



**Reg D. Theriault\***

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**VIA REGISTERED MAIL**

**VIA EMAIL: [sonmistry78@gmail.com](mailto:sonmistry78@gmail.com)**

February 12, 2025

**WITHOUT PREJUDICE**

8496323 Canada Ltd. and Sonia Mistry  
61 Vaudeville Drive  
Etobicoke, Ontario  
M8W 0B4

**Attn: 8496323 Canada Ltd. and Sonia Mistry**

Dear 8496323 Canada Ltd. and Sonia Mistry:

**RE: Queenswell Ltd. (the “Vendor”) sale to Sonia Mistry and 8496323 Canada Ltd.  
(collectively, the “Purchaser”)  
Lormel Homes – Kazmir Condos  
Unit 5, Level 2, Suite Number: 205  
Our General File No.: 25157-0066**

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Further to our letter dated February 6, 2025, we are advised by our client that they have not received the outstanding deposits noted in said letter.

As previously advised, this is in breach of the terms of the Agreement of Purchase and Sale (the “Agreement”) and the default was not remedied as provided for under the provisions of the Agreement, our client considers the Agreement to be terminated, the deposit forfeited and our client reserves any rights it may have against you, the Purchaser, with respect to said default.

In addition, our client will take whatever steps it may deem necessary to protect its rights and remedies as it may be entitled to under the terms of the Agreement and/or at law and in the event of any damages that our client may suffer, it will look to the Purchaser for reimbursement of the damages, costs and expenses incurred by it. In order to mitigate our client’s damages, they intend to immediately re-list the property for sale.



Yours truly,  
**LOOPSTRA NIXON LLP**

Reg Theriault  
RDT/asd

CC: Queenswell Ltd. – Luana Casale