

# Worksheet

## Leasing

Suite: TH6 Tower: PSV Date: \_\_\_\_\_ Completed by: \_\_\_\_\_

Andrew Yip

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 Assignee Top-up to 25% \$29,445  
Draft # 58528929
- ✓ ● 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). \$1,695 Draft # 58528931
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 117,780.
- ✓ ● 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:

Sent to Amacon July 10/17

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and  
JIE CHENG YANG and ANDREW CHAK-KWAN YIP (the "Purchaser")

Suite TH-6 Tower ONE Unit 6 Level 1 (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%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 21 day of June 2017.

  
Witness:

  
Purchaser: JIE CHENG YANG

  
Witness:

  
Purchaser: ANDREW CHAK-KWAN YIP

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 10 day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:   
Authorized Signing Officer  
I have the authority to bind the Corporation



**OREA** Ontario Real Estate Association  
Form 400  
for use in the Province of Ontario

**Agreement to Lease  
Residential**

Toronto  
Real Estate  
Board

This Agreement to Lease dated this 16 day of June, 2017

[ae] [p.]

TENANT (Lessee), IDAHOA PIUS & OSAYEMWENRE EDO-OMORUYI  
(Full legal names of all tenants)

LANDLORD (Lessor), Jic Cheng Yang & Andrew Chak-Kwan Yip  
(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.

1. **PREMISES:** Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:  
#Th 6 -4011 BRICKSTONE MEWS Mississauga LSB 0J7
2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing July 1st, 2017
3. **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 Six Hundred Fifty Canadian Dollars (CDN\$ 2,650.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. **DEPOSIT AND PREPAID RENT:** The Tenant delivers upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to ORION REALTY CORPORATION, BROKERAGE "Deposit Holder" in the amount of Five Thousand Three Hundred Canadian Dollars (CDN\$ 5,300.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

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

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

Premises to be used only for: \_\_\_\_\_  
Residential


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 checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input checked="" 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): [ae] [p.]

INITIALS OF LANDLORD(S): [AY] [SP] x x

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7. PARKING: TWO PARKING

8. ADDITIONAL TERMS: ONE LOCKER

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

10. IRREVOCABILITY: This offer shall be irrevocable by Tenant until 02:59 p.m. on the 20 day of June 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

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

FAX No.: 905-305-1609  
[For delivery of Documents to Landlord] [For delivery of Documents to Tenant]  
Email Address: audrey@orionrealestate.ca [For delivery of Documents to Landlord] Email Address: mzung2009@gmail.com [For delivery of Documents to Tenant]

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

INITIALS OF LANDLORD(S): AY GY

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**OREA** Ontario Real Estate Association  
**Form 400**  
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:

[ae][p]

TENANT (Lessee), IDAHOA PIUS & OSAYEMWENRE EDO-OMORUYI, and

LANDLORD (Lessor), Jie Chen Yang & Andrew Chak-Kwan Yip

for the lease of #Th 6 -4011 BRICKSTONE MEWS Mississauga

LSB 0J7 dated the 16 day of June, 2017

Tenant and landlord agree that an accepted agreement to lease shall form a completed lease and No other lease will be signed between parties.

The Tenant voluntarily agrees provide full year prepaid rent in the amount of \$31,800 (Thirty-one Thousand Eight Hundred Canadian Dollars) to the landlord on or before the occupancy date.

The Tenant agrees to submit \$200 (Two Hundred Dollars) Refundable security deposit to the landlord on or before the occupancy date.

Tenant hereby acknowledges and agrees that the leased premises can only be used as a single family residential dwelling. Tenant agrees not to carry upon the premises any business use or uses which may be deemed a nuisance or which will increase the insurance premiums on the premises.

Tenant shall maintain the property, chattels and Appliances (Namely: Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All Electric Light Fixtures and Window Coverings) in good condition and shall pay the first \$70.00 of the cost of each repair work, and the entire cost of repair of damage caused by the tenant's wilful damage or negligence. The landlord shall be responsible for repair costs over \$70.00 ( Seventy dollars) per repair, provided that notice be given to them by the tenant of any Major Repair necessary.

Tenant agrees that he will not make any alterations or improvement for the interior and exterior of the premises without the prior written consent from the Landlord.

The Tenant agrees that No Pet shall be allowed upon or kept in or about the leased premises.  
The Tenant agrees that No Smoke inside the leased premises.

Tenants acknowledge and agree, on or before procession date, the following will be finished (or provided) to landlord or landlord representative:

- (1) Setting up tenant own hydro account.
- (2) Copy of Tenant insurance certificate.

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

INITIALS OF TENANT(S):

[ae][p]

INITIALS OF LANDLORD(S):

[Signature]

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Schedule A  
Agreement to Lease – Residential

Toronto  
Real Estate  
Board

Form 401  
for use in the Province of Ontario

[ae][p.1]

This Schedule is attached to and forms part of the Agreement to Lease between:  
TENANT (Lessee), Pius Idahosa & Osayemwenre Edo-omoruyi  
LANDLORD (Lessor), Jie Chen Yang & Andrew Chak-Kwan Yip  
for the lease of 4011 BRICKSTONE MEWS TH6 MISSISSAUGA  
dated the 16 day of JUNE, 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, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the décor 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 Jie Chen Yang & Andrew Chak-Kwan Yip 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 refundable security deposit in the form of a cheque payable to Jie Chen Yang & Andrew Chak-Kwan Yip Before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

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

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

INITIALS OF TENANT(S):

[p.1][ae]

INITIALS OF LANDLORD(S):

[Jie Chen Yang & Andrew Chak-Kwan Yip]

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Schedule A  
Agreement to Lease - Residential

Toronto  
Real Estate  
Board

Form 401  
for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:  
TENANT (Lessee), Pius Idahosa & Osayemwenre Edo-omoruyi, and  
LANDLORD (Lessor), Joe Chery Yang & Andrew Chak-Kwan Yip  
for the lease of 4011 BRICKSTONE MEWS TH6 MISSISSAUGA  
dated the 16 day of JUNE, 2017

[oe][P]

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.

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 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.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e. Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts 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

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

INITIALS OF TENANTS:

[P][Id]

INITIALS OF LANDLORD(S):

[Ay][Chak-Kwan Yip]

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Schedule A  
Agreement to Lease – Residential

Toronto  
Real Estate  
Board

Form 401  
for use in the Province of Ontario

[ae][P]

This Schedule is attached to and forms part of the Agreement to Lease between:  
TENANT (Lessee), Pius Idahosa & Osayemwenre Edo-omoruyi, and  
LANDLORD (Lessor), Jie Chen Yang & Andrew Chak-Kwan Yip  
for the lease of 4011 BRICKSTONE MEWS TH6 MISSISSAUGA  
dated the 16 day of JUNE, 2017

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.

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and/or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANTS: [P][I] [08]

INITIALS OF LANDLORD(S): [NY] [SP] [4X]

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Form 320  
for use in the Province of Ontario

Confirmation of Co-operation  
and Representation

Toronto  
Real Estate  
Board

[ae][p]

BUYER: IDAHOSA PIUS & OSAYEMWENRE EDO-OMORUYI

SELLER: Jie Chen Yang & Andrew Chak-Kwan Yip

For the transaction on the property known as: #Th 6 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

**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 ..... represents 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)

[ae][p]

BUYER

[M2]

CO-OPERATING/BUYER BROKERAGE

[Signature]

SELLER

[Signature]

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  
AS PER MLS  
(Commission As Indicated In MLS® Information) to be paid from the amount paid by the Seller to the Listing Brokerage.  
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)

<b>HIGHLAND REALTY</b> (Name of Co-operating/Buyer Brokerage) <b>100 - 4300 VILLAGE CENTRE CR MISSISSAUGA</b> Tel: (905) 803-3399 Fax: (905) 803-3396 Matthew Zeng 06/19/2017 (Authorized to Sign for Co-operating/Buyer Brokerage) <b>MATTHEW ZENG</b> (Print Name of Broker/Salesperson Representative of the Brokerage)	<b>ORION REALTY CORPORATION</b> (Name of Listing Brokerage) <b>200-465 BURNHAMTHORPE RI MISSISSAUGA</b> Tel: (416) 733-7784 Fax: (905) 286-5271 Audrey Grubescic 06/19/17 (Authorized to Sign for Listing Brokerage) <b>AUDREY GRUBESIC</b> (Print Name of Broker/Salesperson Representative of the Brokerage)
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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.

Signature of Buyer Date: 06/19/2017	Signature of Seller Date: Jun 19, 2017
Signature of Buyer Date: 06/19/2017	Signature of Seller Date: June 19, 2017

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I/We hereby make application to rent 4011 Brichstone Mews Th 6  
from the 1st day of July 2017 at a monthly rental of \$ 2650/-  
to become due and payable in advance on the 1st day of each and every month during my tenancy.

1. Name OSAYEMWENRE EDO-OMORUYI Date of birth 1967/12/11 SIN No. (Optional) 531 965 283

Drivers license No E1859-60956-76211 Occupation REGISTERED NURSE - ICU

2. Name Pius IDAHOSA Date of birth 1970/07/07 SIN No. (Optional) 530 922 335

Drivers license No 117856300700707 Occupation BUSINESS OWNER

3. Other Occupants: Name Pius IDAHOSA Relationship BOYFRIEND Age 46

Name Relationship Age

Name Relationship Age

Do you have any pets? NO if so, describe

Why are you vacating your present place of residence? Selling the house

**LAST TWO PLACES OF RESIDENCE**

Address 67 MIDON VALLEY DR FIDBICKE Address

ON. M9W 3N5

From 2004 To 2017 From To

Name of Landlord OSAYEMWENRE EDO-OMORUYI Name of Landlord

Telephone: 416 820 2909 Telephone:

**PRESENT EMPLOYMENT**

Employer TRILLIUM HEALTH PARTNERS

Business address 100 QUEENSWAY W, MISSISSAUGA

Business telephone 905 848-7100

Position held REGISTERED NURSE - ICU

Length of employment JULY 13, 2016 TILL DATE

Name of supervisor MEENA BANSAL

Current salary range: Monthly \$ 7,249.6

**PRIOR EMPLOYMENT**





**APPLICANT'S PRESENT EMPLOYMENT**

**PRIOR EMPLOYMENT**

Employer IDAHO-AUTOMOBILE GROUP INC  
 Business address 1507-75 EGLINTON AVE W.  
 Business telephone 647 228 5003  
 Position held OWNER  
 Length of employment SINCE 2013  
 Name of supervisor PIUS.  
 Current salary range: Monthly \$ 6,500  
 Name of Bank CIBC ITO Branch KIPLING Address Keele & Wilson TD  
 Chequing Account # 18726461997 Savings Account # \_\_\_\_\_

**FINANCIAL OBLIGATIONS**

Payments to \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
 Payments to \_\_\_\_\_ Amount: \$ \_\_\_\_\_

**PERSONAL REFERENCES**

Name DENNIS IDAHOA Address 1507-75 EGLINTON AVE W.  
 Telephone 647 629 5966 Length of Acquaintance SINCE BIRTH Occupation BUSINESS OWNER  
 Name OSAREIN IDAHOA Address 157 ANTORISA AVE, VAUGHAN, ON  
 Telephone 647 701 7536 Length of Acquaintance 12 YEARS Occupation STUDENT / YORK UNI

**AUTOMOBILE(S)**

Make RANGE ROVER Model SPORT Year 2015 Licence No \_\_\_\_\_  
 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.

Signature of Applicant [Signature] Date 2017/06/16  
 Signature of Applicant PIUS. Date 2017/06/16  
 Telephone: 416 820 2909 Telephone: 647 228 5003

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Royal Bank of Canada  
Banque Royale du Canada  
2880 MAJOR MACKENZIE DR E, UNIT 5  
MARKHAM, ON

58528929 1-516

DATE 20170629  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE AIRD AND BERLIS LLP IN TRUST

\$29,445.00

EXACTLY \$29,445.00

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 ANDREW YIP AND JIE CHENG YANG PURCHASE

PURCHASER NAME NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS ADRESSE DE L'ACHETEUR

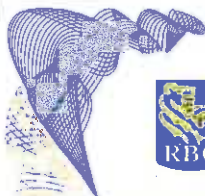
COUNTERSIGNED / CONTRESIGNÉ

FORM 10516 (01-2016)

⑈58528929⑈ ⑆00744⑆003⑆ 099⑈013⑈5⑈

TH 6 Lease Top-up to 25%.

THE O. 14026 106-16 to 227.



Royal Bank of Canada  
Banque Royale du Canada  
2880 MAJOR MACKENZIE DR E, UNIT 5  
MARKHAM, ON

58528931 7-516

DATE 20170629  
YIA MM DIJ

PARTNERSHIP

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$1,695.00

EXACTLY \$1,695.00  
E00744

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 TH6 4011 BRICKSTONE NEWS MISSISSAUGA

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR


COUNTERSIGNED / CONTRESIGNÉ


SASAN CHAUHAN

⑈58528931⑈ ⑆00744⑆003⑆ 099⑈013⑈5⑈

PSV TH6 Lease fee

101 140 10000 100


Government of Canada  
Gouvernement du Canada



**PIUS IDAHOSA**

DOB - Date de naissance		SEX - Sexe	HEIGHT - Taille
Y-A	M D-J		CM
1970 07 07		M	187

DP - DP		EYES - YEUX
Y-A	M	
2004 05		BROWN

*PIUS.*

**A8952613**


**Ontario**

**Driver's Licence**  
**Permis de conduire**



**ON CANADA**

12 NAME / NOM  
**EDO-OMORUYI OSAYENWENRE, JAN**  
13 67 MOON VALLEY DR  
**ETOBICOKE, ON, M9W 3N5**

14 NUMBER / NUMERO  
**E1859 - 60956 - 76211**

15 ISS / DEL  
**2017/02/08**

16 EXPI / DP  
**2021/12/11**

17 DO / REF  
**DR8254692**

18 SEX / SEXE  
**F**

19 CLASS / CLASSE  
**G**

20 DATED / DATEE  
**1967/12/11**

21 BEST / COMP  
**1967/12/11**

16 NOT / HAUT. 173 cm









June 9, 2017

**PERSONAL AND CONFIDENTIAL**

To Whom It May Concern:

**Re: OSAYEMWENRE EDO-OMORUYI**

This letter confirms that the above named is an employee of Trillium Health Partners. Trillium Health Partners is a leading hospital that encompasses three main sites- Credit Valley Hospital, Mississauga Hospital and Queensway Health Centre.

The details of their employment are as follows:

Hire Date:	July 18, 2016
Status:	Permanent Part Time
Position:	Registered Nurse - ICU
Hourly Rate:	\$45.310 (9% in lieu of benefits and 6% vacation pay)

Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Kind Regards,

**Meena Bansal**  
Human Resources Assistant -- Human Resources  
Mississauga Hospital - Trillium Health Partners  
(905) 848-7580 x 2221

---

Credit Valley Hospital  
2200 Eglinton Avenue West  
Mississauga ON L5M 2N1  
T: (905) 813-2200

Mississauga Hospital  
100 Queensway West  
Mississauga ON L5B 1B6  
T: (905) 848-7100

Queensway Health Centre  
150 Sherway Drive  
Toronto ON M9C 1A5  
T: (416) 259-6671



Credit score as of **2017-0**

of one month and will then be replaced with a new credit score. An archive of y

lit Score, please click on the Download icon below.

Download Guide

Download Credit Score

, your credit score is:

667



**Subject:** Reminder Notice: Annual Filing / Avis de rappel : Dépôt annuel

**From:** corporationscanada@ic.gc.ca (corporationscanada@ic.gc.ca)

**To:** plus.idahosa@yahoo.com;

**Date:** Wednesday, April 1, 2015 2:36 AM



Industry  
Canada

Industrie  
Canada

Canada

## Corporations Canada

The 2015 annual return for IDAHO-AUTOMOBILE GROUP INCORPORATED (Corporation Number: 847655-1) is due and must be filed between 2015-04-01 and 2015-05-31.

Failure to file any outstanding annual returns may result in the dissolution of the corporation. You can view the corporation's information on our online database.

File online for \$20.

File by mail or fax for \$40. Obtain the paper form.

The corporation must also keep this information up-to-date:

- Registered Office Address: 1801-16 BROOKERS LANE  
ETOBICOKE ON  
M8V 0A5
- Board of Directors: 1. PIUS IDAHOSA

To update this information, visit our Online Filing Centre. There is no fee for reporting these changes. *Please note that a corporation key is required to report these changes online.*

If you received this notice in error or would like to unsubscribe from future reminder notices, visit Annual Return Reminder Emails.

Le rapport annuel 2015 pour IDAHO-AUTOMOBILE GROUP INCORPORATED (Numéro de société: 847655-1) est dû et doit être déposé entre le 2015-04-01 et le 2015-05-31.

Une société qui omet de déposer tous rapports annuels pourrait être dissoute. Vous pourrez consulter l'information de la société dans notre base de données en ligne.

Déposez en ligne pour 20\$.

Déposez par la poste ou par télécopieur pour 40\$. Obtenez le formulaire papier.

La société est tenue de mettre à jour les renseignements suivants :

- L'adresse du siège social : 1801-16 BROOKERS LANE  
ETOBICOKE ON  
M8V 0A5
- Le conseil d'administration : 1. PIUS IDAHOSA

Pour mettre à jour ces renseignements, visitez notre Centre de dépôt en ligne. Il n'y a aucun frais pour mettre à jour cette information. *Noter qu'une clé de société est requise pour effectuer ces changements en ligne.*

Si vous avez reçu cet avis par erreur ou si vous ne désirez plus recevoir les avis de rappel par courriel, veuillez annuler votre abonnement dans la page Courriel de rappel concernant le rapport annuel.

### Contact Information

Email: corporationscanada@ic.gc.ca

Telephone: 1-866-333-5556

Monday - Friday, 7:30 AM - 8:00 PM EST

### Coordonnées

Courriel : corporationscanada@ic.gc.ca

Téléphone : 1-866-333-5556

du lundi au vendredi, de 7h30 à 20h HNE





## Certificate of Revival

*Canada Business Corporations Act*

## Certificat de reconstitution

*Loi canadienne sur les sociétés par actions*

**IDAHO-AUTOMOBILE GROUP INCORPORATED**

Corporate name / Dénomination sociale

**847655-1**

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of revival of which are attached, is revived under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les clauses de reconstitution sont jointes, a été reconstituée en société en vertu de la *Loi canadienne sur les sociétés par actions*.

Virginie Ethler

Director / Directeur

**2016-04-13**

Date of Revival (YYYY-MM-DD)  
Date de reconstitution (AAAA-MM-JJ)

Canada





**Tax assessment**

Page 2

We calculated your taxes using the amounts below.

We may review your return later to verify income you reported or deductions or credits you claimed. For more information, go to [www.cra.gc.ca/reviews](http://www.cra.gc.ca/reviews). Keep all your slips, receipts, and other supporting documents in case we ask to see them.

**Summary**

Line	Description	(\$)	Amount	CR/DR
150	Total income	63,400		
	Deductions from total income	2,479		
236	Net income	60,921		
260	Taxable income	60,921		
350	Total federal non-refundable tax credits	2,071		
6150	Total Ontario non-refundable tax credits	623		
420	Net federal tax	8,202.01		
421	CPP contributions payable	4,959.90		
428	Net Ontario tax	3,873.64		
435	Total payable	17,035.55		
437	Total income tax deducted	0.00		
482	Total credits	0.00		
	(Total payable minus Total credits)	17,035.55		
	Arrears interest	37.27	DR	
	Balance from this assessment	17,072.82	DR	
	Balance due	17,072.82	DR	



**RRSP/PRPP deduction limit statement**

For more information about the details listed below or how employer contributions to a PRPP or group RRSP will affect your contribution room for the year, go to [www.cra.gc.ca/rrsp](http://www.cra.gc.ca/rrsp) or refer to Guide T4040, *RRSPs and Other Registered Plans for Retirement*.

Description	(\$) Amount
RRSP/PRPP deduction limit for 2015	45,299
Minus: Employer's PRPP contributions for 2015	0
Minus: Allowable RRSP/PRPP contributions deducted for 2015	0
Plus: 18% of 2015 earned income, up to a maximum of \$25,370	11,412
Minus: 2015 pension adjustment	0
Minus: 2016 net past service pension adjustment	0
Plus: 2016 pension adjustment reversal	0
<b>2016 RRSP/PRPP deduction limit (A)</b>	<b>56,711</b>
Minus: Unused RRSP/PRPP contributions previously reported and available to deduct for 2016 (B)	0
<b>Available contribution room for 2016</b>	<b>56,711</b>

Note: If your available contribution room is a negative amount (shown in brackets), you have no contribution room available for 2016 and may have over contributed to your RRSP/PRPP. If this is the case, you may have to pay tax on any excess contributions.





## Certificate of Incorporation

*Canada Business Corporations Act*

## Certificat de constitution

*Loi canadienne sur les sociétés par actions*

**IDAHO-AUTOMOBILE GROUP INCORPORATED**

Corporate name / Dénomination sociale

**847655-1**

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

**Marcie Girouard**

Director / Directeur

**2013-04-01**

Date of Incorporation (YYYY-MM-DD)  
Date de constitution (AAAA-MM-JJ)

**Canada**

