

Worksheet Leasing

Suite: 1007 Tower: Two Date: April 12, 2017 Completed by: Dragana

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 ✓ \$47,479. Draft
no. 345625
- ✓ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. ✓ \$1,000 + HST
- ✓ Agreement must be in good standing. Funds in Trust: \$ 37,101 Amacon to verify
- ✓ Copy of Tenant's ID ✓
- ✓ Copy of Tenant's First and Last Month Rent ✓
- ✓ Copy of Tenant's employment letter or paystub } TS in lieu of employment letter & credit check
- ✓ 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

Administration Notes: CLOSING APRIL 13, 2017 -D TODAY !!!

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
NELROY JIMMY QUADROS (the "Purchaser")

Suite **1007** Tower **TWO** Unit **7** Level **10** (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;
- (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 Dollars (\$1,000.00) 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 31 day of JANUARY 2017.



Witness:



Purchaser: **NELROY JIMMY QUADROS**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 6 day of February 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

Agreement to Lease
Residential

This Agreement to Lease dated this 10 day of April, 2017

TENANT (Lessee), Mr. Anish Maharaj
 (Full legal names of all Tenants)

LANDLORD (Lessor), Nelroy Jimmy Quadros
 (Full legal name of Landlord)

ADDRESS OF LANDLORD
 (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.

- PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:
#1007 - 510 CURRAN PL Mississauga L5B 0J8
- TERM OF LEASE:** The lease shall be for a term of 1 year commencing April 13th, 2017
- RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of Two Thousand One Hundred ¹³th Canadian Dollars (CDN\$ 2,100.00), 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.
- DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance
 (Herewith/Upon acceptance/as otherwise described in this Agreement)
 by negotiable cheque payable to Orion Realty Corporation Brokerage "Deposit Holder"
 In the amount of Four Thousand Two Hundred
 Canadian Dollars (CDN\$ 4,000.00 ^{\$} 4,200) 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 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.
- 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: Condo Apartment

- 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input 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):

DS
AM

INITIALS OF LANDLORD(S):

DS



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7. **PARKING:** 1 underground parking

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 . B

10. **IRREVOCABILITY:** This offer shall be irrevocable by tenant (Landlord/Tenant) until 5:00 a.m. on the 12 day of April 20 17 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: lukaroska@gmail.com (For delivery of Documents to Landlord) Email Address: sara@mcdadi.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. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **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):

INITIALS OF LANDLORD(S):

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20. 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:

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

(Witness)

DocuSigned by:
(Tenant) or Authorized Representative

DATE Apr-10-2017

(Witness)

(Tenant or Authorized Representative)

DATE

(Witness)

(Guarantor)

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:

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

(Witness) *Dragana Nestorovski*

(Landlord or Authorized Representative)

DATE Apr 12 2017

(Witness)

(Landlord or Authorized Representative)

DATE

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O. 1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sole evidenced herein.

(Witness)

(Spouse)

DATE

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 2 a.m. @ this 12 day of April, 2017.

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage **ORION REALTY CORPORATION** Tel.No. (416) 733-7784

DRAGANA NESTOROVSKI

(Salesperson / Broker Name)

Co-op/Tenant Brokerage **SAM MCDADI REAL ESTATE INC.** Tel.No. (905) 502-1500

Sam Mcdadi/SARA AZRAQ

(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) *Dragana Nestorovski* DATE Apr 12 2017

(Landlord) DATE

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) *AM* DATE Apr-10-2017

(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: DocuSigned by:

Dragana Nestorovski
(Authorized to bind the Listing Brokerage)

AM
(Authorized to bind the Co-operating Brokerage)



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**Form 801**

for use in the Province of Ontario

Offer Summary Document

For use with Agreement of Purchase and Sale

Toronto
Real Estate
Board
For Brokerage submitting the offer on behalf of the Buyer:

When sent to the Listing Brokerage this form can be used as evidence that you have a written signed offer from a Buyer to the Seller.

REAL PROPERTY ADDRESS: #1007 - 510 CURRAN PL Mississauga L5B 0J8 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the day of, 20..... ("offer")

This offer was submitted by: **BROKERAGE:** SAM MCDADI REAL ESTATE INC.**SALES REPRESENTATIVE/BROKER:** SARA AZRAQI/We, Mr. Anish Maharaj, have signed an offer for the property.

DocuSigned by:

 Name of Buyer(s) Apr-10-2017
 Buyer signature Dated

This offer was submitted, by email to the Listing Brokerage at 10:00 p.m. on the 10 day ofApril, 2017 Irrevocable until 5:00 p.m. on the 12 day of April, 2017

(For Buyer counter offer - complete the following)

I/We, Mr. Anish Maharaj, have signed an offer for the property.

Buyer signature Date Buyer signature Date

An offer was submitted, to the Listing Brokerage at a.m./p.m. on the day of

....., 20..... Irrevocable until a.m./p.m. on the day of 20.....

For Listing Brokerage receiving the offer:**SELLER(S):** Nelroy Jimmy Quadros**SELLER(S) CONTACT:**
(re. phone / email / fax)**LISTING BROKERAGE:** ORION REALTY CORPORATION**SALES REPRESENTATIVE/BROKER:** DRAGANA NESTOROVSKIThis offer was received, by email by the Listing Brokerage at a.m./p.m. on the day of, 20.....
(by fax, by email or in person)This offer was presented, by email to the Seller(s) at a.m./p.m. on the day of, 20.....
(by fax, by email or in person)Offer was: ☒ Accepted ☐ Signed Back/Countered ☐ Expired/Declined**Comments:** Thank you for your offer

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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Mr. Anish Maharaj....., and

LANDLORD (Lessor), Nelroy Jimmy Quadros.....

for the lease of #1007 - 510 CURRAN PL..... Mississauga.....

L5B 0J8..... dated the 10..... day of April....., 2017.....

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

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

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 to purchase and maintain personal contents and liability insurance prior to occupancy and supply Landlord with copy of the policy.

Tenants agree not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

Tenant shall maintain the interior of the premises in good order and condition throughout the term of the Lease reasonable wear and tear is expected.

The Landlord agrees to provide the Tenant with the set two (2) sets of keys to the unit, mail box key, and any other electronic gadget to gain access to the property or the parking garage. The said keys would be returned to the Landlord upon completion of the lease term.

Tenant shall give the Landlord prompt notice of any accidents or other defect in the water pipes, heating system, air conditioning, electric light fixtures, electric wiring or any of the included appliances and costs of said repairs will be paid by landlord.

Tenant agrees no pets and no smoking on premises.

Seller agrees and warrants to deliver property upon closing in a clean, debris-free condition.

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

INITIALS OF TENANT(S):

DS


INITIALS OF LANDLORD(S):





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**Form 401**

for use in the Province of Ontario

Schedule A
Agreement to Lease – Residential
Toronto
Real Estate
Board

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

TENANT (Lessee), Anish Maharaj, and

LANDLORD (Lessor), Nelray Jimmy Quadros
for the lease of SIC Curran Place #1007 Mississaugadated the 10 day of April, 2017

TENANT AND LANDLORD AGREE THAT AN ACCEPTED AGREEMENT TO LEASE SHALL FORM A COMPLETED LEASE AND NO OTHER LEASE WILL BE SIGNED BETWEEN THE PARTIES.

The Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, 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.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to Nelray Jimmy Quadros, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 security deposit in the form of a cheque payable to Nelray Jimmy Quadros before taking occupancy of the unit, for the use of keys and fobs.

Landlord agrees to provide the tenant with ^{TWO} ~~ONE~~ SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

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

INITIALS OF TENANTS:

DS

INITIALS OF LANDLORD(S):



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**Form 401**

for use in the Province of Ontario

Schedule A
Agreement to Lease – Residential
Toronto
Real Estate
Board

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

TENANT (Lessee), Anish Maharaj, andLANDLORD (Lessor), Nelcy Jimmy Cuadrosfor the lease of 510 Curran Place # 1007, Mississaugadated the 10th day of April, 2017

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's fire insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the Province of Ontario, once every twelve (12) months.

The Tenant agrees to allow the Landlord or Landlord's Representative access to the unit for the purpose of inspection, maintenance, or completion of uncompleted work, at any time provided that 24 hours notice is given to the Tenant.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):



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Form 320

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Toronto
Real Estate
Board

BUYER: Mr. Anish Maharaj

SELLER: Nelroy Jimmy Quadros

For the transaction on the property known as: #1007 - 510 CURRAN PL Mississauga L5B 0J8

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, a landlord, or a prospective, seller, vendor or landlord and "Buyer" includes a purchaser, a tenant, or a prospective, buyer, purchaser or tenant, "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

1. LISTING BROKERAGE

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
 - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
 - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
 - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
 - The price the Buyer should offer or the price the Seller should accept;
 - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

2. PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED

- ☐ The Brokerage.....represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid
(does/does not)
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
☐ by the Buyer directly

Additional comments and/or disclosures by Buyer Brokerage: (e.g. The Buyer Brokerage represents more than one Buyer offering on this property.)

INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)

DS

BUYER

DS

CO-OPERATING/BUYER BROKERAGE

DS

SELLER

DS

LISTING BROKERAGE



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3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.**CO-OPERATING BROKERAGE- REPRESENTATION:**

- a) ☒ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
- c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

- a) ☒ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property
half month rent +Hst to be paid from the amount paid by the Seller to the Listing Brokerage.
 (Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: [e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.]

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

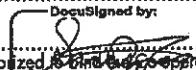
SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

SAM MCDADI REAL ESTATE INC.

(Name of Co-operating/Buyer Brokerage)

110 - 5805 WHITTLE RD MISSISSAUGA

Tel.: (905) 502-1500 Fax: (905) 502-1501

DocuSigned by:  Date: Apr-10-2017

(Authorized to bind Co-operating/Buyer Brokerage)

Sam Mcdadi/SARA AZRAQ


(Print Name of Broker/Salesperson Representative of the Brokerage)

ORION REALTY CORPORATION

(Name of Listing Brokerage)

200-465 BURNHAMTHORPE RD MISSISSAUGA

Tel.: (416) 733-7784 Fax: (905) 286-5271

 Date: Apr. 12, 2017

(Authorized to bind the Listing Brokerage)

DRAGANA NESTOROVSKI

(Print Name of Broker/Salesperson Representative of the Brokerage)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.




BUYER'S INITIALS



SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

DocuSigned by:  Date: Apr-10-2017

(Signature of Buyer)



(Signature of Seller)

Date: Apr 12th 17

Date:

(Signature of Buyer)

Date:

(Signature of Seller)



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BMO  Bank of Montreal • Banque de Montréal

CANADIAN \$ DRAFT / TRAITE EN DOLLARS CANADIENS

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

345625

DATE 20170412

Y/A M/M D/J

CTI

Pay to the order of
Payez à l'ordre de

Blaney Mcmurtry

\$ 47,479.00

BANK OF MONTREAL CAD 47479.00

for Bank of Montreal/pour la Banque de Montréal

/100 Canadian Dollars Canadiens

Nelroy Jimmy Quadros

Name of remitter / Nom de l'expéditeur

1007 PSV TWO

Address of remitter / Adresse de l'expéditeur

Signing Office / Signataire

Signing Office / Signataire

⑆06952⑈001⑆ 0494023456254⑈ 90

BMO  Bank of Montreal • Banque de Montréal

245019

100 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO, CANADA L5B 2C9

DATE 20170412

Y/A M/M D/J

CTI

Canadian Dollar Money Order - not exceeding \$2,500 Cdn.
Mandat en dollars Canadiens - n'excédant pas \$2,500 Cdn.

Pay to the order of
Payez à l'ordre de Amacon City Centre Seven New Development

\$ 1130.00

BANK OF MONTREAL CAD 1130.00

NELROY JIMMY Quadros

for Bank of Montreal/pour la Banque de Montréal
Montreal, Canada/Montréal, Canada

/100 Canadian Dollars Canadiens

Purchaser's Name/Nom de l'acheteur

PSV 2 #1007

Purchaser's Address/Adresse de l'acheteur


"President and Chief Executive Officer, BMO Financial Group"
"Président et chef de la direction, BMO Groupe Financier" William A. Downe

Prod. 1065412 - Form 873 BL (05/07)

069520001 04940124501971 90

[illegible]



ENDORSEMENTS AND LIMITATIONS

This passport is valid for all countries unless otherwise ordered and subject to any visa or other entry regulations of countries to be visited.

MENTIONS ET RESTRICTIONS

Ce passeport est valable pour tous les pays, sauf indication contraire. L'usuaire doit également se conformer aux formalités d'entrée des pays du il a l'intention de se rendre.

(Signature of bearer - Signature du titulaire)



PASSPORT
PASSEPORT

CANADA



Type/Type	Issuing Country/Pays émetteur	Passport No /N° de passeport

P CAN

JP993568

DILAWAR

Given names/Prénoms

MAHAMAD YACOOB KHAN

Nationality/Nationality

CANADIAN/CANADIENNE

Date of birth/Date de naissance

04 APR / AVR 34

Send/Sev8

Place of birth/Lieu de naissance

M COTTO
Date of issue/Data de délivrance

Issuing Authority/Autorité de délivrance

10 APR /AVP

10 APR 7 AVR 06 MISSISSAUGA
Date of expiry/Date d'expiration

සමස්ත මාස 04 ක් සඳහා ඇවැසිවන මුදල් සහතිකය

10 APR / AVR 11

Maharajah YK Dabbar

P<CANDILAWAR<<MAHAMAD<YACOOB<KHAN<<<<<<<<<<

JP993568<OCAN3404045M1104101<<<<<<<<<<<<<08

[illegible]



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: 4/13/17 TIME: 12:11 pm

RECEIVED FROM: Anish Maharaj

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 4,200.00

PAYABLE TO: ☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 510 Curran Pl. 1007
(PROPERTY ADDRESS)

RECEIVED BY: Becky

☒ COPY OF THE CHEQUE FOR THE CLIENTS

☒ COPY OF THIS RECEIPT FOR THE CLIENT

The Toronto-Dominion Bank

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

80270213

2017-04-13

DATE

YYYYMMDD

Transit-Serial No.

93-80270213

Pay to the ORION REALTY CORPORATION BROKERAGE
Order of

\$ *****4,200.00

FOUR THOUSAND TWO HUNDRED**00/100

Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

Re 1007-510 Curran PL

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80270213⑈ ⑆09612⑈004⑆

⑈3808⑈



Canada Revenue Agency
Agence du revenu du Canada

Return of Investment Income
Déclaration des revenus de placements

Protected B / Protégé B
when completed / une fois rempli

T5
Summary - Sommaire

See information on the back. Complete this information return using the instructions in the Guide T4015, T5 Guide - Return of Investment Income. Lisez les renseignements au verso. Remplissez cette déclaration de renseignements selon les instructions données dans la guide T4015, Guide T5 - Déclaration des revenus de placements.

Do not use this area
N'inscrivez rien ici

Information return for the year ended December 31
Déclaration de renseignements pour l'année se terminant le 31 décembre

Year - Année

2 | 0 | 1 | 6

Account number
Numéro de compte

8 | 3 | 5 | 4 | 3 | 8 | 6 | 0 | 7 | R | Z | 0 | 0 | 0 | 1

If this is an additional T5 Summary, enter "7" here.

☐

S'il s'agit d'un formulaire T5 Sommaire additionnel, inscrivez un « 7 » ici.

Name of filer or nominee, and address of branch or office filing this T5 Summary

Nom du déclarant ou du mandataire et adresse de la succursale ou du bureau qui produit ce formulaire

Name - Nom

2266091 Ontario Inc

Address - Adresse

3240 Barchester Court

City - Ville

Mississauga

Prov / Terr.

ON

Postal Code - Code postal

L 5 | L 5 | Z 1

Have you filed a T5 information return before?

Yes

No

☒

☐

Indicate your choice of language of choice for correspondence

Indiquez dans quelle langue vous voulez recevoir votre correspondance

English

French

☒

☐

Avez-vous déjà produit une déclaration de renseignements T5?

Oui

Non

☒

☐

T5 slip totals - Totaux des feuillets T5

Do not include amounts for which a T5 slip has not been issued.
N'incluez pas des montants pour lesquels vous n'avez pas produit un feuillet T5.

Actual amount of dividends other than eligible dividends

10

112,306.65

Montant réel des dividendes autres que des dividendes déterminés

Taxable amount of dividends other than eligible dividends

11

131,398.78

Montant imposable des dividendes autres que des dividendes déterminés

Dividend tax credit for dividends other than eligible dividends

12

13,825.39

Crédit d'impôt pour dividendes autres que des dividendes déterminés

Interest from Canadian sources - Intérêts de sources canadienne

13

Other income from Canadian sources - Autres revenus de source canadienne

14

Foreign income - Revenus étrangers

15

Foreign tax paid - Impôt étranger payé

16

Royalties from Canadian sources - Redevances de source canadienne

17

Capital gains dividends - Dividendes sur gains en capital

18

Accrued income: Annuities - Revenus accumulés : Rentes

19

Actual amount of eligible dividends - Montant réel des dividendes déterminés

24

Taxable amount of eligible dividends

25

Montant imposable des dividendes déterminés

26

Dividend tax credit for eligible dividends

26

Crédit d'impôt pour dividendes déterminés

Unclaimed amounts - Dividends and interest

32

Revenus de propriétaires inconnus : Dividendes et intérêts

Tax deducted from unclaimed amounts

33

Impôt retenu sur les revenus de propriétaires inconnus

33

Total number of T5 slips filed

Nombre total de feuillets T5 produits

31

1

Contact person

Personne-ressource

Name - Nom

41 Anish Mahara

Telephone number - Numéro de téléphone

42 (519) 888-3900

Certification - Attestation

I certify that the information given on this information return and related slips is correct and complete.

J'atteste que les renseignements fournis dans cette déclaration de renseignements et sur tous les feuillets connexes sont exacts et complets.

Signature of authorized person - Signature d'une personne autorisée

Position or office - Titre ou poste

Date

Director

2 | 0 | 1 | 7 | 0 | 1 | 2 | 3

Privacy Act, personal information bank number CRA PPU 150 Loi sur la protection des renseignements personnels, fichier de renseignements personnels ARC PPU 150

T5 Summary - Sommaire (15)



Canada Revenue Agency
Agence du revenu
du Canada

Notice of Assessment

T451 E (15)

3

Date Apr 9, 2015	Name ANISH MAHARAJ	Social insurance No. 495 099 327	Tax year 2014	Tax centre Sudbury ON P3A 5C1
---------------------	-----------------------	-------------------------------------	------------------	----------------------------------

Summary

0270231

Line	Description	\$ Amount
150	Total income	136,633
236	Net income	136,633
260	Taxable income	136,633
350	Total federal non-refundable tax credits	6,079
6150	Total Ontario non-refundable tax credits	1,399
420	Net federal tax	12,723.20
428	Net Ontario tax	10,268.56
435	Total payable	22,991.76
437	Total income tax deducted	2,797.72
	Subtotal credits	2,797.72
	Ontario children's activity tax credit	150.00
479	Total Ontario tax credits	150.00
482	Total credits	2,947.72
	(Total payable minus Total credits)	20,044.04
	Instalment interestDR	101.56
	Balance from this assessmentDR	20,145.60
	Previous account balanceDR	2,026.40
	Balance dueDR	22,172.00
	(Please see the explanation page)	

Andrew Treusch
Commissioner of Revenue



Government
of Canada

Gouvernement
du Canada

Canada Revenue Agency

[Home](#) • [Tax returns](#) • [View my return](#)

Canada

2015 Assessment

ANISH MAHARAJ

Filing date: **13 MAR 2016**

Taxing province: **ON**

Date of assessment: **04 APR 2016**

Province of residence: **ON**

Marital status: **MARRIED**

[Expand all](#) [Collapse all](#)

▼ Total income

Line	Description	Amount
101	Employment income (box 14 on all T4 slips)	\$24,300
120	Taxable amount of dividends from taxable Canadian corporations	\$114,567
180	Taxable amount of dividends other than eligible dividends, included on line 120, from taxable Canadian corporations	\$114,567
160	Gross rental income	\$19,500
126	Net rental income	-\$8,434
150	Total income	\$130,433

▼ Net income

Line	Description	Amount
------	-------------	--------

Line	Description	Amount
234	Net income before adjustments	\$130,433
236	Net income	\$130,433

▼ Taxable income

Line	Description	Amount
260	Taxable income	\$130,433

▼ Refund or Balance owing

Line	Description	Amount
420	Net federal tax	\$8,337.22
428	Provincial or territorial tax (ON428)	\$8,235.38
435	Total payable	\$16,572.60
437	Total income tax deducted (from all information slips)	\$2,582.28
479	Provincial or territorial credits (ON479)	\$110.20
---	Balance before penalty and interest	\$13,880.12
---	Instalment interest	\$415.56
---	Balance from this assessment	\$14,295.68
870	Previous account balance	-\$3,728.38
---	Final balance	\$10,567.30

▼ Federal Tax – Schedule 1

Federal non-refundable tax credits

Line	Description	Amount
300	Basic personal amount - federal	\$11,327

Line	Description	Amount
308	CPP or QPP contributions through employment (box 16 and 17 on all T4 slips)	\$1,029.60
---	CPP or QPP contributions allowed through employment	\$1,029.60
363	Canada employment amount	\$1,146
370	Children's arts amount	\$1,000
315	Caregiver amount - federal	\$11,309
318	Disability amount transferred from a dependant - federal	\$7,899
335	Non-refundable tax credits (excluding donations)	\$33,710
338	Net non-refundable tax credits	\$5,056
350	Total federal non-refundable tax credits	\$5,056

Net federal tax

Line	Description	Amount
423	Family Tax Cut	\$1,666.50
425	Federal dividend tax credit	\$12,148.56
429	Basic federal tax	\$8,337.22

Family Tax Cut

Line	Description	Amount
496	Eligible Spouse/Common law partner's total Non-Refundable Tax credits	\$1,979
497	Eligible Spouse/Common law partner's taxable income	\$44,342

▼ Amounts for Spouse or Common-law Partner and Dependants – Schedule 5

Line	Description	Amount
------	-------------	--------

Line	Description	Amount
5112	Number of dependants for whom you are claiming the family caregiver amount for line 315	1

▼ CPP Contributions on Self-Employment and Other Earnings – Schedule 8

Line	Description	Amount
5549	CPP pensionable earnings	\$24,300
5034	CPP contributions	\$1,029.60

▼ Employment Insurance Premiums on Self-Employment and Other Eligible Earnings – Schedule 13

Line	Description	Amount
5478	EI insurable earnings in accordance with box 24 of all your T4 slips (if any of the amounts in box 24 have been left blank, are indicated as nil, or 0 and you are not EI exempt, in the calculation, for that T4, please use the amounts from box 14)	\$1

▼ Alternative Minimum Tax

Line	Description	Amount
---	Net adjusted taxable income	\$81,390
---	Minimum tax basic amount	\$8,338
---	Minimum tax carryover	\$473.21
---	Minimum tax non-refundable tax credits	\$3,871

▼ Alternative Minimum Tax – T691

Line	Description	Amount
------	-------------	--------

Line	Description	Amount
6783	Rental and leasing property - amount calculated on Form T691 (if negative, enter 0)	\$8,434
6791	Your calculated alternative minimum tax - amount on Form T691	\$8,336

▼ Ontario Tax – ON428

Non-refundable tax credits

Line	Description	Amount
5804	Basic personal amount - provincial/territorial	\$9,863
5824	Canada Pension Plan or Quebec Pension Plan contributions through employment (amount from line 308 of your federal Schedule 1)	\$1,029.60
5840	Caregiver amount - provincial/territorial	\$9,296
5848	Disability amount transferred from a dependant - provincial/territorial	\$7,899
5880	Non-refundable tax credits (excluding donations)	\$28,087
5884	Net non-refundable tax credits	\$1,418
6150	Provincial or Territorial non-refundable tax credits	\$1,418

Ontario tax

Line	Description	Amount
6152	Provincial/territorial dividend tax credit	\$5,155.53
---	Provincial or territorial additional tax for minimum tax purposes	\$159.32
---	Basic provincial or territorial tax	\$9,974.51
---	Provincial or territorial surtax	\$2,666.68

Ontario Health Premium

Line	Description	Amount
------	-------------	--------

Line	Description	Amount
---	Ontario Health Premium	\$750

▼ Ontario Credits – ON479

Ontario children's activity tax credit

Line	Description	Amount
6309	Your claim for the children's activity tax credit	\$1,102
---	Ontario children's activity tax credit	\$110

▼ Additional information

Line	Description	Amount
5107	Universal Child Care Benefit reported by the lower income spouse or common-law partner	\$2,160
5554	CPP pensionable earnings in accordance with box 26 of all your T4 slips (if any of the amounts in box 26 have been left blank, are indicated as nil, or 0 and you are not CPP exempt, in the calculation, for that T4, please use the amounts from box 14)	\$24,300

Date modified:
2016-03-10

Screen ID:
VMR.b2



Canada Revenue Agency
Agence du revenu du Canada

Notice of Assessment

T451 E (15)

3

Date Apr 9, 2015	Name ANISH MAHARAJ	Social Insurance No. 495 099 327	Tax year 2014	Tax centre Sudbury ON P3A 5C1
---------------------	-----------------------	-------------------------------------	------------------	----------------------------------

Summary

0270231

Line	Description	\$ Amount
150	Total income	136,633
236	Net income	136,633
260	Taxable income	136,633
350	Total federal non-refundable tax credits	6,079
6150	Total Ontario non-refundable tax credits	1,399
420	Net federal tax	12,723.20
428	Net Ontario tax	10,268.56
435	Total payable	22,991.76
437	Total income tax deducted	2,797.72
	Subtotal credits	2,797.72
	Ontario children's activity tax credit	150.00
479	Total Ontario tax credits	150.00
482	Total credits	2,947.72
	(Total payable minus Total credits)	20,044.04
	Instalment interestDR	101.56
	Balance from this assessmentDR	20,145.60
	Previous account balanceDR	2,026.40
	Balance dueDR	22,172.00
	(Please see the explanation page)	

Andrew Treusch
Commissioner of Revenue



Canada Revenue Agency
Agence du revenu
du Canada

NOTICE OF REASSESSMENT

T491 E (14)

3

Date	Name	Social Insurance No.	Tax year	Tax centre
Dec 4, 2014	ANISH MAHARAJ	495 099 327	2013	Sudbury ON P3A 5C1

Summary

0052930

Line	Description	\$ Amount on previous assessment	\$ Revised amount
150	Total income	89,306	89,306
	Deductions from total income	4,000	4,000
236	Net income	85,306	85,306
260	Taxable income	85,306	85,306
350	Total federal non-refundable tax credits	4,798	3,643
6150	Total Ontario non-refundable tax credits	1,386	995
420	Net federal tax	3,086.56	4,241.74
428	Net Ontario tax	749.95	1,530.00
435	Total payable	3,836.51	5,771.74
437	Total income tax deducted	2,369.84	2,369.84
448	CPP overpayment	14.41	14.41
476	Tax paid by instalments	2,153.00	2,153.00
482	Total credits	4,537.25	4,537.25
	Subtotal	700.74	1,234.49
	(Total payable minus Total credits)		
	Change to tax payable	DR	1,935.23
	(Revised subtotal - Previous subtotal)		
	Adjustment to arrears interest	DR	56.49
	Balance from this reassessment	DR	1,991.72
	Balance due	DR	1,991.72

Andrew Treusch
Commissioner of Revenue