

ATTACHMENT (Number): 8c*(This Attachment may be used with any Judicial Council form.)*

[See attached Declarations of Constantine Evans, Randy Banks, Jan Cady, and Randall B. Swanson for particular details regarding the specific incidents and threats by Respondent that support the present request.]

Respondent has a long history of aggressive and threatening behavior, often occurring while he has been intoxicated, towards other owners, tenants and even guests at Castle Green. Most recently, after receiving written warning from the Board that he needed to moderate his behavior, he instead appeared at the September 19, 2018 Board meeting incredibly intoxicated and began yelling and advancing towards the front table while erratically waving his hands at those present. Despite repeated requests to calm down, he continued to advance and shout in a way that made those present fear for their physical safety. Even after the meeting was adjourned, he stayed at the location and then sent an email threatening to act in the same manner at all future Board meetings.

As described in more detail in the accompanying Declarations, Respondent has threatened violence to people or property on at least the following occasions:

- * On the unofficial message board that he created for the property, he posted that as soon as he finds the person responsible for shutting the fire doors that he will push that person off the nearest balcony.
- * He emailed one of the owners after becoming upset over the placement of furniture at the property, threatening to "smash him."
- * On multiple occasions, he has been warned about his extremely drunken and threatening behavior towards female guests that were at the property during the annual Tour of Castle Green.
- * His prior girlfriend reached out to other neighbors after he hit her and threw her out of the apartment, and she had to stay on another resident's couch so that she could avoid returning to the abusive situation.
- * He confronted a neighbor on his same floor, threatening to kill her cat, and rushed at her while screaming, causing her to run inside her apartment and lock the door.
- * In retaliation for an owner attempting to report his behavior to the Police, handwritten notes were left underneath the owner's door indicating "You are going down."

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

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