

# Worksheet Leasing

Suite: 1706 Tower: PSV Date: Apr. 12/17 Completed by: Silvi

Divya Kwatra + Vikas Singh

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
- ✓ ● 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). \$1,000 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 44,760.
- ✓ ● 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
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

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1912

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1912

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

DIVYA KWATRA and VIKAS SINGH (the "Purchaser")

Suite 1706 Tower ONE Unit 6 Level 16 (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:

- 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%) of the Purchase Price by the Occupancy Date;
- the Purchaser is not in default at any time under the Agreement.
- 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;
- 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;
- 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 29 day of March

Witness:

Witness:

Purchaser: VIKAS SINGH

Purchaser: DIVYA KWATRA

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 29 day of March 2017

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation



# Rental Application Residential

I/We hereby make application to rent .....

from the ..... day of ..... 20..... at a monthly rental of \$.....

to become due and payable in advance on the ..... day of each and every month during my tenancy.

1. **Name** JERMAINE LINDSAY Date of birth 11-10-81 SIN No. (Optional) 570 399 829

Drivers License No L4475-39668-11011 Occupation PILOT

2. **Name** ..... Date of birth ..... SIN No. (Optional).....

Drivers License No ..... Occupation .....

3. **Other Occupants:** Name ..... Relationship ..... Age .....

Name ..... Relationship ..... Age .....

Name ..... Relationship ..... Age .....

Do you have any pets? NO If so, describe .....

Why are you vacating your present place of residence? DOWN SIZING

## LAST TWO PLACES OF RESIDENCE

Address 920 BRASSARD CIR, MILTON  
ONTARIO, L9T 8E3

From 15-DEC-15 To 15-DEC-16

Name of Landlord MARY PENNY

Telephone: 416 859 8787

Address 8 FORTHILL PLACE, SHENLEY Church  
END, MILTON KEYNES, BEDS, UK

From 01/01/14 To 01/12/15

Name of Landlord LAURIE EMBERTON (SISTER)

Telephone: 011447903 889 675

## PRESENT EMPLOYMENT

Employer SKY REGIONAL AIRLINES

Business address 6120 MIDFIELD ROAD, LSP 1B1

Business telephone 616 905-362-5958

Position held PILOT

Length of employment FROM 19-OCT-15 - PRESENT

Name of supervisor RODNEY CHUBBS

Current salary range: Monthly \$ 3,500

## PRIOR EMPLOYMENT

1. ARIK AIR

1. SHEPHERDS BUSH, LONDON, UK

1. ....

1. PILOT

1. FROM 23-NOV-13 - 31-MAR-15

1. GORDON CHIKUYE



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**SPOUSE'S PRESENT EMPLOYMENT**

Employer .....  
 Business address .....  
 Business telephone ..... **N/A** .....  
 Position held .....  
 Length of employment .....  
 Name of supervisor .....  
 Current salary range: Monthly \$ .....

**PRIOR EMPLOYMENT**

.....  
 .....  
 ..... **N/A** .....  
 .....  
 .....  
 .....

Name of Bank **CIBC** Branch ..... Address **60 BRAMALEA ROAD, BRAMPTON** .....  
 Chequing Account # ..... Savings Account # .....

**FINANCIAL OBLIGATIONS**

Payments to **TD FINANCIAL AUTO** ..... Amount: \$ **340** .....  
 Payments to ..... Amount: \$ .....

**PERSONAL REFERENCES**


Name **JEFFREY ROBERTS** Address **1506, 30 MALTA AVENUE, BRAMPTON, ONTARIO** .....  
 Telephone: **647 965 0477** Length of Acquaintance **12 YEARS** Occupation **PILOT** .....  
 Name **CORNEL CARVEY** Address **3370 TRILOGY TRAIL, MISSISSAUGA, ONTARIO** .....  
 Telephone: **416 873 5262** Length of Acquaintance **12 YEARS** Occupation **PILOT** .....

**AUTOMOBILE(S)**

Make **CHEVROLET** Model **CRUZE** Year **2015** Licence No **BYRP 468** .....  
 Make ..... Model ..... Year ..... Licence No .....

The Applicant consents to the collection, use and disclosure of the Applicant'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 Applicant 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.

The Applicant represents that all statements made above are true and correct. **The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental.** The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

 **20.3.17**  
 Signature of Applicant ..... Date .....  
 Telephone: **647-390-0814** .....  
 Signature of Applicant ..... Date .....  
 Telephone: .....

2 (Lease Agreement)

## RESIDENTIAL TENANCY AGREEMENT Ontario

1. This agreement is made in duplicate between

### Landlord

Vikas Singh

Name

4011 Brickstone Mews Suite # 1706

Address

Mississauga, Ontario

City

J7  
L5B 0G3  
Postal Code

Phone: (cell) (416) 451-8322

Email: [singh.vikas@gmail.com](mailto:singh.vikas@gmail.com)

PARTIES

-and-

Tenant(s) Jermaine Lindsay  
Name(s)

OCCUPANTS

Name all adults and/or children who will occupy the premises Jermaine Lindsay

Type of Property: One Bedroom + Den Condominium

Only those tenants and occupants named are allowed to live in the premises without written consent of the landlord.

PREMISES

2. The landlord will rent to the tenant and the tenant will rent from the landlord the following premises:

4011 Brickstone Mews

# 1706

Mississauga, Ontario

J7  
L5B 0G3

Street

Suite Number

City/Town

Postal Code

Tenant's Phone Number: (cell) (647) 390-0814

(work) (905) 362-5958

Email Address: [jermaine.lindsay@hotmail.com](mailto:jermaine.lindsay@hotmail.com)

EMERGENCY  
CONTACT

3. Next of Kin:

Emergency Contact

Phone Number (work)

(home)

4. The current agent or property manager for the landlord:

Charlie Rendes, Anthony McCombe & Ron Lee / Toronto Renting Guide

Name

4716 Yonge Street Toronto, Ontario M2N 5M4

Address

[charlie@renting416.com](mailto:charlie@renting416.com) [tony@renting416.com](mailto:tony@renting416.com) [ron@renting416.com](mailto:ron@renting416.com)

(416) 899-6920

(647) 291-5432

(647) 217-8060

PROPERTY  
MANAGER  
OR AGENT

(VS)

J.L

WHO TO  
SERVE

5.

All Notices to Terminate or service of documents to the landlord shall be in writing and served in person by registered mail or by any other means authorized by the Director to —

☐ the landlord/owner (and/or) ☒ the agent or property manager

AGREEMENT  
BEGINS

6. The tenancy is for a fixed term, beginning on the 1<sup>st</sup> day of April, 2017. The occupancy is the 1<sup>st</sup> of April, 2017. The tenancy ends on the anniversary date as of 31<sup>st</sup> day of March, 2018.

The term is to run from year to year after the tenant has completed the first 12 months. The lease automatically runs month to month however a 60 Days Notice still must be given by the tenant to the landlord in writing when they decide to vacate. The tenant must issue the landlord more post dated cheques if they wish to stay on. The tenants last month's deposit will apply when an official 60 Days Notice is given.

RENT

7. The tenant will pay rent of \$1, 550.00 per month by:  
☐ Cash ☒ Cheque ☐ Other

Rent is due on the 1<sup>st</sup> day of each month and is payable to the landlord: Vikas Singh

RENT  
INCREASE

Ontario sets provincial rent guidelines annually, published in August. Rent increase by landlords can only occur once every 12 months and 90 days written notice is required. These increases must abide by the annual provincial guidelines. If the landlord wishes to increase the rent beyond the guidelines, an application to the Landlord and Tenant Board must be filed to obtain permission.

Note: Rent increase rules only apply to an existing tenancy. After the tenant moves out, the landlord is able to increase the rent to whatever the market will bear.

RENT  
INCLUDES

8. The following items, appliances, and services are included in the rent: (Check only those things that are included and provide additional information if required.)

<input checked="" type="checkbox"/> stove	<input checked="" type="checkbox"/> natural gas	<input type="checkbox"/> sewage disposal
<input checked="" type="checkbox"/> refrigerator	<input type="checkbox"/> cable service	<input checked="" type="checkbox"/> other (define) <u>Locker</u>
<input checked="" type="checkbox"/> laundry facilities	<input checked="" type="checkbox"/> heat	<u>Level P4 Room: W</u>
<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> water & tank rental	<u>Locker # 2</u>
<input type="checkbox"/> furniture	<input checked="" type="checkbox"/> garbage collection	
<input type="checkbox"/> carpets	<input type="checkbox"/> electricity	
<input checked="" type="checkbox"/> window coverings	<input checked="" type="checkbox"/> parking # of spaces <u>1</u> level # <u>P4 Spot # 212</u>	

The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent.

The tenant is responsible for the following:

<input type="checkbox"/> Lawn care	<input checked="" type="checkbox"/> Late payment charges	
<input type="checkbox"/> Snow removal	<input checked="" type="checkbox"/> Returned cheque charges	
<input checked="" type="checkbox"/> Garbage removal	<input type="checkbox"/> Parking @ \$ _____ / month	# of spaces _____
<input checked="" type="checkbox"/> Tenant insurance		

Landlord Initials

Tenant(s) Initials



9. Additional obligations

Tenants will pay first and last month's rent. The tenants are required to have content insurance and utilities in their name and must provide proof before possession of the property. The keys will be released depending on the vacancy of the property. The tenants are required to give a 60 Days Notice upon vacating the property. The tenants will cooperate with all inspections and repairs of which a 24hrs notice will be given unless a emergency situation occurs. The tenants are expected to follow all the rules and regulations provided by property management. The tenants will provide the landlord with post dated cheques for the balance of the lease upon signing the lease. The tenants will pay any NSF fees in the event a cheque is returned NSF. If the lease continues on a month to month base the last month's deposit will apply upon receiving the tenants official 60 Day Notice. The tenant will give 12 post dated cheques for the following year.

J.L.  
(VS)

DEPOSIT

10. [ X ] A deposit of \$3, 100.00(not to exceed one month's rent) will be collected by landlord / agent Note: This is not a security deposit or damage deposit as security and damage deposits are not permitted in Ontario. This strictly a deposit for first and last month's rent. The tenant will provide one money order payable to Toronto Renting Guide in the amount of \$1,751.50 A second money order payable to the landlord Vikas Singh in the amount of \$1,348.50 + 10 post dated cheques for the year in the amount of \$1,550.00 also payable to the landlord. A key deposit of \$200 will be collect upon signing the lease of which will be refund to the landlord upon vacating the property.

J.L.  
(VS)  
J.L.  
(VS)

INSPECTION

An inspection of the premises and the preparation of a written inspection report signed by the landlord and tenant and prepared within 1 day of the start of the tenancy and within 1 day of the end of the tenancy is recommended. If an inspection report is prepared, it shall form part of the agreement. The property management company will also conduct quarterly inspections of the property. If at any time during the tenancy the tenant is not performing the duties of the property or keeping the property in a manner that is not satisfactory it may lead to termination of the lease

J.L.  
(VS)

- [ x ] An inspection report is not attached.

REASONABLE  
RULES

11. The landlord and tenant promise to comply with the conditions set out in Schedule "A." The tenant acknowledges receipt of the rules of the residential premises and residential property which are attached hereto as Schedule "A."

RENTAL  
ARREARS

12. If the rent is unpaid one day after the due date, the landlord has the right to file an application to the Landlord and Tenant Board for rent arrears. If the tenant does not pay the rent within two weeks, eviction can occur.

NOTICE TO  
TERMINATE

13. All Notices to Terminate must be in writing. The tenant must give 60 days notice in writing to the landlord before the rent is due. If it is the landlord terminating the tenancy, depending on the situation, he or she must allow tenants the following notice periods:

- 14 days for non-payment of rent. 7 days notice for weekly or daily tenancy
- 2 months for landlord's use of property
- 20 days for cause or conduct

J.L.  
(VS)

If the tenant breaches conditions of the Landlord and Tenant Board, the landlord can apply to the Tribunal without giving the tenant notice.

Note: A tenant may not end a fixed term lease until the end of the term. The landlord can only terminate the fixed term lease based on legitimate reasons in the legislation and cannot terminate solely based on the expiration of the fixed term agreement

(VS)

J.L.


14. This agreement is for the benefit of and is binding on the landlord and tenant and their heirs, executors, administrators, and assigns
15. Any or all tenants signing this lease take full responsibility for all terms and conditions.

Attachments (Initials required)

- VS J.C The tenant has received a copy of the signed agreement within 21 days of the date of the signing of the agreement
- VS J.C The tenant has read, signed, and received the rules and attachments to this agreement.
- VS J.C Landlord has given the tenant a copy of the Landlord and Tenant Board brochure, *Information for New Tenants*, before the tenancy begins.
- Other \_\_\_\_\_


SIGN BOTH COPIES SEPARATELY.

29/03/2017.  
Date

  
Landlord's signature  
Vikas Singh  
Print name

ANY OR ALL TENANTS SIGNING THIS AGREEMENT TAKE FULL RESPONSIBILITY FOR ALL OF ITS TERMS AND CONDITIONS.

29.03.17  
Date

  
Tenant's signature  
JERMAINE LINDSAY  
Print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Print name

## Schedule "A"

The following conditions apply where the relationship of landlord and tenant exists, regardless of any agreement, declaration, lease, waiver, or other statement to the contrary:

### Conditions:

#### 1. Assign or Sublet

The tenant may assign or sublet the residential premises to another person with the consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not arbitrarily or unreasonably withhold consent to assign or sublet. Under an assignment a new tenant must assume all of the rights and duties under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.

If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply to the Landlord and Tenant Board for arbitration. If the lease is broken within the first 12 months of the lease the last month deposit is forfeit

#### 2. Repairs

##### (a) Landlord's Duties:

The landlord must provide and maintain the residential premises and residential property in a reasonable state of decoration and repair, making the residential premises and the residential property suitable for occupation by a reasonable tenant. The landlord must comply with health, safety, and housing standards required by law.

If the landlord is required to make a repair to comply with the above duties, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may apply to the Landlord and Tenant Board for the completion and costs of the repair.

##### (b) Tenant's Duties:

The tenant must maintain ordinary health, cleanliness, and sanitary standards throughout the residential premises and residential property. The tenant must take the necessary steps to repair damage to the residential premises and residential property caused by a willful or negligent act or omission of the tenant or invited guests of the tenant. The tenant is not responsible for reasonable wear and tear to the residential premises.

If the tenant does not comply with the above duties, the landlord may discuss the matter with the tenant and may seek a monetary order with the assistance of the Landlord and Tenant Board for the cost of repairs, serve a Notice of Termination,

##### (c) Emergency Repairs:

The landlord must post the name and telephone number of the designated contact person for emergency repairs.

The tenant must make at least two attempts to notify the person designated by the landlord, and give a reasonable time for completion of the emergency repairs by the landlord.

If the emergency repairs are still required, the tenant may undertake the repairs and deduct the cost from the next month's rent, provided a statement of account and receipts are given to the landlord. The landlord may take over completion of the emergency repairs at any time.

Emergency repairs must be urgent and necessary for the health and safety of persons or preservation of property and are limited to —

- (i) major leaks in the pipes or roof,
- (ii) damaged or blocked water or sewer pipes or plumbing fixtures,
- (iii) repairs to the primary heating system, and
- (iv) defective locks that give access to the residential premises.

#### 3. Occupants and Invited Guests

(a) The landlord may not stop the tenant from having guests in the residential premises under reasonable circumstances. If the number of permanent occupants is unreasonable, the landlord may discuss the issue with the tenant and may serve a Notice of Termination. Disputes regarding the notice may be resolved through arbitration with the assistance of the Landlord and Tenant Board.

(b) If the tenant lives in a hotel, the landlord may impose reasonable restrictions on invited guests and reasonable extra charges for overnight accommodation of invited guests.

#### 4. Locks

Neither the tenant nor the landlord may change or add a lock or security device (for example, a door chain) to residential premises unless both agree, or unless ordered by an arbitrator. In an emergency, the landlord may change the lock on the main door of the residential property and the tenant may change a defective lock on the residential premises and promptly provide the other party with a copy of the new key.

VS

J.L

**5. Entry of Residential Premises by the Landlord**

- (a) For the duration of this tenancy agreement, the residential premises are the tenant's home and the tenant is entitled to privacy, quiet enjoyment, and to exclusive use of the residential premises.
- (b) The landlord may enter the residential premises only if one of the following applies:
- (i) The landlord gives the tenant a written notice which states why the landlord needs to enter the residential premises and specifies a reasonable time not sooner than 24 hours and not later than 72 hours from the time of giving notice; entry must only occur during daylight hours (8 a.m. to 8 p.m.).
  - (ii) There is an emergency.
  - (iii) The tenant gives the landlord permission to enter at the time of entry or not more than one month before the time of entry for a specific purpose.
  - (iv) The tenant has abandoned the residential premises.
  - (v) The landlord has the order of an arbitrator or court saying the landlord may enter the residential premises.
  - (vi) The landlord is providing maid service to a hotel tenant at a reasonable time.

**6. Pets and Smoking**

If the tenancy agreement does not permit smoking in the rental unit, the landlord has the right to give a Notice of Termination if the tenant smokes. If pets on the premises are dangerous, cause allergic reactions or cause problems for other tenants or the landlord, the landlord has the right to file a Notice of Termination. Absolutely no smoking is permitted inside the property

Landlord's signature

Vikas Singh

Print name

Tenant Signature

JERMAINE LINDSAY

Print name

Tenant Signature

Print name

**7. Application of the Residential Tenancies Act**

The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or duty under the Residential Tenancies Act or a regulation made under the act and to the extent that a term of this tenancy agreement does contradict or change a right or duty under the Residential Tenancies Act or a regulation made under that act the term of this tenancy agreement is void.

Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and tenant and must be reasonable. If a change is not agreed to in writing, is not initialed by the landlord and tenant, or is not reasonable it is not enforceable.

**8. Arbitration of Disputes**

Despite any other provision of this tenancy agreement, under the Residential Tenancies Act a tenant has the right to apply for arbitration to resolve a dispute.

**9. Additional Terms**

The tenants must have all utilities in their name before possession of the property and provide confirmation prior to key release.

Tenant must have content insurance in their name before possession of the property

Tenants must abide by all the Rules and Regulations provided by property management

Tenant must register with building management prior to taking possession of the rental suite

Tenants will be held responsible for all keys and must replace at own cost if lost or stolen

A \$200 key deposit will be required upon signing the lease of which will be refunded upon receiving the official 60 Days Notice.

29/03/2017.

Date

29.03.17

Date

Date



## Schedule "A"

The following conditions apply where the relationship of landlord and tenant exists, regardless of any agreement, declaration, lease, waiver, or other statement to the contrary:

### Conditions:

#### 1. Assign or Sublet

The tenant may assign or sublet the residential premises to another person with the consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not arbitrarily or unreasonably withhold consent to assign or sublet. Under an assignment a new tenant must assume all of the rights and duties under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.

If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply to the Landlord and Tenant Board for arbitration. If the lease is broken within the first 12 months of the lease the last month deposit is forfeit

J.L.  
VS

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If the tenant does not comply with the above duties, the landlord may discuss the matter with the tenant and may seek a monetary order with the assistance of the Landlord and Tenant Board for the cost of repairs, serve a Notice of Termination,

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Emergency repairs must be urgent and necessary for the health and safety of persons or preservation of property and are limited to —

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VS

J.L.

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  - (iv) The tenant has abandoned the residential premises.
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Landlord's signature

Vikas Singh

Print name

Tenant Signature

JERMAINE LINDSAY

Print name

Tenant Signature

Print name

7. Application of the Residential Tenancies Act

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Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and tenant and must be reasonable. If a change is not agreed to in writing, is not initialed by the landlord and tenant, or is not reasonable it is not enforceable.

8. Arbitration of Disputes

Despite any other provision of this tenancy agreement, under the Residential Tenancies Act a tenant has the right to apply for arbitration to resolve a dispute.

9. Additional Terms

Tenant must have all utilities in their name before possession of the property and provide confirmation prior to key release.

Tenant must have content insurance in their name before possession of the property

Tenant must abide by all the Rules and Regulations provided by property management

Tenant must register with building management prior to taking possession of the rental suite

Tenant will be held responsible for all keys and must replace at own cost if lost or stolen

A \$200 key deposit will be required upon signing the lease of which will be refunded upon receiving the official 60 Days Notice.

29/03/2017.

Date

29.03.17

Date

Date

14. This agreement is for the benefit of and is binding on the landlord and tenant and their heirs, executors, administrators, and assigns.







Royal Bank of Canada  
Banque Royale du Canada  
483 DUNDAS ST W  
OAKVILLE, ON

58098513 3-516

DATE 20170407  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT Part. \$1,130.00

EXACTLY \$1,130.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME VIKAS SINGH #1706

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

*Shelhalland xm*  
COUNTERSIGNED / CONTRESIGNÉ

⑈58098513⑈ ⑆02432⑈003⑆ 099⑈013⑈5⑈

*B April 8/17*



#6 Tenant Id



Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA

1,2 NAME/NOM

LINDSAY,  
JERMAINE, NATHANIEL  
8 920 BRASSARD CIR  
MILTON, ON, L9T 8E3

4d NUMBER/  
NUMERO

L4475 - 39668 - 11011

4a ISS/DEL

2016/09/22

4b EXP/EXP. 2021/10/11

5 DD/REF

DP3499032

16 HGT/HAUT. 177 cm

15 SEX/SEXE M

3 CLASS/  
CATEG

AG

12 REST/  
COND

•  
•  
•  
•

3 DOB/DBN

1981/10/11

ServiceOntario.ca

CLASS/ CATÉGORIE

Automobile/combin. (max. 11,000 kg),  
towed vehicle (max. 4600 kg)  
Automobiles/ensembles de véhicules  
(11000 kg max.), véhicule remorqué  
ne dépassant pas 4600 kg

12 RESTRICTIONS/ CONDITIONS

DP3499032

\*1124462\*



# 7 First/Last Month Rent



INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL  
03552 - 60 BRAMALEA RD. NORTH OF  
STEELES AVE  
BRAMPTON, ON

5549 3425 7 77-43248

2017-03-29

DATE Y/A M/M D/Y

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

\*\*\*\*\*1,548.50

PAY TO THE  
ORDER OF  
PAYEZ A  
L'ORDRE DE

VIKAS SINGH

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND FIVE HUNDRED FORTY EIGHT 50/100

CANADIAN DOLLARS  
DOLLARS CANADIENS

NOT OVER ONE THOUSAND FIFTY DOLLARS

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

NOT OVER ONE THOUSAND DOLLARS (OR EQUIVALENT ENTIRE ONLY) MUST BE PAID

TO  
TIRE

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION

#554934257# 109502-0100 03552-2743248#



INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL  
03552 - 60 BRAMALEA RD. NORTH OF  
STEELES AVE  
BRAMPTON, ON

5549 3424 0 27-4

2017-03-29

DATE Y/A M/M D/Y

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

\*\*\*\*\*1,75

PAY TO THE  
ORDER OF  
PAYEZ A  
L'ORDRE DE

TORONTO RENTING GUIDE

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND SEVEN HUNDRED FIFTY ONE 50/100

CANADIAN DOLLARS  
DOLLARS CANADIENS

NOT OVER ONE THOUSAND FIFTY DOLLARS

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

NOT OVER ONE THOUSAND DOLLARS (OR EQUIVALENT ENTIRE ONLY) MUST BE PAID

TO  
TIRE

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

4011 Brocktone Mews #1706

CHIEF EXECUTIVE OFFICER / CHIEF DE LA DIRECTION

#554934240# 109502-0100 03552-2743248#





SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1

Exemptions/Allowances:  
Federal: \$22948  
Provincial: \$18511

Earnings Statement



Period Ending: 03/15/2017  
Pay Date: 03/27/2017

#8

JERMAINE LINDSAY  
920 BRASSARD CIRCLE  
MILTON, ON L9T 8E3

Earnings	rate	hours	this period	year to date
Overnight Notx			425.93	1,093.67
Tips Expense			18.90	47.65
Regular				11,164.13
Draft Pay				596.88
Dutytime Notx				945.53
Expense Notax				25.00
Incentive Pay				241.61
Medical Allow				60.00
Pilot Mthly Cr				298.44
Training				75.00
Uniform Allow				75.00
Gross Pay			\$444.83	14,622.91

Other	this period	year to date
Parking		60.00
Net Pay	\$0.00	

Other Benefits and Information	this period	total to date
Dpsp(Co. Match)		252.78
Reg Hrs Ytd		225.00
Vacation Acru		2,547.42
Totalaccess		10/19/2015

Deductions	Statutory	
	Federal Tax	1,283.26
	EI	201.73
	CPP	569.31
	Other	
	Deposit 1	-444.83 11,588.01
	% Rrsp Opt	364.04
	%Rrsp Mandatory	252.78
	Ad&D	20.76
	Basic Life	32.10
	Best Doctors	3.00
	Dependent Life	3.60
	Ltd Ded	197.64
	Medical/Dent	46.68

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SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1  
Deposited to the account of  
Dépôt effectué au compte de  
JERMAINE LINDSAY

Advice number: 00000124056  
Pay date: 03/27/2017

Deposited to the account of Dépôt effectué au compte de	Account Number n° de compte	bank/transit No. n° succ.	amount montant
JERMAINE LINDSAY	xxx5391	xxx xxxxx	\$444.83

THIS IS NOT A CHEQUE  
CECI N'EST PAS UN CHEQUE

Royal Bank  
Royal Bank Plaza  
Toronto, Ontario

Banque Royale  
Plaza Banque Royale  
Toronto, Ontario

NON-NEGOTIABLE







SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1

Exemptions/Allowances:  
Federal: \$22948  
Provincial: \$18511

Earnings Statement



Period Ending: 03/15/2017  
Pay Date: 03/22/2017

JERMAINE LINDSAY  
920 BRASSARD CIRCLE  
MILTON, ON L9T 8E3

Earnings	rate	hours	this period	year to date
Regular	49.7400	37.50	1,865.25	11,164.13
Dutytime Notx			362.66	945.53
Medical Allow			10.00	60.00
Overnight Notx			61.10	667.74
Pilot Mthly Cr	49.7400	3.00	149.22	298.44
Tips Expense			2.00	28.75
Uniform Allow			12.50	75.00
Draft Pay				596.88
Expense Notax				25.00
Incentive Pay				241.61
Training				75.00
Gross Pay			32,462.73	14,178.08

Other	this period	year to date
Parking	-10.00	60.00
Net Pay	\$0.00	

Other Benefits and Information	this period	total to date
Current Vac Acr	80.58	
Dpsp(Co. Match)	50.36	252.78
Reg Hrs Ytd		225.00
Vacation Acrul		2,547.42
Totalaccess		10/19/2015

Deductions	Statutory	
Federal Tax	-191.54	1,283.26
EI	-32.84	201.73
CPP	-92.50	569.31
Other		
% Rrsp Opt	-60.43	364.04
%Rrsp Mandatory	-50.36	252.78
Ad&D	-3.46	20.76
Basic Life	-5.35	32.10
Best Doctors	-0.50	3.00
Dependent Life	-0.60	3.60
Deposit 1	-1,974.43	11,143.18
Ltd Ded	-32.94	197.64
Medical/Dent	-7.78	46.68

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SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1  
Deposited to the account of  
Dépôt effectué au compte de  
JERMAINE LINDSAY

Advice number: 00000120188  
Pay date: 03/22/2017

Account number n° de compte	bank/transit No. n° succ.	amount montant
xxx5391	xxx xxxxx	\$1,974.43

THIS IS NOT A CHEQUE  
CECI N'EST PAS UN CHEQUE

Royal Bank  
Royal Bank Plaza  
Toronto, Ontario

Banque Royale  
Plaza Banque Royale  
Toronto, Ontario

NON-NEGOTIABLE





SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1

Exemptions/Allowances:  
Federal: \$22948  
Provincial: \$18511

Earnings Statement



Period Ending: 02/28/2017  
Pay Date: 03/07/2017

JERMAINE LINDSAY  
920 BRASSARD CIRCLE  
MILTON, ON L9T 8E3

Earnings	rate	hours	this period	year to date
Regular	49.7400	37.50	1,865.25	9,298.88
Medical Allow			10.00	50.00
Uniform Allow			12.50	62.50
Draft Pay				596.88
Dutytime Notx				582.87
Expense Notax				25.00
Incentive Pay				241.61
Overnight Notx				606.64
Pilot Mthly Cr				149.22
Tips Expense				26.75
Training				75.00
Gross Pay			\$1,887.75	11,715.35

Other	this period	year to date
Parking	-10.00	50.00
Net Pay	\$0.00	
Other Benefits and Information	this period	total to date
Current Vac Acr	74.61	
Dpsp(Co. Match)	37.31	202.42
Cy Vac 13/14		2,466.84
Reg Hrs Ytd		187.50
Totalaccess		10/19/2015

Deductions	Statutory	
Federal Tax	-161.70	1,091.72
EI	-30.40	168.89
CPP	-85.11	476.81
Other		
% Rrsp Opt	-55.96	303.61
%Rrsp Mandatory	-37.31	202.42
Ad&D	-3.46	17.30
Basic Life	-5.35	26.75
Best Doctors	-0.50	2.50
Dependent Life	-0.60	3.00
Deposit 1	-1,456.64	9,168.75
Ltd Ded	-32.94	164.70
Medical/Dent	-7.78	38.90

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SKY REGIONAL AIRLINES INC

6120 MIDFIELD ROAD  
MISSISSAUGA, ON L5P 1B1

Deposited to the account of  
Dépôt effectué au compte de

JERMAINE LINDSAY

Advice number: 00000090190  
Pay date: 03/07/2017

Account number n° de compte	bank/transit No. n° succ.	amount montant
xxx5391	xxx xxxxx	\$1,456.64

THIS IS NOT A CHEQUE  
CECI N'EST PAS UN CHEQUE

Royal Bank  
Royal Bank Plaza  
Toronto, Ontario

Banque Royale  
Plaza Banque Royale  
Toronto, Ontario

NON-NEGOTIABLE





March 20, 2017

To whom it may concern:

RE: Jermaine Lindsay

This is to confirm that Jermaine has been employed with Sky Regional Airlines Inc., since October 19, 2015. He currently holds the position of Pilot in the rank of First Officer and is a valuable member in good standing with our Company.

Jermaine has an average annual salary of \$48,000 which is made up of various flight credits plus per diem where applicable.

If you have further questions, please don't hesitate to call the undersigned.

Sincerely,

A handwritten signature in black ink, reading "Cathy Marling-Howes".

Cathy Marling-Howes  
Human Resources Specialist

Sky Regional Airlines Inc.  
Email: [cathy.marling-howes@skyregional.com](mailto:cathy.marling-howes@skyregional.com)  
Tel: 905-362-5958  
Cell: 647-869-0772

6120 Midfield Rd. Mississauga, Ontario L5P 1B1

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My TransUnion Credit Score

Updated on 03/20/2017 | Based on the TransRisk score

[Print This Page](#)

[Refresh My Credit Score and Report](#)

How you compare

Your credit ranks higher than 61% of the Canadian population.



770

You (770)

300-599	600-699	700-749	750-800	801-900	Score Range
Very Poor	Poor	Fair	Good	Very Good	Credit Worthiness

My Score Summary
Credit Score FAQs
About TransRisk® Score
How my score is calculated
Additional Information

These are the factors impacting your score

There are several factors taken into account that help determine your credit score. The factors making the largest impact are listed below. Remember that these factors vary in how strongly they impact your credit score. For example, if you have a very high credit score, the negative factors in your analysis are likely to have a small impact. For very low credit scores, the opposite is true in that negative factors have a very large impact on your credit.

- [+] There are too many recent inquiries on your credit report
- [+] Your revolving account balances are too high
- [+] There was recently an inquiry posted on your credit report
- [+] The accounts on your credit report have not been open very long

The TransUnion TransRisk Account Management Credit Score is provided to help you better understand how lenders view your credit report. It is not an endorsement or a determination of your qualification for a loan. Lenders use credit scores to help determine whether or not you are a good candidate for a loan and what interest rate you will pay. However, each lender has specific underwriting standards, so you should not assume that you will receive the same evaluation from each lender. As part of the underwriting process, they will incorporate additional information you provide and may obtain references. In addition, even if you are approved, the terms and conditions of loans vary from lender to lender. The information used to determine your credit score comes from TransUnion, one of the major credit reporting agencies. Credit profiles are a compilation of credit information that is reported to the credit reporting agencies by the various lending institutions with which you have accounts. The information contained in your profile reflects the latest information provided. If you recently made a payment, opened a new account, or authorized an inquiry, it may not yet be reflected in the credit profile you receive. Likewise, it will not be reflected in your credit score. Also, disputed items are not incorporated in the assessment of your credit score. Your credit score will change each time new information is captured in your record. TransUnion is not connected in any way with Fair, Isaac and Company; the credit score provided here is not a so-called FICO score. The credit scores of TransUnion may not be identical in every respect to any consumer credit scores produced by any other company.

My TransUnion Credit Report

Updated on 03/20/2017

I WANT TO

Download Report

Print Report

GO TO DISPUTE CENTRE

Expanded View

ACCOUNTS SUMMARY

Credit Score	770	Credit Accounts	5	<a href="#">View</a>
Balances	\$34,583	Open Accounts	4	
Payments	\$544	Closed Accounts	1	
Delinquent	0	Derogatory	0	
Inquiries (6 years)	2	<a href="#">View</a>	Public Records	1 <a href="#">View</a>

PERSONAL INFORMATION

		Reported	<div>Print Report</div>
Name	JERMAINENATHAN NATHANIEL LINDSAY	03/20/2017	
Also Known As		03/20/2017	
Date of Birth	10/11/1981	03/20/2017	
Current Address	920 BRASSARD CIR MILTON ON L9T8E3	01/12/2016	
Telephone #	905 6939926	03/20/2017	
Previous Address	1084 GRENOBLE CRES OTTAWA ON K1C2C6	06/11/2013	
	268 BRISTON PVT OTTAWA ON K1G5P9	03/14/2012	
Employer			
Previous Employer			
Consumer Statement			

INQUIRIES

DISPUTE/NEGOTIATION

ACCOUNTS

PUBLIC RECORDS





#10 Mortgage Approval

PRELIMINARY MORTGAGE APPROVAL NOTICE



ADVISOR'S ADVANTAGE TRUST  
250 YONGE STREET 9TH FLOOR  
TORONTO  
ONTARIO M5B 2M8  
Date 02/27/2017

VIKAS SINGH  
DIVYA KWATRA  
  
136 NORTH PARK BLVD.  
OAKVILLE, ONTARIO  
L6M 0W6

Mortgage Loan No.: 3553  
Application No.: 98170541950250

We are pleased to advise approval<sup>1</sup> of your request for a mortgage on the following property:  
1706-4011 BRICKSTONE MEWS MISSISSAUGA ON L5B 0G2

Loan details are as follows:

Total Loan Amount:	\$ 231,120.00	Term of the Loan: 5 years
Default Insurance Premium:	\$ 0.00	Amortization period: 25 years
Instalment (principal and interest):	\$ 1,080.76	Kind of Term: <sup>5</sup> Closed
Posted Fixed Interest Rate: <sup>2</sup>	2.890 % per year	Payment Frequency: every month
Your Discount: <sup>3</sup>	0.000 %	

Your Fixed Interest Rate: <sup>4</sup> 2.890 % per year  
Rate Guarantee Start Date: 02/23/2017  
Rate Guarantee Expiry Date: 05/24/2017

Date funds are to be advanced: 04/28/2017

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is \_\_\_\_\_%.  
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:  
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "Our Commitment to Lend and Disclosure Statement" specifying the terms of your mortgage and all closing conditions.<sup>6</sup>  
Thank you for your mortgage business.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Relationship Manager/Financial Services Manager

(877) 489-2020  
\_\_\_\_\_  
Telephone No.

<sup>1</sup> This replaces any Preliminary Mortgage Approval Notices previously provided to you.

<sup>2</sup> This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

<sup>3</sup> This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

<sup>4</sup> Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 90 days and you change the date funds are to be advanced to a new date that is more than 90 days after the Rate Guarantee Start Date.

<sup>5</sup> An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at [www.bmo.com](http://www.bmo.com) to learn more about prepaying your mortgage.

<sup>6</sup> By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.