

Worksheet

Leasing

Suite: 1161 Tower: B5V 2 Date: June 11/17 completed by: Audrey.

Please mark if completed:

- ☒ ● Copy of 'Lease Prior to Closing' Amendment
- ☒ ● Copy of Lease Agreement
- ☒ ● Certified Deposit Cheque for Top up Deposit to 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. **Draft No. 306272 \$1,695**
- ☒ ● 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:

Approved June 16/17

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and
MEI LIN MELIN CHEUNG (the "Purchaser")

Suite **1101** Tower **TWO** Unit **11** (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 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 24th day of May 2017.


 Witness:

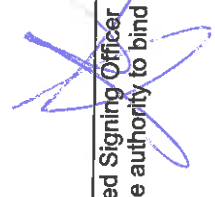

 Purchaser: **MEI LIN MELIN CHEUNG** (PCH)

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 24th day of May 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:


 Authorized Signing Officer
 I have the authority to bind the Corporation

Form 801

for use in the Province of Ontario

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: #1101 -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: AIMHOME REALTY INC**

SALES REPRESENTATIVE/BROKER: MICHAEL SUN

I/We, **SHEN NINGYI, DING TIANYANG**

Name of Buyer(s)

Buyer signature: *[Signature]* Dated: *05/17/2017*

have signed an offer for the property.

Buyer signature

Dated

This offer was submitted, (by fax, by email or in person) to the Listing Brokerage at *6:00* a.m./p.m. on the *27* day of *05*, 20, Irrevocable until *6:00* a.m./p.m. on the *28* day of *05*, 20, *17*

(For Buyer counter offer - complete the following)

I/We, **SHEN NINGYI, DING TIANYANG**

Name of Buyer(s)

have signed an offer for the property.

Buyer signature

Date

Buyer signature

Date

An offer was submitted, (by fax, by email or in person) to the Listing Brokerage at a.m./p.m. on the day of

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

For Listing Brokerage receiving the offer:

SELLER(S): Mei Lin Melin Cheung

SELLER(S) CONTACT:

(ie. phone / email / fax)

LISTING BROKERAGE: ORION REALTY CORPORATION

SALES REPRESENTATIVE/BROKER: AUDREY GRUBESIC

This offer was received, (by fax, by email or in person) by the Listing Brokerage at a.m./p.m. on the day of

This offer was presented, (by fax, by email or in person) to the Seller(s) at a.m./p.m. on the day of

Offer was: ☐ Accepted ☐ Signed Back/Countered ☐ Expired/Declined

Comments:

Form 400

for use in the Province of Ontario

This Agreement to Lease dated this 27 day of May, 2017TENANT (Lessee), SHEN NINGYI DING TIANYANG

(Full legal names of all tenants)

LANDLORD (Lessor), Mei Lin Melin Cheung

(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:
Mississauga
#1101 -510 CURRAN PL L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 12 MONTH commencing 10/06/2017

3. **RENT:** The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of
One Thousand Eight Hundred Fifty Canadian Dollars (CDN\$ 1,850.00),
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 Three Thousand Seven Hundred

Canadian Dollars (CDN\$ 3,700.00) 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 SINGLE FAMILY

6. **SERVICES AND COSTS:** The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT	LANDLORD	TENANT
Gas	☒	☐	Cable TV	☒
Oil	☐	☐	Condominium/Cooperative fees	☐
Electricity	☐	☒	Garbage Removal	☐
Hot water heater rental	☒	☐	Other:	☐
Water and Sewerage Charges	☒	☐	Other: Tenant Insurance	☒

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):

INITIALS OF LANDLORD(S):

7. **PARKING:**
one parking
8. **ADDITIONAL TERMS:** one locker
Fridge, Stove, Microwave, B/I Dishwasher, Washer, Dryer, Window Coverings

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 6:00 p.m. on the 28
(Landlord/Tenant)

day of May 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.: FAX No.:
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

Email Address: andrey@orionrealestate.ca Email Address: sunboc@gmail.com
(For delivery of Documents to Landlord) (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.tlb.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)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Tenant or Authorized Representative)

(Seal)

DATE

(Witness)

(Guarantor)

(Seal)

DATE

We/1 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)

(Landlord or Authorized Representative)

(Seal)

DATE

(Witness)

(Landlord or Authorized Representative)

(Seal)

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 sale evidenced herein.

(Witness)

(Spouse)

(Seal)

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 a.m./p.m. this day of 20.....

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage **ORION REALTY CORPORATION**
AUDREY GRUBESIC

Tel.No. (416) 733-7784

Coop/Tenant Brokerage **AIMHOME REALTY INC.**
MICHAEL SUN

Tel.No. (416) 490-0880

(Salesperson / Broker Name)

(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.

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)

DATE

(Tenant)

DATE

(Landlord)

DATE

(Tenant)

DATE

Address for Service

Address for Service

Landlord's Lawyer

Tel.No.

Address

Tenant's Lawyer

Email

Address

Email

Tel.No.

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:

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage)



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Form 400

for use in the Province of Ontario

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

TENANT (Lessee), SHEN NINGYI, DING TIANYANG**LANDLORD (Lessor),** Mei Lin Melin Cheung

for the lease of #1101-510 CURRAN PL

Mississauga

LSB 0J8

dated the 27 day of May, 2017

The Tenants voluntarily offer the landlord the 8th, 9th, 10th, 11th rental by money draft payee to landlord on closing.

The Tenant also agree to provide 6 post date cheques which apply the rental from 2nd till ~~8th~~ month. ^{THU} TD.NS

It is understood and agreed that the premises shall be leased in its clean condition.

The Lessee hereby acknowledges and agrees that the leased premises can be only used as single family residential dwelling. The Lessee agrees not to carry upon the premises for any business uses or uses may be deemed a nuisance or by which the insurance on the premises will be increased.

The tenants promise will never smoke inside unit.

The tenants agree and warranty that only the tenants listed on the rental application are allowed to occupy the said premises.

The Lessee acknowledges that the Lessor's insurance on the premises provides no coverage on the Lessee's personal property and the Lessee agree to obtain and maintain in full force at all times a standard Tenant's Insurance package(including water damage coverage) and liability Insurance policy of no less than one million dollars(CAD\$1000000). A copy of insurance had to be provided to landlord on or before closing.

The Lessee acknowledges that the said unit is part of a condominium complex under the meaning of the Condominium Act of Ontario R.S.O. and agrees to abide by all rules and regulations of the said Condominium Corporation.

The tenants agree to maintain the premises in good repair and in clean and habitable condition at all the times during the term of lease, upon the termination of the said lease, the property be in the same condition as when it was first occupied except for the usual wear and tear.

The tenants also agree to pay landlord \$500.00 as SECURITY DEPOSIT to keep the property condition as agreed above. To apply to landlord cost if there damaged item need to be repair that by willful damage and negligence by the Lessee and lessee will not to repair. or clean job need to be done inside property when termination of lease.

The security deposit shall be fully refunded provided that there no any damage to any item inside this property and property condition as the same when it was first occupied except for the usual wear and tear at lease term end and tenants will not renew the lease.

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

INITIALS OF TENANT(S): TD.NSINITIALS OF LANDLORD(S):

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Agreement to Lease - Residential

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

TENANT (Lessee), SHEN NINGYI, DING TIANYANG

, and

LANDLORD (Lessor), Mei Lin Melin Cheung

for the lease of #1101 -510 CURRAN PL

Mississauga

L5B 0J8

dated the 27 day of May, 2017

The Lessor shall not, in any event whatsoever, be liable or responsible in any way for any personal injury, discomfort or death that may be suffered or sustained by the Lessee, any member of his family or household, any guest or other person on the rented premises, the premises of the Lessor, or for any loss of or damage or injury to any property, including vehicles and contents thereof, belonging to the Lessee, any member of his family or household, any guest or other person, while such property is on the rented premises.

The Tenant agrees to be responsible for: HYDRO, CABLE TELEVISION, and TELEPHONE expenses incurred during the rental period of this property.

The Landlord agrees to be responsible for: PROPERTY TAXES, FIRE INSURANCE, MAINTENANCE [as detailed in this Agreement to Lease].

The following appliances and chattels belonging to the Landlord are to remain on the premises for the Tenant's use: ONE [1] REFRIGERATOR, ONE [1] STOVE, ONE [1] WASHER, ONE [1] DRYER, ALL WINDOW COVERINGS, BROADLOOM WHERE LAID and ALL ELECTRIC LIGHT FIXTURES. These items shall remain on the property at the end of the term of the Lease.

In the event that the Landlord may decide to sell the property, the Tenant agrees to allow the Lessor or his Agent to show the property at all reasonable hours, after giving the Tenant twenty-four [24] hours notice of such showing.

At the end of the Lease term, unless written notice has been delivered to either the Landlord or Tenant within Sixty [60] days prior to the end of the Lease term, tenancy will continue on a month-to-month basis on the same terms and conditions stated herein. If neither party wishes to exercise their option to continue the tenancy Agreement, the Tenant agrees to allow showings of the property to prospective Tenants or Purchasers by the Landlord or their Agent, during the last Sixty [60] days of the lease, by the giving of twenty-four [24] hours notice. The showings are to take place between the hours of 9:00 a.m. and 8:00 p.m. and the Tenant shall allow these showings to take place regardless of whether the Tenant is home or not. The Tenant agrees to this arrangement

The Lessee agrees not to make any decorating changes to the premises without the express written consent of the Lessor or his authorized agent.

The landlord will provide 2 keys 2 fobs,, 1 garage door opener, 1 mailbox key, to tenants on closing.
The Lessee agrees to put a deposit of \$200 for Fobs, Garage Remote Control & Two keys and the deposit will be returned at the end of the lease term when the fob, Garage Remote Control & two keys were returned to the Lessor.

This form must be initialled by all parties to the Agreement to Lease

INITIALS OF TENANT(S):

(D, N)

INITIALS OF LANDLORD(S):



Schedule A Agreement to Lease - Residential

Toronto
Real Estate
Board

Form 400

for use in the Province of Ontario

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

TENANT (Lessee), SHEN NINGYI, DING TIANYANG

LANDLORD (Lessor), Mei Lin Melin Cheung,

for the lease of #1101 -510 CURRAN PL

Mississauga

L5B 0J8, dated the 27 day of May, 2017

The Lessee agrees to maintain the appliances in a state of ordinary cleanliness at the Lessee's cost. If any repair is needed, Lessee is authorized to repair the Appliance up to \$50.00 per each repair at Lessee's cost. Any cost to repair above \$50.00, Lessee will obtain authorization from the Lessor before the repair are done. Lessor will be responsible for cost of repair above \$50.00 and will reimburse the Lessee for the cost of such authorized repairs if any. The Lessee will however pay the full cost of the repairs if the repair is necessary due to Lessee's negligence or willful neglect.

The Lessee agrees to pay the Lessor a service charge of \$50.00 for each and every cheque which the Tenant's bank or depository refuses to honour.

The Lessee further covenants to maintain, keep and leave the premises in any ordinary state of cleanliness and to repair any damage caused to the premises by his willful or negligent conduct or that of persons who are permitted on the premises by the Lessee, except to a reasonable wear and tear.

The Lessee will not assign or sublet the premises without the Lessor's written permission, such permission not to be arbitrarily or reasonably withheld.

The Lessor retains the right to inspection and to do repairs inside and outside of the premises if necessary giving 24 hours written Notice.

The parties to the transaction hereby acknowledge that the Co-operating Broker: AimHome Realty Inc. acts for the Buyer under a Buyer Agency Agreement and that the Co-operating Broker will be compensated through the Listing Broker for the amount as provided for on the MLS System plus applicable HST on such amount. The Buyer[s] also represents that she/he was never shown this property by any other real estate agents and she/he is also under no obligations to any other real estate agents or brokers by having signed a Buyer's Agency Agreement

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

INITIALS OF TENANT(S):

(12, NS)

INITIALS OF LANDLORD(S):



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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), SHEN Ning Xi Ping Tian Yang, and
 LANDLORD (Lessor), Mei Lin cheung
 for the lease of 510 cummpt # 1101

dated the 27 day of 05, 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 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 6 ~~10~~ post-dated cheques covering the monthly rental payments payable to TDNS, 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 Mei Lin cheung, 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 two set ~~one set~~ of keys and one ~~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 TENANTS:

TDNS

INITIALS OF LANDLORD(S):

NS

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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), Shen Ning Xi, Ding Tian Yang, andLANDLORD (Lessor), Mei Lin Mei Lin Cheung,for the lease of #1101-510 Cummerpldated the 27 day of 05, 2017

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 tenant's 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 Kent Control Board of the

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 401
for use in the Province of Ontario
Agreement to Lease – Residential

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

TENANT (lessee), Shen Ning Yi, Ding Tien Yang, andLANDLORD (lessor), Mei Lin cheungfor the lease of #1101-510 Curran pldated the 27 day of 05, 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:

INITIALS OF LANDLORD(S):

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Ontario Real Estate
Association

Rental Application Residential

Toronto
Real Estate
Board

Form 410

for use in the Province of Ontario

I/We hereby make application to rent #1101-510 CURRAN PL Mississauga L5B 0J8

from the 15 day of June 2017 at a monthly rental of \$ 1,850.00

to become due and payable in advance on the 15TH day of each and every month during my tenancy.

1. Name SHEN NING YI

Date of birth 1996/11/07 SIN No. [Optional]

Drivers License No. E09394794

Occupation STUDENT OF SHERIDAN COLLEGE

2. Name DING TIANYANG

Date of birth 1995/08/30 SIN No. [Optional]

Drivers License No. G61524075

Occupation STUDENT OF UNIVERSITY OF TORONTO

3. Other Occupants: Name

Relationship Age

Name

Relationship Age

Name

Relationship Age

Do you have any pets? No If so, describe

Why are you vacating your present place of residence? PREVIOUS OWNER SOLD CONDO

LAST TWO PLACES OF RESIDENCE

Address 2804-225 WEBB DR

Address 2804-225 WEBB DR

MISSISSAUGA ON L5B 4P2

MISSISSAUGA ON L5B 4P2

From 15/06/2016 To 15/06/2017

From 15/06/2016 To 15/06/2017

Name of Landlord

Name of Landlord

Telephone: 416-986-6947

Telephone:

PRESENT EMPLOYMENT

Employer

PRIOR EMPLOYMENT

Employer

Business address

Business address

Business telephone

Business telephone

Position held

Position held

Length of employment

Length of employment

Name of supervisor

Name of supervisor

Current salary range: Monthly \$

Current salary range: Monthly \$



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SPOUSE'S PRESENT EMPLOYMENT

Employer
 Business address
 Business telephone
 Position held
 Length of employment
 Name of supervisor

Current salary range: Monthly \$

Name of Bank Branch Address

Chequing Account # Savings Account #

FINANCIAL OBLIGATIONS

Payments to Amount: \$

Payments to Amount: \$

PERSONAL REFERENCES

Name Address

Telephone: Length of Acquaintance Occupation

Name Address

Telephone: Length of Acquaintance Occupation

AUTOMOBILE(S)

Make BMW Model 328i Year 2015 Licence No CCCF-856

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.

P. Singh 27th May 2017 27th May 2017
 Signature of Applicant Date Signature of Applicant Date
 Telephone: 250-885-4518 Telephone: 647-878-7401

BUYER: SHEN NINGYI, DING TIANYANG

SELLER: Mei Lin Melin Cheung

For the transaction on the property known as: #1101 -510 CURRAN PL

Mississauga

LSB 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: 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 (does/does not) represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid

by the Seller in accordance with a Seller Customer Service Agreement
or:
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)

TD NS
BUYER

SP
CO-OPERATING/BUYER BROKERAGE

SELLER

LISTING BROKERAGE

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 rental +HST
(Commission As Indicated In MLS® Information)
b) ☐ The Co-operating Brokerage will be paid as follows:

..... to be paid from the amount paid by the Seller to the Listing Brokerage.

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)

AIMHOME REALTY INC.

(Name of Co-operating/Buyer Brokerage)

2175 SHEPPARD AVE E. SUITE 1 TORONTO

Tel.: (416) 490-0880

Fax: (416) 490-8850

(Authorized to bind the Co-operating/Buyer Brokerage)

MICHAEL SUN

(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

(Authorized to bind the Listing Brokerage)

AUDREY GRUBESIC

(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.

(Signature of Buyer)

Date:

05/27/2017

(Signature of Buyer)

Date:

05/27/2017

(Signature of Seller)

Date:

(Signature of Seller)

Date:



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HSBC
HSBC Bank Canada
Banque HSBC Canada
3014 BLOOR STREET WEST
TORONTO ON M8X 1C4

THIS DRAFT CONTAINS A SECURITY WATERMARK ON REVERSE - HGLD AT AN ANGLE TO VIEW
UN CROQUIS DE DRAIT CONTIEN UN MARQUEAU D'EAU DE SECURITE - HGLD A UN ANGLE POUR LE CUNSTATTER.

CANADIAN DOLLAR BANK DRAFT
TRAITE BANCAIRE EN DOLLARS CANADIENS

PAY TO THE ORDER OF
PAIEZ A L'ORDRE DE

CAD ONE THOUSAND SIX HUNDRED NINETY FIVE ONLY

AMACON CITY CENTRE
SEVEN NEW DEVELOPMENT PARTNERSHIP

**1,695.00

DATE 20170609
VIA MM DD

PSV2 1101 Leaving fee

021000 Shina Kwak

CANADIAN DOLLARS
DOLLARS CANADIENS

COUNTERSIGNED / CONTRESIGNE

⑈306272⑈ ⑆104620016⑆ 93028900101⑈

Ontario

Driver's Licence

Permis de conduire

ON

CANADA

1/2 NAME/NOM

DING,

TIANYANG

8 2804-225 WEBB DR

MISSISSAUGA, ON, L5B 4P2

4d NUMBER/

NUMERO

D4486 - 74109 - 50830

4a ISS/DEL

2016/08/09

4b EXP/EXP

2020/04/07

5 DO/REF

DN8526432

15 SEX/SEXE

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3 DOB/SSN 1995/08/30

2/3

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1.  A simple house with a chimney.
 2.  A house with a porch.
 3.  A house with a gabled roof.
 4.  A house with a chimney and a porch.
 5.  A house with a chimney and a porch.
 6.  A house with a chimney and a porch.

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Figure 1

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THE UNIVERSITY OF CHICAGO PRESS

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Orion Realty Corporation

Brokerage

465 BURNHAMTHROPE RD W UNIT 200
MISSISSAUGA, ON L5M 0E3
PHONE: 416-733-7784
FAX: 905-286-5271

RECEIVED

DATE: 5/30/17

TIME: 12:24pm

RECEIVED FROM: Shen Ningyi, Ding Tianyang

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

AMOUNT(\$): 3,700.00

PAYABLE TO: ☒ ORION REALTY CORPORATION

PROPERTY: 510 Curran Pl. 1101

☒ LEASE ☐ SALE

RECEIPT BY: Becky

☒ COPY FOR CLIENT(S)

☒ COPY FOR LISTING AGENT

10358 (12/15)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

100 CITY CENTRE DRIVE
MISSISSAUGA, ON L5B 2C9

80271609

2017-05-30

YYYYMMDD

DATE

Transit-Serial No. 93-80271609

Pay to the Order of ORION REALTY CORPORATION

\$ *****3,700.00

THREE THOUSAND SEVEN HUNDRED**00/100

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

Re

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

Authorized Officer

Courtersigned

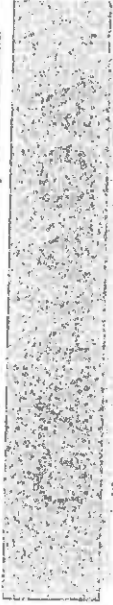
Number

Canadian Dollars

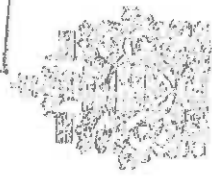
OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENT SA AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80271609⑈ ⑆09612⑈004⑆

⑈3808⑈



TIANYANG DING
906-4789 YONGE ST
TORONTO ON M2N 5M6
CANADA



CANADA

DD201 657 304

F311265853

Application/Demande: S301723726

UCI/IUC: 90818965

STUDY PERMIT/PERMIS D'ÉTUDES

CLIENT INFORMATION/INFORMATION DU CLIENT

Family Name/Nom de Famille:	DING
Given Name(s)/Prénom(s):	TIANYANG
Date of Birth/Date de naissance:	1995/08/30
Sex/Sexe:	MALE
Country of Birth/Pays de naissance:	CHINA
Country of Citizenship/Citoyen de:	CHINA
Travel Doc No./N° du document de voyage:	G61524075
	PASSPORT

0000000000 - 0000000000

ADDITIONAL INFORMATION/INFORMATION SUPPLÉMENTAIRE

Date Issued/Délivré le:	2016/11/27
Expiry Date/Date d'expiration:	2020/07/30
Case Type/Genre de cas:	30
Institution Name/Nom de l'institution:	DESIGNATED LEARNING INST-ON
Field of Study/Domaine d'études:	ANY DESIGNATED POST SECONDARY INSTITUTION
In Force From/En vigueur le:	2016/11/27

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Conditions:

1. MUST LEAVE CANADA BY 2020/07/30
2. MAY ACCEPT EMPLOYMENT ON OR OFF CAMPUS IF MEETING ELIGIBILITY CRITERIA AS PER R186(F), (M) OR (W). MUST CEASE WORKING IF NO LONGER MEETING THESE CRITERIA

Remarks/Observations:

THIS DOES NOT AUTHORIZE RE-ENTRY/CECI N'AUTORISE PAS LA RÉ-ENTRÉE

[illegible][illegible][illegible]

129746

$$= \frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} e^{-t^2} dt = 1$$
[illegible]

This is to certify that the individual listed above is registered in the academic sessions as an undergraduate student at the University of Toronto Scarborough. The 2016 Fall and 2017 Winter Sessions will run from September 1, 2016 to April 22, 2017.

This student is pursuing an Honours Bachelor of Arts Degree and is eligible to return in the next academic session. These degrees are generally completed in four or five years. This can vary depending on the number of credits completed in each academic session. Based on the number of credits completed, this student is considered to be in the first year of study.



The application of the proposed model to the data of the 1994-1995 season is shown in Figure 1. The model was fitted to the data by using the least squares method. The fitted curve is shown in Figure 1. The model was fitted to the data by using the least squares method. The fitted curve is shown in Figure 1.



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM

SHEN,
NINGYI

8 310-175 HUNTER ST W
HAMILTON, ON, L8P 1R4

4d NUMBER/
NUMÉRO

S3344 - 59309 - 66107

4a ISS/ DÉL.

2016/02/26

4b EXP./ EXP. 2021/02/25

5 DD/ RÉF.

DJ8804734

16 HGT/ HAUT 158 cm

15 SEX/ SEXE

F

9 CLASS/
CATÉG.

G1

12 REST./
COND.

3 DOB/DDN 1996/11/07

The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the bearer of this passport to pass freely and afford assistance in case of need.

护照
PASSPORT

297 Type : HKM / Country Code : CHN

沈 SHEN

性别 / Sex 中国 / Nationality 女 / F 中国 / CHINESE 07 NOV 1996 出生地点 / Place of birth 日期 / Date of birth 日期 / Date of issue

上海 / SHANGHAI
 登发地点 / Place of issue

Date of expiry: 01/01/2025

安徽 / ANHUI
发电机关 / Authority

09 4月/APR 2024
持票人签名/Bearer's signature

公安部出入境管理局
MPS Exit & Entry Administration

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Citizenship and
Immigration Canada

Citoyenneté et
Immigration Canada

PROTECTED WHEN COMPLETED PROTÉGÉ UNE FOIS REMPLI - D

NADA

IMMIGRATION

BB166 815 176

F310568978

STUDY PERMIT

CASE TYPE : 30

TRAVEL DOC : PASSPORT E07094794
BONDED : NO
INSTITUTION : YORK UNIVERSITY
FIELD OF STUDY : PHILOSOPHY
FEE STATUS : FPA

CONDITIONS:

1. UNLESS AUTHORIZED, PROHIBITED FROM ENGAGING IN EMPLOYMENT IN CANADA.
2. ATTENDANCE AT THE UNIVERSITY, COLLEGE OR INSTITUTION SPECIFIED BY THE IMMIGRATION OFFICER.
3. MUST LEAVE CANADA BY 30 SEP 2018
4. MAY ACCEPT EMPLOYMENT ON THE CAMPUS OF THE INSTITUTION AT WHICH REGISTERED IN FULL-TIME STUDIES.

SURNAME / CIVIL NAMES - NOM DE FAMILLE / PRÉNOMS

LIU, N

BIRTH DATE / DATE DE NAISSANCE

02 NOV 1996

COUNTRY OF BIRTH - PAYS DE NAISSANCE

CHINA

OFFICE NO. / N° DE RÉF. DU BUREAU

0000582181

DATE SIGNED / SIGNÉ LE

24 OCT 2014

VALID UNTIL / DATE D'EXPIRATION

30 SEP 2018

EXT. NO. / CODE PROROG.

00

, NINGYI

SEX - SEXE

FEMALE

COUNTRY OF CITIZENSHIP - CITOYEN DE

CHINA

CLIENT ID. / ID DU CLIENT

9185 - 0009

REMARKS:

MUST ACTIVELY PURSUE STUDIES AT A DESIGNATED LEARNING INSTITUTION. THIS PERMIT DOES NOT PERMIT THE HOLDER TO ENGAGE IN OFF CAMPUS EMPLOYMENT IN CANADA.
CH30282

THIS DOES NOT AUTHORIZE RE-ENTRY.

CIC/IRBPIA TERM 1 30273

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LE PRÉSENT DOCUMENT EST LA PROPRIÉTÉ DU GOUVERNEMENT DU CANADA

IMM 1442 (01)

STUDENT



NINGYI
SHEN

Expires 05/14/2019

Sheridan

ong
card