

Worksheet

Leasing

Suite: 4905 Tower: PSV Date: July/17 Completed by: Stephan

Please mark if completed:

- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to ^{20%} 25% payable to Blaney McMurtry LLP in Trust
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1500 + HST
- ☒ Agreement must be in good standing. Funds in Trust: \$ _____
- ☒ 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:

Name Boopar Demkowicz

ACCOUNT NO. 34879 # 001

DATE 2017-07-18
Y Y Y Y M M D D

Address _____
City/Town _____ Tel. _____
Postal Code _____

PAY to AMACON CITY CENTRE SEVER. NEW DEVELOPMENT \$ 1695.00
the order of PARTNERSHIP

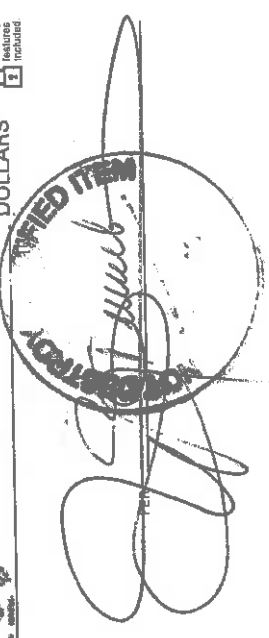
BUDUCHNIST CREDIT UNION LTD.
1695000

DOLLARS

Security Features 

 BUDUCHNIST CREDIT UNION LIMITED
3015 WINSTON CHURCHILL BLVD.
MISSISSAUGA ON L5B 0W7 OAK

RE CERTIFIED



1067528281

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **4905** Tower **ONE** Unit **5** Level **48** (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 Aird & Berlis, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty-five percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement.
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of One Thousand Five Hundred Dollars (\$1,500.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

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

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 18 day of July 2017.

Witness:



Purchaser: **BOGDAN DEMKOWICZ**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 18th day of July 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer
I have the authority to bind the Corporation

This Schedule B is attached to and forms part of the Agreement to Lease (Form 400)

TENANT (Lessee):

Seborah Campbell

LANDLORD (Lessor):

Bogdan Demkovicz

4011 Beekstone Mews # 4705

is the lease of

dated the *23* day of *Jan*, 20*17*

The Parties to this Agreement of Purchase and Sale/Agreement to Lease/Option/Etc. hereby acknowledge and agree that the Deposit Holder shall place the deposit in its interest bearing real estate trust account, which earns interest at Prime less 2.00% per annum, and the Deposit Holder shall pay any interest it earns or receives on the deposit to the beneficial owner of the trust money, provided the amount of the interest that the Deposit Holder earns or receives on the deposit is equal or greater than \$50.00. The parties to this Agreement of Purchase and Sale hereby acknowledge and agree that the Deposit Holder shall be entitled to retain any interest earned or retained on the deposit, which is less than \$50.00.

The Buyer agrees that this Schedule forms part of the terms of the Trust. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number, by no later than THIRTY (30) days following completion of the sale, for use on the T5 form which the deposit holder is required to complete.

For the purpose of this Agreement, the Terms "Banking Days" or "Business Days" shall mean any day, other than a Saturday, Sunday or statutory holiday in the province of Ontario.

The parties acknowledge that any information provided by a real estate sales representative, broker or brokerage company is not qualified construction, engineering, environmental, legal, tax or zoning advice.

FEDERAL PRIVACY ACT

In accordance with the Federal Privacy Act (PIPEDA) the Buyer(s) and Seller(s) consent to the publication of information pertaining to the sale of this property upon the acceptance of this Agreement of Purchase and Sale. The Listing Brokerage is authorized to distribute information pertaining to this property to other Realtors and the public in the promotion and conduct of their business. Such promotion shall not include mention of the names of the Seller(s) or Buyer(s).

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

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

INITIALS OF TENANT(S):

SC

INITIALS OF LANDLORD(S):

BD

By signing this Agreement, the Buyer(s) and Seller(s) agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction. The use of electronic signature is subject to the terms and conditions of the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction. The use of electronic signature is subject to the terms and conditions of the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

SCHEDULE "A"- CONDO LEASE AGREEMENT

SUTTON GROUP-SIGNATURE REALTY INC. BROKERAGE

LESSOR: Bogdan Demkowicz

LESSEE: Deborah Campbell

ADDRESS: 4011 Brickstone Mews 4905

LEASE PERIOD: 2 years

1. Lessee hereby covenants with the Lessor and with the Condominium Corporation that the Lessee, members of the household and guests will comply with the Condominium Act, the Declaration, the By-laws 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.
2. Lessee agrees to provide a Bank Draft or Certified Cheque for First and Last Month's Rent payable to the Listing Brokerage within 24 hours of acceptance. Lessee will also provide 10 post-dated cheques to the Lessor before closing. The Lessee agrees that in the event a rent cheque is returned N.S.F. the Lessee will be charged a Fifty Dollar (\$50.00) Administration fee.
3. Lessee agrees to maintain the premises in a clean and good state of repair at Lessee's cost, save and except for structural damage and Acts of God and to repair any damage caused by his/her own willful negligent conduct or that of persons who are permitted on the premises by the Lessee and his/ her family and consents to leave the premises and chattels in good repair save except for normal wear and tear.
4. The following chattels belong to the Lessor are left on the premises for the Lessee's use and included in the rental price: Fridge, Stove, Built-In Microwave, Washer, Dryer,

The Lessee agrees to repair and replace any of these chattels should the Lessee damage these through negligence.
5. Lessor shall pay real estate taxes on the premises and maintain fire Insurance and liability insurance on the premises. Lessee acknowledges the Lessor's fire insurance on the premises provides no coverage on Lessee's personal property.
6. The Lessee shall, during the entire period of the tenancy and any renewal thereof, at His/Her sole cost and expense, obtain and keep in full force and effect, personal contents and public liability insurance (for a minimum of \$1 million dollars). The Lessee agrees to provide to the Lessor or his representative, upon demand at any time, proof that all such insurance is in effect and to notify the Landlord in writing if such insurance is cancelled or otherwise terminated. The Lessee expressly agrees to indemnify the Lessor and save it harmless from and against any and all claims, actions, damages, liability and expenses in connection with loss of life, personal injury and/or damage to property arising from any occurrence in the Rental Premises, the use thereof by the Lessee, or occasional wholly or in part by any act omission of the Lessee, or by anyone permitted to be in the Rental Premises or the building by the Lessee.
7. The Lessee agrees to permit Lessor and or his agent to inspect the premises mid-lease on a weekday, that is to say Monday to Friday, between the hours of 9:00am and 8:00pm provided that the Lessor gives the Lessee 24 hours notice.
8. Lessee agrees to grant the Lessor's Agent a key and access to the premises and permission to show the property for lease or sale two (2) months prior to the expiry of the lease. Appointments to show the premises must be within minimum of twenty four (24) hours notice and between the hours from 9:00 a.m. and 8:00p.m.

(100) (B-D)

9. Lessee agrees and acknowledges that only the people named in the residential application will be the people living in the property and that there will be no smoking and no pets on the property.
10. The Lessee agrees not to make any decorating changes to the premises without the written consent from the Lessor or his agent.
11. The Lessor warrants that the existing heating, plumbing and electrical are in a state of good repair and will be on closing maintained at the Lessor's cost. Lessee agrees to repair or replace any of this equipment should the Lessee damage this equipment through negligence.
12. Lessee warrants that they will be responsible for the replacement of plumbing washers and other minor maintenance situations at Lessee's expense.
13. At the end of each yearly term the Lessor may, at their option, increase the monthly rental rate by maximum amount permitted by the Residential Tenancies Act 2006.
14. Lessee and Lessor agree that this Schedule "A" and attached Offer to Lease form a legal and binding Lease Agreement and no other Lease will be signed.
15. The Lessor agrees to have the carpets cleaned at the Lease commencement at the Lessor's cost. The Lessee shall have the carpets steam cleaned at the end of the Lease should there be any major stains at the Lessee's cost.
16. The Lessee agrees to maintain the lawns and remove snow and ice from the driveway, walkways, and sidewalks as needed.
17. The Lessee agrees not to conduct or permit any act or activities on or about the Rental Premises for which consideration would normally be payable, including but not limited to activities such as the operation of Baby Sitting or Child Care Services, Prostitution, or the operation of any other business or commercial use.
18. The Lessee agrees to pay the cost of the utilities mentioned on the Listing Agreement during the term of the lease and any extension thereof.

For this Property the Lessee will be responsible for: Hydro

The lessee further agrees to provide proof to the landlord on or before the date of possession that the services have been transferred to the Lessee's name.

The Lessor agrees to install Blinds ^{100%} _{BD}

[Signature] LESSOR DATE June 28.17

A.D. Campbell LESSEE DATE 28.7.17

LESSOR DATE



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/NOM

CAMPBELL,
DEBORAH, ANNE
8 237 LAKESHORE RD RR5
COBOURG, ON, K9A 4J8

4d NUMBER/
NUMERO

C0368 - 15815 - 95610

4a ISS/DEL

2016/04/18

4b EXP/EXP 2021/06/1

5 DO/REF

DL3808713

16 HGT/HAUT 160 cm

15 SEX/SEXE

F

9 CLASS/

G

CATEG

X

12 REST/
COND

N. A. Campbell

3 DOB/ODN 1959/06/10






QUALITY & COMPLIANCE SERVICES INC.
9 - 6975 MEADOWVALE TOWN CENTRE CIR, SUITE 410
MISSISSAUGA, ONTARIO L5N 2V7

ROYAL BANK OF CANADA
CITY CENTRE DRIVE BRANCH
33 CITY CENTRE DR
MISSISSAUGA, ON L5B 2N5

PAY Two thousand five hundred fifty and 00/100
DATE 20170815
YYYYMMDD
\$ **2,550.00

TO THE ORDER OF
Bob Demkowicz
Bob Demkowicz
803 Canyon Street
Mississauga ON L5H 4M3

⑈010558⑈ ⑆03132003⑆ 100⑈785⑈5⑈

QUALITY & COMPLIANCE SERVICES INC.

2017/08/15
Date
2017/08/15
Bill Type
Reference
Bob Demkowicz
Original Amount 2,550.00
Balance Due 2,550.00
Payment 2,550.00
Cheque Amount 2,550.00
010558

10000 RBC - 0313210

2,550.00



QUALITY & COMPLIANCE SERVICES INC.
9 - 6975 MEADOWVALE TOWN CENTRE CIR., SUITE 410
MISSISSAUGA, ONTARIO L5N 2V7

ROYAL BANK OF CANADA
CITY CENTRE DRIVE BRANCH
33 CITY CENTRE DR.
MISSISSAUGA, ON L6B 2N5

DATE 20180715
YYMMDD

\$ **2,550.00

QUALITY & COMPLIANCE SERVICES INC.



PER *W.A. Campbell*

TO THE
ORDER
OF

Bob Demkowicz
Bob Demkowicz
803 Canyon Street
Mississauga ON L5H 4M3

⑈010570⑈ ⑆03132003⑆ 10007855⑈

QUALITY & COMPLIANCE SERVICES INC.

010570

2018/07/15	2018/07/15	Bob Demkowicz	Reference	072018	Original Amount	2,550.00	Balance Due	2,550.00	Payment	2,550.00
Date	Type	Bill			Cheque Amount					

10000 RBC - 0313210

2,550.00

SECURITY FEATURES INCLUDED - SEE REVERSE
CONTIENT DES CARACTÉRISTIQUES DE SÉCURITÉ - VOIR À L'ENVERS
S1087

37596178 6-345

Royal Bank of Canada
Banque Royale du Canada



PAY TO THE ORDER OF
PAYEE'S ACCOUNT

DATE

NO. 100

CANADIAN DOLLARS CANADIENS

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$100.00 (100.00 DOLLARS) SIGNATURE REQUIRED FOR AMOUNTS OVER \$100.00 (100.00 DOLLARS)

NOM DE L'ACHETEUR

ACHETEUR

ADRESSE DE L'ACHETEUR

ADRESSE DE L'ACHETEUR

57596178 032120031 09901315

RECU - RECEIPT

Reçu de	Date	Reçu de	Date
Received from	2006-09-10	Received from	2006-09-10
RE: HOLL BRIGGS MRS #4905		RE: HOLL BRIGGS MRS #4905	
\$ 5,100		\$ 5,100	
N° d'ent de taxe	No.	N° d'ent de taxe	No.
Tax Reg No.		Tax Reg No.	
Signature Required		Signature Required	

B 905-286-5888 C 905 607-HAND (4263) F 905-286-5999

CHRIS HAND
SALES REPRESENTATIVE



Sutton Group
Signature Realty Inc., Brokerage
Independently Owned and Operated
33 Road St., Mississauga, ON L5M 1X1



Don't Make a Move Without a Moving Month



THE
REGULATORY & COMPLIANCE
LEADERS™

Date: June 28, 2017

To Whom It May Concern:

This letter is to certify that Deborah A. Campbell is holding office as President for following corporation at Quality & Compliance group of companies:

- a. Quality & Compliance Services Inc
- b. QCR Services Inc &
- c. Quintanne Inc

Deborah's expected total annual salary for Quality & Compliance group of companies is currently at \$190,000.00 a year. This amount does not include other income earned in form of dividend and interest on investments.

Sincerely,

For Quality & Compliance



Deborah A. Campbell

President

2550 Argentia Road
Suite 110, Mississauga, ON
L5N 5S1 Canada

TOLL FREE: 1.877.877.5152
PHONE: 905.363.1182
FAX: 905.642.7981
info@qualityandcompliance.com

www.qualityandcompliance.com
www.qcrservices.com



Letterhead QCR Services Inc.



Tel: 416-365-7060 Data Source: RC, TU
Fax: 416-365-1987 Delivered: 6/28/2017 11:38:35 AM
Date:

File Requested By: Chris Hand
Address: 83 SILVERHILL TORONTO ONTARIO M9B3W4

Application Information Submitted:

Subject's Name: DEBORAH A CAMPBELL
Current Address: 237 LAKESHORE RD, COBOURG, ON K9A-4J8
Date of Birth, SIN/SSN: 10JUN1959, 464-173-624

Recommendation [Learn more about SCOREVista](#)

APPROVE

(As prescribed by the Landlord and Tenant Board RentCheck is provided this link to the INFORMATION for NEW TENANTS notice which you must give to new tenants on or before the date tenancy begins.)

SCOREVista :
841

TRS
841

TYPE	SCORE	DESCRIPTION
APPROVE	730 - 990	Applicant has a very low possibility of delinquency with excellent payment history. Tenancy applicants in this category are likely to be viewed as having a very high tenant-worthiness rating by most tenancy grantors.

Identification

	Surname	Given Name (s)	SIN/SSN	Birth Date
Primary	CAMPBELL	DEBORAH-A	464173624	10Jun59
Alias	CAMPBELL	DEBORAH		
Alias	CAMPBELL-LOVELOCK	DEBORAH		
Alias	CAMPBELL-LOVELOC	D		

On File Last Inq Telephone
01Apr82 31Jan17 9053631182

Residence (s)

Street	City	Prov	Postal	Since
2550 ARGENTIA RD 119	MISSISSAUGA	ON	L5N5R1	Jul14
RR 5 STN MAIN	COBOURG	ON	K9A4J8	Mar14
237 LAKESHORE RD	COBOURG	ON	K9A4J8	Dec13

Credit File Summary

Category	Date	Result	Pass	FailConditional
----------	------	--------	------	-----------------

High Credit Total	1003374	☐	☐	☐
Current Balance Total	305950	☐	☐	☐
Past Due Total	0	☐	☐	☐
Payment	2387	☐	☐	☐
Total Number of Account	24	☐	☐	☐
Negative	0	☐	☐	☐
Paid	19	☐	☐	☐
Total Number of Registered Items	1	☐	☐	☐
Bankruptcy	0	☐	☐	☐
Legal	0	☐	☐	☐
Collections	0	☐	☐	☐
Inquiries	9	☐	☐	☐
Inquiries in the last 6 months	0	☐	☐	☐
Collection Inquiries	0	☐	☐	☐

Jan17

Credit Utilization	30.49 %	HC: 1003374
		Bal:305950

Trade Balance : From Apr82 to Feb17

O Open	0
R Revolving	295498
I Installments	10452
M Mortgage	0

Score (s)

Transunion
Risk Score

841

Too Many Recent Credit Checks
Too Many Accounts With Balances
Proportion Of Revolving Balances To Revolving Credit Limit Is Too High
No Adverse Factor

Employment (s)

Employer's Name
QCS INC
QUALITY & COMPLIANCE

Occupation
MANAGER/OWNER OF

Since
Cnfrm

Messages

Trans Alert : CLEAR

Trade

Reptd Open Last	H.CreditBalancePastDueTerms	30/60/90/##M	MOP
BC	CAPITAL ONE COSTCO,	11111111111111111111111111111111	R01
Jun17	Oct14 Jun17 20000 565	0 10/M 0 0 0 33	

Amt In High Credit Column Is Credit Limit

BC MBNA (MASTERCARD),	Jun17 Jan02 Feb17 21300	0	0	O/M	1 0 0 74	R01	
Amt In High Credit Column Is Credit Limit							
BC ROYAL BANK OF CANADA VIS,	Jun17 Jun12 Apr17 50000	4889	0	130/M	0 0 0 60	R01	
Amt In High Credit Column Is Credit Limit							
QA MERCEDES BENZ FIN,	Jun17 Jun14 May17 51519	10452	0	1144/M	0 0 0 37	I01	
Lease							
BC SCOTIABANK VISA,	Jun17 Aug05 May17 18400	428	0	10/M	0 0 0 99	R01	
Amt In High Credit Column Is Credit Limit							
BB ROYAL BANK OF CANADA,	Jun17 Feb17	50000	0	0	O/M	0 0 0 3	R01
Amt In High Credit Column Is Credit Limit							
BB ROYAL BANK OF CANADA,	Jun17 Nov13 May17 731250	289616	0	0/M	0 0 0 43	R01	
Amt In High Credit Column Is Credit Limit							
BC AMERICAN EXPRESS CANADA,	Jun16 Jan13 Nov14 25000	0	0	0/M	0 0 0 41	R01	
Closed at Consumer's Request							
BC TD CREDIT CARDS,	Nov15 Sep01 May15 50000	0	0	0/M	0 0 0 99	R01	
Amt In High Credit Column Is Credit Limit							
Closed at Consumer's Request							
BB ROYAL BANK OF CANADA,	Apr14 Oct12 Mar14 60000	0	0	0/M	0 0 0 18	R01	
Amt In High Credit Column Is Credit Limit							
Account Closed/Rating Non Derogatory							
QA BMW FINANCIAL SERVICES,	Dec13 Mar11 Nov13 39605	0	0	1016/M	0 0 0 35	I01	
Lease							
BC BANK OF MONTREAL M/C,	May13 Apr82 Oct02 18000	0	0	0/M	0 0 0 99	R01	
Account Closed/Rating Non Derogatory							
Credit Line Closed							
BB ROYAL BANK OF CANADA,	Jun12 Aug10 May12 208250	0	0	0/M	0 0 0 22	R01	
Account Closed/Rating Non Derogatory							
BC MBNA (MASTERCARD),	Jun12 Jan02 May12 21300	0	0	77/M	0 0 0 99	R01	
Card Lost or Stolen							
BC CITI MC FORMERLY CT,	Sep11 Jun94 Feb02 10000	0	0	0/M	0 0 0 99	R01	
Amt In High Credit Column Is Credit Limit							
Closed at Consumer's Request							
BC TD CREDIT CARDS,	Nov10 Sep04 Oct10 10000	0	0	0/M	0 0 0 74	R01	
Account Closed/Rating Non Derogatory							
BB TORONTO DOMINION BANK,	Sep10 Nov98 Aug10 270000	0	0	0/M	0 0 0 99	R01	
Closed at Consumer's Request							
Line of Credit							

July 18, 2017

TO WHOM IT MAY CONCERN:

RE: Bogdan Demkowicz
803 Canyon Street
Mississauga, Ontario L5H 4M3

Please accept this letter as confirmation that Mr. B. Demkowicz is the members of Buduchnist Credit Union Limited, since June 2000. All accounts are in good standing. There are no negative messages or comments existing on file.
Current account balance is \$1,101,334

Trusting this information is satisfactory.

Sincerely,
BUDUCHNIST CREDIT UNION LIMITED


Genya Lohaza
Financial Services Officer

BCU  **Financial Group**
3015 Winston Churchill Blvd
Mississauga ON L5L 2V2
905-363-2999 ext. 2103