

Worksheet Leasing

Suite: 517 Tower: PSV Date: Apr. 20/17 Completed by: Silvi

Sonia Dutta

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust \$24,080
Draft No. 2786 65165
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$1500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 30,000
- ✓ ● Copy of Tenant's ID
- Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub
- ✓ ● Copy of Credit Check
- Copy of the Purchasers Mortgage approval (Amacon to verify)
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Sonia (905) 487-6014

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and


SONIA DUTTA (the "Purchaser")

Suite **517** Tower **ONE** Unit **17** Level **5** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "**Agreement**") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:


Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

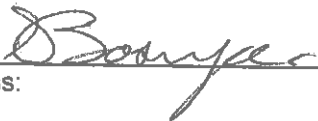
- (a) the Purchaser pays to the Blaney McMurtry, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (~~25%~~ ^{20%}) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement. 
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at **Mississauga, Ontario** this 8 day of April 2017. ~~2014~~ 


Witness:



Purchaser: **SONIA DUTTA**



THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 13 day of April 2017. ~~2014~~ 

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:


Authorized Signing Officer
I have the authority to bind the Corporation

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 14th day of April, 2017

TENANT (Lessee), Nada Mallak
(Full legal names of all Tenants)

LANDLORD (Lessor), Kunvd Dutta & Sonia Dutta
(Full legal name of Landlord)

ADDRESS OF LANDLORD 1 Marlborough St. Brampton
(Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
517- 4011 Brocktone Mews, Mississauga

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing 20th April /17

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of One thousand six hundred Canadian Dollars (CDN\$ 1600.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers Upon Acceptance
(Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to Century 21 Legacy Ltd. "Deposit Holder"

in the amount of Six thousand four hundred

Canadian Dollars (CDN\$ 6400.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all

terms, covenants and conditions of the Agreement and to be applied by the Landlord against the first and last (three) month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for: Single Family Residence

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Property Taxes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Telephone, Etc</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

NM

INITIALS OF LANDLORD(S):

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KD

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7. **PARKING:** 1. Parking to be Provided For Tenant Use.

8. **ADDITIONAL TERMS:**

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: **Schedule(s) A, A2, B & C**

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant (Landlord/Tenant) until 11:59 ~~pm~~ /p.m. on the 16th day of April, 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: Kumud471@gmail.com (For delivery of Documents to Landlord) Email Address: nadabellak3@gmail.com (For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 [ITA] as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

KTH

INITIALS OF LANDLORD(S):

SD KD



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19. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) Sunil Saini

(Witness)

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Tenant or Authorized Representative)

(Tenant or Authorized Representative)

(Guarantor)

(Seal)

DATE 14 APR 2017

(Seal)

DATE

(Seal)

DATE

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

(Witness) Sunil Saini

(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

(Landlord or Authorized Representative)

(Landlord or Authorized Representative)

(Seal)

DATE 15/04/17

(Seal)

DATE 15/04/17

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally acceptance by all parties at 10:00 a.m./p.m. this 15 day of April, 2017. Kumud Dutta
(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage Century 21 Legacy Ltd. Tel.No. (905) 672 2200

Sunil Saini
(Salesperson / Broker Name)

Co-op/Buyer Brokerage Tel.No. ()

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord) Kumud Dutta DATE 15/04/17

(Landlord) S. Saini DATE 15/04/17

Address for Service

Tel.No. ()

Landlord's Lawyer

Address

Email

() Tel.No. () FAX No.

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Tenant) Kumud Dutta DATE 15/APR, 17

(Tenant) DATE

Address for Service

Tel.No. ()

Tenant's Lawyer

Address

Email

() Tel.No. () FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and shall be subject to and governed by the MLS Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



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This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nada Mallak, and

LANDLORD (Lessor), Kunad Datta

for the lease of 517-4011 Brickstone Mews, Mississauga

dated the 14th day of Apr, 2017

Landlord agrees to provide fridge, stove, dishwasher and washer dryer for use to the tenant. The Landlord represents and warrants that the said appliances will be in good working order and cleaned at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

Tenant agrees that the subject property shall be used only for residential purposes.

Landlord shall pay real estate taxes, [condominium fees and parking if applicable] and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property.

Tenant agrees not make any decorating changes to the premises without the express written consent of the landlord or his authorized agent.

Tenant agrees to repair at tenant's cost any damages caused by the tenant.

The landlord at his sole cost shall have the entire house cleaned including floors, walls, cupboards, closets, bathrooms and left the subject property in a broom swept condition free and clear of any debris before date of possession.

The Landlord or his agent shall have access to the subject property to conduct repairs that are deemed necessary upon giving 24 hours notice to the Tenant.

Tenant acknowledges that he/she is responsible for keeping the rented premises, chattels and furnishings in a good state of cleanliness and tidiness at all times. It is further agreed and understood that any damage to any part of the condominium, common areas, appliances, chattels and furnishings caused by the tenant or their guests shall be the sole responsibility of the Tenant.

Tenant agrees to pay the landlord a service charge of \$45.00 (Forty Five Canadian Dollars) for each and every cheque the Tenant's bank refuse to honour.

The Landlord agrees to supply the Tenant will all relevant House & Mail Box Keys and mail box number on date of possession.

Both the Tenant and the Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease agreement will be signed between the parties.

Continued on next page...

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

NM

INITIALS OF LANDLORD(S):


KD

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for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nada Hallak, and

LANDLORD (Lessor), Kunad Dutta

for the lease of 517-4011 Brimstone Mews, Mississauga

dated the 14 day of Apr, 2017

Tenant acknowledges and agrees that paying off utility bills would be his responsibility.

Tenant agrees that no smoking and pets shall be allowed or permitted in the unit.

The tenant hereby covenants with the landlord and with the Condominium Corporation that the tenant, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

Tenant acknowledges that currently landlord is holding the property on interim closing basis and in case the builder creates any issue about handing the subject property, the tenant might be asked to vacate the property without any penalty to the landlord.

Tenant hereby agree that she is willingly offering to pay 4 months of rent deposit due to short credit history.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

NH

INITIALS OF LANDLORD(S):

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Schedule Agreement of Purchase and Sale

This Schedule B is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, ~~S. S. S. S.~~ Nade Hallak, and

SELLER, Kumal Datta,

for the property known as 517-4011 Buckstone Mews, Mississauga

Agreement of Purchase and Sale dated 14 Apr 11

The buyer acknowledges and agrees that the deposit holder (Century 21 Legacy Ltd, Brokerage) discloses that the depositors funds are being held in a "Real Estate Trust Account" that earns NO interest and hence no interest would be paid on the deposited funds.

The parties acknowledge that any information provided by a real estate agent/ representative, broker, or brokerage company shall not be construed as expert Legal, Financial, Taxes, Zoning, Engineering or Environmental advice. They will seek independent professional advice on such matters and the seller(s) and purchaser(s) warrant to indemnify the Real Estate salesperson(s) and his(their) brokerage(s) with no liability.

The Seller(s) and the Buyer(s) hereby allow and give consent to the listing brokerage / salesperson / broker to advertise the property as a SOLD property once the deal has firmed up, for any kind of marketing and promotional efforts and the information regarding the address of the property and/or the sold price may be used in such advertisement / promotional materials.

It is agreed and acknowledged by the buyer that he/she would provide the deposit as stipulated in the offer within 1 business day in the form of certified cheque, money order or bank draft.

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

NH

INITIALS OF SELLER(S):

KB



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Form 105

Revised 2008

334523

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for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nada Hellek, and

LANDLORD (Lessor), Kumud Dutta

for the lease of 517-4011 Bridlestone Mews, Mississauga

dated the 4 day of Apr, 2017

This schedule and the terms stated herein will supercede any other terms stated in this offer or schedules attached with the offer.

Landlord agrees to provide fridge, stove, dishwasher and washer dryer for use to the tenant. The Landlord represents and warrants that the said appliances will be in working order and cleaned at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

Tenant agrees that the subject property shall be used only for residential purposes.

The Landlord or his agent shall have access to the subject property to conduct repairs that are deemed necessary upon giving 24 hours notice to the Tenant.

The Tenant shall leave the subject property in the same condition of neatness and cleanliness save and accept normal wear and tear at the expiry of the lease as at the time of occupancy.

The Landlord agrees to supply the Tenant with all relevant House & Mail Box Keys and mail box number on date of possession.

Both the Tenant and the Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease agreement will be signed between the parties.

The Tenant agrees and acknowledges that no pets or smoking shall be allowed within the interior of the premises.

The tenant acknowledges and agrees that he/she will be responsible for lawn-mowing, snow removal etc during the tenure of the lease.

TENANT agrees:

1. Not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, provincial or federal law or by-law
2. Not to sublet the premises without the Landlord's approval
3. Not change or add any lock to access door without written consent of the Lessor

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This form must be initialled by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

HH

INITIALS OF LANDLORD(S):

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This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nada Mallak, and

LANDLORD (Lessor), Kunad Dutta

for the lease of 577-401 Blackstone Mews, Mississauga

dated the 14 day of Apr, 2017

4. No Alterations be done to the exterior or interior of said premises without the written consent of the Landlord.

Tenant acknowledges and agrees that paying off utility bills would be his/her responsibility and the tenant will transfer all utilities in their name before the lease commencement date and provide a proof of that before the lease commencement date.

The Tenant willingly agrees to provide the Landlord with Ten (10) postdated cheques in advance for the balance with the acceptance of this Offer for convenience reasons. In the event that any of the Tenant's post-date cheques are not honoured when presented for payment to the bank or trust company on which they are drawn the Tenant shall pay the Landlord for each returned cheque to a sum of \$50.00 as a liquidated amount to cover the Landlord's administration costs and not as a penalty.

The Tenant understands that the Landlord will maintain a key to the premises during the term of the lease or any extension thereof and if locks are changed at any time, the landlord will be notified and a key given to the Landlord.

The Tenant shall allow the Landlord's agent and co-operating agent access to the property for the purpose of showing to any prospective tenants or buyers during the last 60 days before the end of the lease at a reasonable time and notice to Tenant.

The Tenant acknowledges that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, nor liability on behalf of the Tenant. The Tenant agrees not to do anything on the premises for which the owner's insurance premium, if any, may increase and agrees to hold fault during this lease term and renewal thereafter. The Tenant shall have and maintain throughout the term of this lease and any renewals thereafter a standard tenancy package of insurance policy on the premises and the Tenant shall provide copy of insurance policy to the Landlord on or before possession date.

THE TENANT agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least Four (4) hours notice of such showing and to allow the Landlord affix a FOR SALE or FOR RENT sign on the property.

THE TENANT shall maintain the property and appliances in good condition and shall pay the first \$75.00 of the cost of each repair and the entire cost of repair and damage caused by the Tenant wilful damage or negligence. The Landlord shall be responsible for repair costs over \$75.00, provided that notice is given to them by the Tenant of any major repairs necessary.

Continued on next page...

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

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INITIALS OF LANDLORD(S):

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This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee), Nade Heller, and

LANDLORD (Lessor), Kunal Datta

for the lease of 517 - 4011 Blackstone Mews, Mississauga

dated the 14 day of Apr, 2017

Landlord is not responsible for any accidents on the real property created by the Tenant's negligence and if damage is caused, Tenant agrees to replace at own expense the damage caused by the Tenant's Negligence.

TENANT warrants that only the persons listed on the Rental Application will be residing on the property.

This offer is conditional upon Landlord satisfying himself/herself about the reference check, Credit Check, Employment Check etc within 3 banking days from the date of acceptance of this offer. In case the Landlord or his/her agent doesn't give any notice in writing that this condition has not been fulfilled, this condition shall be deemed waived and the offer shall become firm and binding. If the landlord is not satisfied about any of the things mentioned above, the deal shall become null and void and the deposit shall be returned to the tenant without interest or penalty.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

HH

INITIALS OF LANDLORD(S):

SD KD

R The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

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Century 21 Legacy Ltd.

easyOFFER 2016 by

R Reagency Systems Corp.
www.Reagency.ca

Form 401 Revised 2014

Page 1 of 1

335864

Form 410

For more information on the features of Outlook

1/7: instantly make application to rent

From the 20th to the 1st 20th at a monthly rate of \$ 1600.00

to be made a citizen of the United States on the day of each and every month during my minority.

Name: Noreen Hallahan Date: 23/06/1969 SIN No.: 00000000000000000000 Donor's: S3 729 810

Form 1041-10 (Rev. 1-78) **HO-72-58606-9523 CSR Educational Services**

2	Name	Date of Birth	SIN No. (Optional)
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Drivers License No. _____ State of _____

Other Occupants Name	Relationship	Age

[illegible][illegible]

10

1. Handwritten - Handwritten with a Handwritten Handwritten

LAST TWO PAGES OF RESUME

000 Kerry Dr

1101

Name of landlord	Name of landlord
------------------	------------------

Telephone 677-8271

PRESENT EMPLOYMENT

RE: INVESTIGATION

50 Bernhardt Rd W

203-203 9418 04 003

CONFIDENTIAL

Keynote

Aricebo

200-13000

The most innovative way to make your business work better.

Q14. On what basis did you determine that the OREA is not a "new" or "renewed" OREA? **A14.** I determined that the OREA is not a "new" or "renewed" OREA on the basis of the fact that the OREA was not a "new" or "renewed" OREA. I determined that the OREA was not a "new" or "renewed" OREA on the basis of the fact that the OREA was not a "new" or "renewed" OREA.

Century Legacy Ltd

OFFER MAILING: Bracey Systems Corp.

Form 410 Revised 2005 Page 1 of 2

Security Systems Corp.

CET INSTRUMENT COMPOSITE DES ELEMENTS DE SECURITE
2404575
128 BIL-2014/10



KUMOD DUTTA

BANK DRAFT / TRAITE DE BANQUE
03552 - 80 BRAMALEA RD. NORTH OF
STEELES AVE
BRAMPTON, ON

27-43345
2786 6576 5

2017-04-18

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYEZ À
L'ORDRE DE

BLANEY MCMURTRY LLP IN TRUST*****

*****29,080.00

THE SUM OF
LA SOMME DE

*****TWENTY NINE THOUSAND EIGHTY

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

TO
TIRE:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

AUTH. NO. / AUTOR. N°
9999

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

⑈ 278665765⑈ ⑆09502⑈010⑆ 03552⑈2743345⑈

PSV 517

23 Apr 18/17



KUMUD DUTTA

NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS A VUE PAYABLES AU CANADA
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL
03552 - 80 BRAMALEA RD. NORTH OF
STEELES AVE
BRAMPTON, ON

5549 3466 1 21-43248

2017-04-18

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF

PAYEZ À
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

*****1,695.00

THE SUM OF
LA SOMME DE

*****ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

Handwritten signature

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

⑈554934661⑈ ⑆09502⑈010⑆ 03552⑈2743248⑈

PSV 517

Handwritten signature APR 18/17

Ontario

Driver's Licence
Permis de conduire

ON
CANADA



NAME
HALLAF
NADA
1109-3606 KARIYA DR
MISSISSAUGA, ON, L5B 3J4



1. NUMBER NUMERO	H0292 - 57606 - 95623	
2. DATE OF BIRTH DATE DE NAISSANCE	2017/01/24	4b EXPI/EXP 2021/10/21
3. BC FILE#	DT3766059	15 HEIGHT/AUT 166 cm
4. SEX/SEX	F	
5. CLASS CLASSE	G2	
6. DATED	155-155-23	

HALLAK NADA Employee # 0128 Department # Period Start 2017/03/04 Payday 2017/03/17
0128 00 Employer # X341-P Employer # X341-P Period End 2017/03/17 Sequence M3561097

STATEMENT OF EARNINGS					SALARY & OTHER CONTRIBUTIONS				
BULLETIN DE PAIE					RÉSUMÉ DE L'EMPLOI & CONTRIBUTIONS PATRONALES				
TYPE	HOURS HEURES	RATE TAUX	AMOUNT MONTANT	Y.T.D. A JOUR	TYPE	CURRENT COURANT	Y.T.D. A JOUR	TYPE	Y.T.D. A JOUR
SALARY			1,538.46	6,153.84	FED. TAX	213.13	852.52		
					E.I.	25.08	100.32		
					C.P.P.	69.49	277.96		

CUSTOMER SERVICE/ADMIN ASSISTA

SUMMARY				NET PAY ALLOCATION			
SOMMAIRE				DÉTAIL DE LA PAIE NETTE			
Current	1,538.46	307.70	1,230.76	1,230.76	DEPOSIT	004	00932 XXXX496
Courant							
Year-to-date	6,153.84	1,230.80	4,923.04				
Cumul annuel							

Employer # X341-P INVENTIVE FINANCIAL SECTOR EDUCATION INC 11 KING STREET W., SUITE 400 TORONTO, ON M5H 4C7



HALLAK NADA

Employee # 0128

Department #

2017/02/04

Payday 2017/02/17

Sequence M1615026

0128 00

Employer # X341-P

Period Start

Period End

STATEMENT OF EARNINGS					
BULLETIN DE PAIE					
TYPE	HOURS HEURES	RATE TAUX	AMOUNT MONTANT	Y.T.D. A JOUR	Y.T.D. A JOUR
SALARY			1,538.46	3,076.92	
					FED.TAX
					E.I. C.P.P.
				213.13	426.26
				25.08	50.16
				69.49	138.98

CUSTOMER SERVICE/ADMIN ASSISTA

SUMMARY SOMMAIRE	GROSS PAY PAIE BRUTE	DEDUCTIONS RETENUES	NET PAY PAIE NETTE	NET PAY ALLOCATION DETAILS DE LA PAIE NETTE	
Current Courant	1,538.46	307.70	1,230.76	1,230.76	DEPOSIT 004 00932 XXXX496
Year-to-date Cumul annuel	3,076.92	615.40	2,461.52		

Employer # X341-P INVENTIVE FINANCIAL SECTOR EDUCATION INC 11 KING STREET W., SUITE 400 TORONTO, ON M5H 4C7



HALLAK NADA Employee # 0128 Department # Period Start 2017/02/18 Payday 2017/03/03
0128 00 Employer # X341-P Period End 2017/03/03 Sequence M3062218

STATUTARY DEDUCTIONS					EMPLOYEE CONTRIBUTIONS				
DÉDUCTIONS STATUTAIRES					CONTRIBUTIONS EMPLOYÉES				
TYPE	HOURS HEURES	RATE TAUX	AMOUNT MONTANT	Y.T.D. A JOUR	TYPE	CURRENT COURANT	Y.T.D. A JOUR	TYPE	CURRENT COURANT
SALARY			1,538.46	4,615.38	FED.TAX	213.13	639.39		
					E.I.	25.08	75.24		
					C.P.P.	69.49	208.47		

CUSTOMER SERVICE/ADMIN ASSISTA

SUMMARY SOMMAIRE			GROSS PAY PAIE BRUTE		DEDUCTIONS RÉDUCTIONS		NET PAY PAIE NETTE		NET PAY ALLOCATION DÉTAILS DE LA PAIE NETTE	
Current Courant			1,538.46	307.70	1,230.76		1,230.76		DEPOSIT 004 00932 XXXX496	
Year-to-date Cumul annuel			4,615.38	923.10	3,692.28					

Employer # X341-P INVENTIVE FINANCIAL SECTOR EDUCATION INC 11 KING STREET W., SUITE 400 TORONTO, ON M5H 4C7





Equifax Credit Report for Nada Hallak

As of: 04/05/2017

Available until: 04/05/2018

Confirmation #: 4112786100

Report Does Not Update

Personal Information

Personal Data

Name: NADA HALLAK
SIN: 513XXX310
Date of Birth: 1969-07-XX

Current Address

Address: 3605 KARIYA DR
MISSISSAUGA, ON
Date Reported: 2016-10

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

TD CREDIT CARDS

Phone Number:	(800)983-8472	High Credit/Credit Limit:	\$1,000.00
Account Number:	XXX...447	Payment Amount:	\$11.00
Association to Account:	Individual	Balance:	\$514.00

Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-10	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	06		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

CAPITAL ONE HBC

Phone Number:	(866)640-7858	High Credit/Credit Limit:	\$500.00
Account Number:	XXX...594	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2017-02	Date of Last Activity:	
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	02		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

KODOO MOBILE

Phone Number:	(866)995-6636	High Credit/Credit Limit:	\$82.00
Account Number:	XXX...908	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$82.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2017-01	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-03
Months Reviewed:	02		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

FIDO

Phone Number:	(888)288-2106	High Credit/Credit Limit:	
Account Number:	XXX...534	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00

Date Opened:	2016-10	Date of Last Activity:	2016-12
Status:	Paid as agreed and up to date	Date Reported:	2017-01
Months Reviewed:	04		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Closed at consumer request Account paid		

Credit History and Banking Information

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.

No Banking information on file

Please contact Equifax for additional information on Deposit transactions at [1-800-865-3908](tel:1-800-865-3908)

Public Records and Other Information

Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit – OPD – credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity

No Collections information on file

Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An Inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2017-01-02	KOODO MOBILE (416)279-7844
2016-10-11	TDCT (866)222-3456
2016-10-05	TDCT (866)222-3456
2016-10-05	ROGERS WIRELESS INC (800)267-2070

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-04-05	EQUIFAX PERSONAL SOL (800)871-3250
2017-04-04	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-03-09	TDCT (866)222-3456
2017-01-23	AUTH CANADA POST (613)734-3243
2016-11-08	RGNL MUNI OF PEEL (905)791-7800

How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: [\(514\) 355-8502](#)

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to



$\chi^2_{(1-\alpha)} = 1.645$ for $\alpha = 0.05$ and $\chi^2_{(1-\alpha)} = 1.96$ for $\alpha = 0.01$.

www.ifse.ca

April 4, 2017

To Whom It May Concern:

Please be advised that Nada Hallak is currently employed at the IFSE Institute Inc. as a Customer Service Representative. Her first day was January 23, 2017 and she is remunerated at \$40,000 per year.

I trust this meets your needs. If you require additional information, please feel free to contact me at (905) 366-0826 or at mpinnock@ifse.ca.

Warmly,



Michelle Pinnock CGA, CPA
Controller

Confirmation of Property Insurance

Important: This document is not the insurance policy. It is for information purposes only and is subject to all terms, conditions, definitions and exclusions of the policy, including a "Standard Mortgage Clause" as per the attached. Insurance coverage is bound as of the effective date indicated herein. The full coverage details are contained in the insurance policy, which is being processed and will be mailed to you shortly.

Policy number: A1616127 (Holding coverage 2017-04-20)
Effective from: 2017-04-20 to 2018-04-20
*(12:01 a.m. all times are local times at the named Insured's postal address shown on this Confirmation)

Insured(s)	Address
HALLAK NADA	4011, BRICKSTONE MEWS UNIT 517 MISSISSAUGA ON L5B 0J7

Location Information

Product:	Your Property Insurance - Tenants
Risk Address:	4011, BRICKSTONE MEWS UNIT 517 MISSISSAUGA ON L5B 0J7
Description:	Building/apartment occupied as a principal residence and occupied by Insured 50 dwelling units or more Year of building construction: 2017
Mortgagee(s):	

Deductible:	\$500
-------------	-------

Coverages	Amount of insurance (\$)
C-Personal Property (Contents)	\$15,000
D-Additional living expense/Fair rental value	\$3,000
E-Legal Liability	\$2,000,000
F-Voluntary Medical Payments	\$5,000
G-Voluntary Payment for Damage to Property	\$1,000

2017-04-17	BOOTH ERIC	1-800-794-0008
Date	Insurance Agent	Telephone number
	P.O. Box 7065, Mississauga, Ontario, L5A 4K7	
		940 007 (2015-07)