

File



To: Grahme

W/LOA TO MISS
Eve STZ
Interior Door
closure

November 16, 2010

Ms. Amarpreet Cheema
Unit #512
3515 Kariya Drive
Mississauga, ON
L5B 0C1

Dear Ms. Cheema:

RE: Unit Entry Door Closer Broke Off

We are writing to you with regards to the Amacon work order you submitted on October 25, 2010 regarding the damage to your unit entrance door. Please be advised of the following.

The builder, Amacon inspected the damage and advised that the door closer was removed and the damage was caused during the removal or from extreme force applied to the door closer. As a result of Amacon's investigation, and in light of the circumstances, the door has been tampered with. Given that the one year warranty has expired, it is the unit owner's responsibility to carry out the necessary repair or replacement of the door closer.

We would like to bring to your attention, Part VI of the Declaration, Section 6.1 under Maintenance and Repairs to Units, which states in item (vi) that each owner shall

"maintain the interior surface of doors which provide the means of ingress to and egress from a unit"

We request that you carry out the necessary repair or replacement of the door closer by November 30, 2010. Upon completion of the work, please advise Management in writing, so we can update our records accordingly.

Should you have any questions, please do not hesitate to contact Management at (905) 232-2374. Thank you for your attention to this matter.

Yours truly,
Verum Est Property Management Limited
Agents for and on behalf of P.S.C.C. No. 853

Ominder Ali

Per: Parvi Kaur
Property Manager

Cc: File