

This notice is pursuant to an order of the British Columbia Supreme Court.

Were you living at the Winters Hotel, a guest of someone living at the Winters Hotel at the time of the fire on April 11, 2022, or are you the family member of a resident or guest who died as a result of the fire on April 11, 2022?

If so, your rights are affected by a class action lawsuit.

WHAT IS A CLASS ACTION?

A class action is a lawsuit filed by one person on behalf of a group of people (a “class”) with the same legal claims.

WHAT IS THIS CLASS ACTION ABOUT?

A class action lawsuit has been brought against Atira Property Management Inc., Atira Development Society, Atira Women’s Resource Society, City of Vancouver (Fire and Rescue Services), Winters Residence Ltd., and BC Housing. It alleges these defendants failed to take adequate care to protect Class Members from fire risks in the Winters Hotel.

AM I A CLASS MEMBER?

Class Members are:

All individuals who were tenants of the Winters Hotel, 203 Abbott Street, Vancouver on April 11, 2022 (“Tenants”) and their long-term guests (collectively with Tenants, “Residents”); and

Non-resident guests or visitors who were in the Winters Hotel at the time of the Fire (“Guests”); and

The personal representatives and dependents of Residents and Guests who they claim died as a result of the fire; but

Excluding individuals who were Residents of Unit #206 on April 11, 2022, which is where the Fire began.

If you think you may be a Class Member or if you have questions, please contact the lawyers below.

AM I ELIGIBLE TO RECEIVE MONEY?

The court has certified the Class Action, which means the class’s claims can be litigated together in the Class Action. There are no funds to pay to Class Members at this time. If the class is successful, the court will be asked to determine the amount of compensation each individual class member is entitled to receive at later hearings. Class counsel will give advance notice of those hearings.

WHAT DO I DO NOW?

If you do not want to participate in the class action – including any future settlement – you must opt out now.

- If you opt out, you can bring your own lawsuit against the defendants, subject to strictly enforced time limits called limitation periods.
- If you opt out, you will not be bound by the result of this class action.
- If you opt out, you will not be able to make a claim for any money that results from this class action.

If you do nothing you will be included in the class action.

- If you do nothing you cannot bring your own lawsuit against any of the defendants for the April 11, 2022, fire.
- If you do nothing you will be bound by the result of this action.
- If you do nothing you may be able to make a claim for money that results from this class action.

HOW DO I OPT OUT?

- You must give written notice to the lawyers by **February 21, 2025**.
- You can deliver your written notice to opt out to the lawyers by hand, by mail, or by email. Please see the contact information below.
- This will be your only opportunity to opt out. If you do nothing you will be included in the Class Action and bound by any result (good or bad).

WHAT HAPPENS NEXT?

The class action is not over. The next step is a trial where the court will decide common issues of fact and law in a “common issues trial”. The common issues trial may determine the liability of the defendants and, if liable, there will be individual assessments to prove class members’ claims.

If the class action succeeds:

- notice of the result of the common issues trial and what will happen next will be distributed;
- the court will decide what steps, if any, are required to prove your individual claim;
- individual issue trials may be required; and
- the lawyers will seek court approval of their legal fees, plus expenses incurred in pursuing the class action.

Contact the lawyers below to make sure they are able to contact you with future notices in the class action.

WHO ARE MY LAWYERS, HOW ARE THEY PAID, AND HOW CAN I REACH THEM?

You are represented by CFM Lawyers LLP. As an individual, you do not pay CFM out-of-pocket. CFM will only be paid if the class action is successful (i.e. a settlement or court award). CFM’S fees will be a

percentage of the money recovered from the defendants, plus applicable taxes and disbursements (which are CFM's out-of-pocket expenses for pursuing the case). CFM's fees and disbursements must be approved by the court.

Questions? Visit the website or contacting the lawyers at the information below:

<https://www.cfmlawyers.ca/active-litigation/winters-hotel-fire/>

Call: 604-689-7555 (toll free 1-800-698-2322)

Email: Winters@cfmlawyers.ca