AMACON

DEVELOPMENT
(CITY CENTRE) CORP

July 24, 2017

141 - 371 FRONT STREET W
TORONTO, ONTARIO
M5V 3S8

Dear SAMER SAMEER D HENDAWI,

We have received evidence that you have entered or are in the process of entering into subleasing arrangements during occupancy for your Unit without Vendor's consent and contrary to the terms of the Agreement of Purchase and Sale. Enclosed is a copy of a Lease Agreement. We have no record of a request made by you to us for consent to sublicence the use of the Unit during occupancy. Consequently, you are in default of the terms of the Agreement and we require you to remedy this default within five (5) business days.

Furthermore, this action without our consent effectively disqualifies you from receiving the benefit of the GST/HST Rebate credit on final closing. Accordingly, you will be charged the equivalent value of the Rebate amount on final closing regardless of whether you remedy the default within the required five (5) business days. We reserve all rights available to us under the Agreement and at law to enforce the Agreement terms.

This letter is being sent without prejudice to our rights as Vendor under the Agreement of Purchase and Sale. We remind you that you remain fully responsible at all times for all obligations of the purchaser under the Occupancy Licence attached as Schedule C to the Agreement of Purchase and Sale and all other provisions of the Agreement of Purchase and Sale. The right to use the Unit during occupancy is a personal licence for use granted to the named purchaser under contract when not in default, and grants no tenancy rights whatsoever. We will continue to reserve all rights available to us as Vendor both at law and under the Agreement of Purchase and Sale to enforce the Agreement and Occupancy Licence, in particular should the default not be remedied to our satisfaction within the said five (5) business days.

As a further consequence of your default, you will also be charged the administrative fee on final closing in the amount of $1500.00 plus HST, which represents our fee payable to obtain our consent to sublicence the use of the Unit during occupancy.

We strongly recommend you bring the foregoing to the attention of your solicitor.

Yours very truly,

AMACON DEVELOPMENT (CITY CENTRE) CORP.

37 Bay Street, Suite 400 Toronto, ON M5J 3B2 Tel: 416.369.9069 Fax: 416.369.9068 Web: amacon.com

2017-352

WEST-100 METRO VIEW REALTY

129 Fairview Rd. W. Mississauga, Ontario L5B1K7
O: 905-238-8336 F: 905-238-0020

DEPOSIT RECEIPT

DATE: May 12, 2017

RECEIVED FROM: Moyeen Syed @ Right at Home Realty

PAYMENT METHOD: Bank Draft

DEPOSIT AMOUNT: $6,360.00 – first and last 3 months

PROPERTY: #3303-4011 Brickstone Mews

Thank-you,

West-100 Metro View Realty Ltd., Brokerage

The Toronto-Dominion Bank 80703745

DATE 2017-05-12

Transit-Branch No. 1579-80703745

Pay to the Order of WEST-100 METRO VIEW REALTY LTD., BROKERAGE $ ******6,360.00

SIX THOUSAND THREE HUNDRED SIXTY********00/100 Canadian Dollars

Re:

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

Authorized Signing Officer

80703745 *0579*004* *3808*

Agreement to Lease

Form 400

Toronto Real Estate Board

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

EXECUTION OF LEASE [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] (MA) ( ) [illegible]

[illegible]

[illegible]

Form 6C

Agreement to Lease - Residential

Tenancy Residential Branch

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

Schedule
Agreement of Purchase and Sale

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

Form 320

Confirmation of Co-operation and Representation

Toronto Real Estate Board

BUYER: [illegible]

SELLER: [illegible]

[illegible] 83 [illegible] Unit 503 [illegible] Mississauga [illegible]

DEFINITIONS AND INTERPRETATIONS: [illegible]

[illegible]

DECLARATION OF INSURANCE: [illegible]

1. **LISTING BROKERAGE**

a. [illegible]

b. ☐ **MULTIPLE REPRESENTATION:** [illegible]

[illegible]

2. **PROPERTY SOLD BY BUYER BROKERAGE – PROPERTY NOT LISTED**

[illegible]

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) [illegible]

BUYER	CO-OPERATING/BUYER BROKERAGE	SELLER	LISTING BROKERAGE

[illegible]

[illegible]

[illegible]

[illegible]

ACKNOWLEDGEMENT

[illegible]

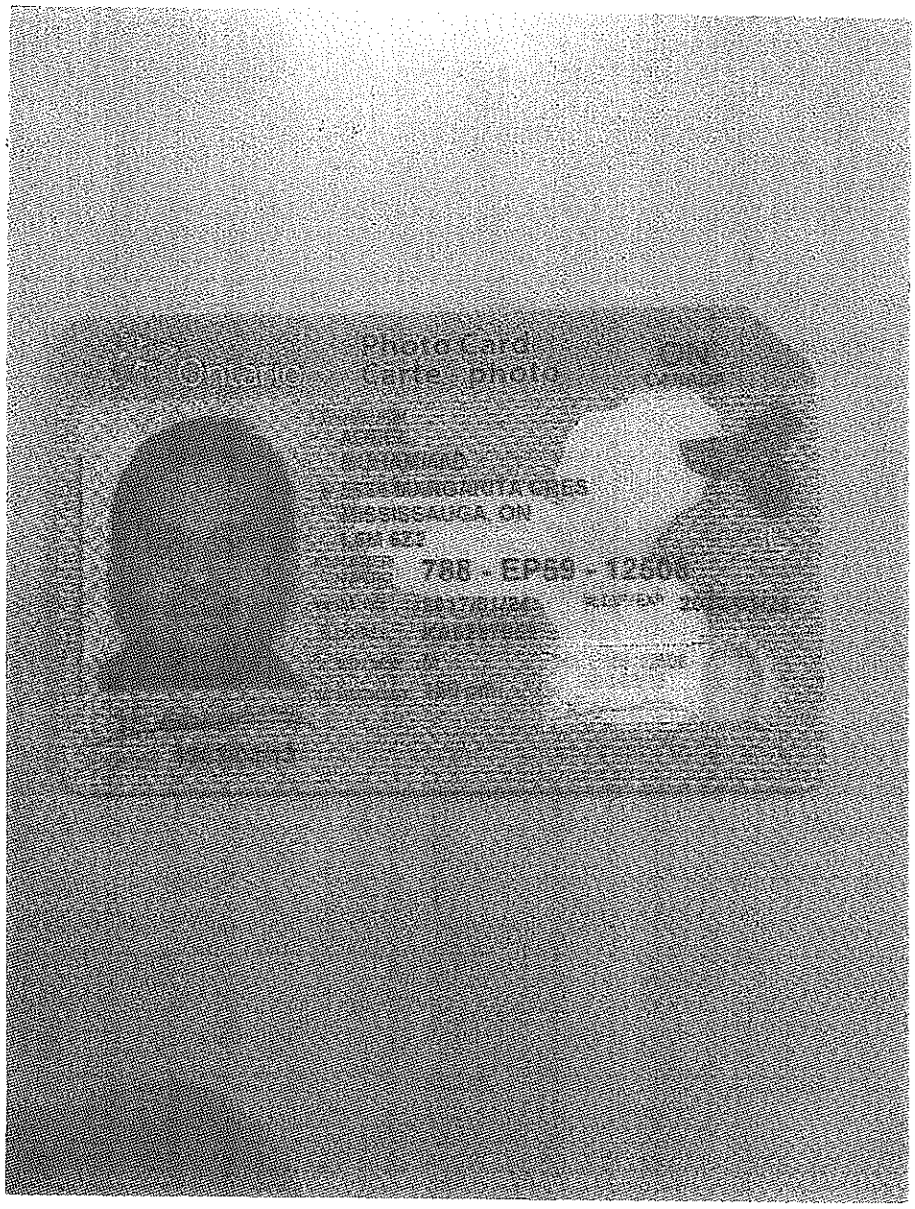
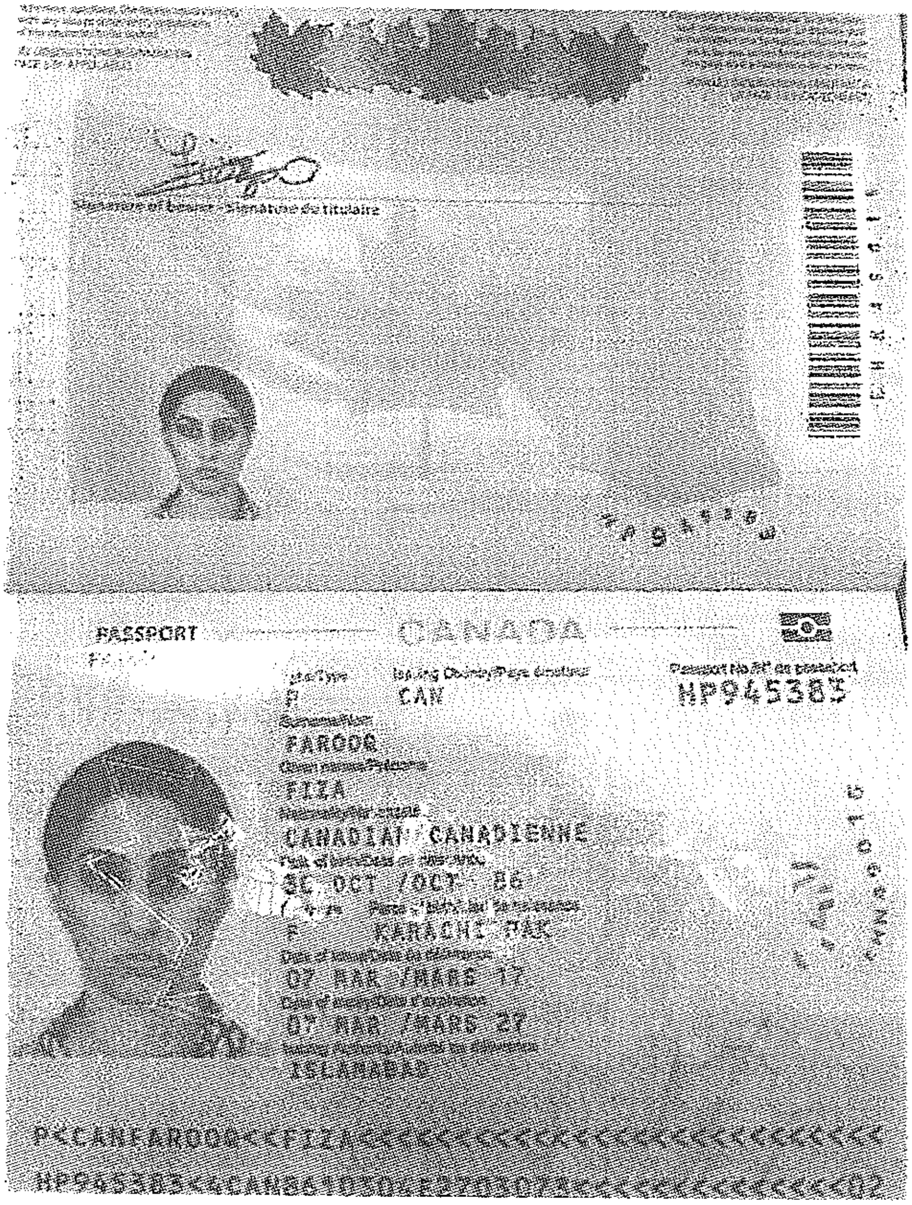


Photo Card
Carte photo
Ontario
Canada
MISSISSAUGA, ON
708 - EP69 - 12500



Signature of bearer - Signature du titulaire

PASSPORT CANADA

[redacted]

Type/Type
P

Issuing Country/Pays émetteur
CAN

Passport No./N° de passeport
HP945383

Surname/Nom
FAROOQ

Given names/Prénoms
FIZA

Nationality/Nationalité
CANADIAN/CANADIENNE

Date of birth/Date de naissance
30 OCT /OCT 86

Sex/Sexe
F

Place of birth/Lieu de naissance
KARACHI PAK

Date of issue/Date de délivrance
07 MAR /MARS 17

Date of expiry/Date d'expiration
07 MAR /MARS 27

Issuing Authority/Autorité de délivrance
ISLAMABAD

P<CANFAROOQ<<FIZA<<<<<<<<<<<<<<<<<<<<<<<<<<<

HP945383<4CAN8610304F2703074<<<<<<<<<<<<<<02