

# Worksheet Leasing

Suite: 610 Tower: PSV Date: Apr. 11/17 Completed by: Silvi

Yao chen

Please mark if completed:

- ✓ ● Copy of 'Lease Prior to Closing' Amendment
- ✓ ● Copy of Lease Agreement
- ✓ ● Certified Deposit Cheque for Top up Deposit to <sup>20%</sup> 25% payable to Blaney McMurtry LLP in Trust Paid on Occupancy
- ✓ ● 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: \$ 44,142.
- ✓ ● 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 (Home Equity Line of credit)
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

(647) 878-4225

---

---

---

---

---

---

1412

01/2/03A

010

010

010 010

010 - 010 010

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

**YAO CHEN** (the "Purchaser")

Suite **610** Tower **ONE** Unit **10** Level **6** (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-five percent (25%) 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 15 day of April 2012.

Witness:

Purchaser **YAO CHEN**

THE UNDERSIGNED hereby accepts this offer

DATED at Mississauga this 5 day of April 2012.

**AMACON DEVELOPMENT (CITY CENTRE) CORP.**

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation





Form 400  
for use in the Province of Ontario

# Agreement to Lease Residential



This Agreement to Lease dated this 26 day of March, 2017

TENANT (Lessee), Brent Phillips  
(Full legal names of all Tenants)

LANDLORD (Lessor), Yao Chen  
(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:  
4011 Brickstone Mews 610 Mississauga Ontario L5B0J7

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing April 1 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 Six Hundred Canadian Dollars (CDN\$ 1,600.00), 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 HOMELIFE LANDMARK REALTY INC., BROKERAGE "Deposit Holder" in the amount of Three Thousand Two Hundred

Canadian Dollars (CDN\$ 3,200.00) 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: SINGLE FAMILY HOME

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

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input type="checkbox"/>	Other: .....	<input type="checkbox"/>	<input type="checkbox"/>

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):

BP

INITIALS OF LANDLORD(S):

YC



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard preset portion. OREA bears no liability for your use of this form.

7. **PARKING:** P5 - 67

8. **ADDITIONAL TERMS:**

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of 44 <sup>PS</sup> BP <sup>DS</sup> BP Schedule(s) A B

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant Landlord until 12 9pm on the 27

day of March, 2017 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.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)

Email Address: Cathyteam@Gmail.Com Email Address: perry@condos.ca  
(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.ltb.gov.on.ca](http://www.ltb.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): BP

INITIALS OF LANDLORD(S): [Signature]

**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/I 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 of 1055 am a.m./p.m. this 27 day of march, 2017.

<b>INFORMATION ON BROKERAGE(S)</b>	
Listing Brokerage	HOMELIFE LANDMARK REALTY INC., BROKERAGE
CATHY LIU	(Salesperson / Broker Name)
Co-op/Tenant Brokerage	PROPERTY.CA REALTY INC.
PERRY PANESAR	(Salesperson / Broker Name)

<b>ACKNOWLEDGEMENT</b>	
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)	(Tenant)
(Landlord)	(Tenant)
Address for Service	Address for Service
Tel.No.	Tel.No.
Landlord's Lawyer	Tenant's Lawyer
Address	Address
Email	Email
Tel.No.	Tel.No.
FAX No.	FAX No.

<b>FOR OFFICE USE ONLY</b>	
<b>COMMISSION TRUST AGREEMENT</b>	
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.	
DATE	Acknowledged by:
(Authorized to bind the Co-operating Brokerage)	(Authorized to bind the Co-operating Brokerage)



Schedule B  
Agreement of Purchase and Sale

Toronto  
Real Estate  
Board

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:  
Brent Phillips

**BUYER,**....., and  
Yao Chen

**SELLER,**.....  
4011 Brickstone Mews 610 Mississauga Ontario L5B0J7

for the property known as.....

..... dated the 26 day of MARCH, 2017 .....

The Parties agree and acknowledge that no information provided by HomeLife Landmark Realty Inc., Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had opportunity to consult any such professional advisers prior to signing this agreement.

HomeLife Landmark Realty Inc., Brokerage requires all deposit money to be made by "Bank Draft" or "Certified Cheque" payable to HomeLife Landmark Realty Inc., Brokerage [the Deposit Holder] in TRUST. The Buyer agrees to deliver a certified cheque or bank draft to the Deposit Holder on account of the deposit prior to 5:00PM on the first banking day following the date upon which this Agreement is accepted.

The Parties to this Agreement agree that the Buyer is required to deliver the deposit cheque to the Deposit Holder within 24 Hours from the time stated in the section of "Confirmation of Acceptance" of this Agreement of Purchase and Sale. Unless the Deposit Holder receives such deposit within the time period stated herein, then this offer shall become terminated, and the Seller[s] shall have the right to offer the property for sale again without any consent and/or release from the Buyer. The Seller shall be at liberty to accept any other Offer[s]. The Buyer[s] also acknowledges and fully understands that in such event, and without prejudice to or limiting the rights of the Seller[s], the Seller[s] may also claim for damages upon the default of the Buyer's covenants and obligations to be performed under this Agreement of Purchase and Sale.

The Buyer and Seller agree and acknowledge that the deposit herein shall be placed in a term deposit note in TD Canada Trust and held in trust by the deposit holder, provided that:

- 1] The amount of the deposit or any further deposit is greater than \$10,000.00;
- 2] The Deposit is to be held more than Thirty [30] days from the date of a "FIRM SALE" to the completion date;
- 3] The Buyer provides the deposit holder with a Social Insurance Number in writing prior to the completion date.

The interest earned to be paid to the beneficial owner of the trust money less an Administrative Fee of One Hundred Dollars [\$100.00] or per any further deposit[s]. In the event the interest earned does not exceed One Hundred Dollars [\$100.00] per deposit, such interest shall be retained by the Brokerage as full payment of the Administrative Fee and no accounting statement will be provided. In the event the amount of any deposit or any further deposit is less than \$10,000.00 and/or held for less than Thirty [30] days from the date of a "FIRM SALE" to the completion date, such deposit shall be placed in the deposit holder's non-interest bearing Real Estate Trust Account and no interest or accounting statement will be provided.

The Seller represents and warrants that during the time the Seller has owned the property, the use of the property and the buildings and structures thereon has not been for the growth or manufacture of any illegal substances, and that to the best of the Seller's knowledge and belief, the use of the property and the buildings and structures thereon has never been for the growth or manufacture of illegal substances. This warranty shall survive and not merge on the completion of this transaction.

Both the Buyer and Seller consent to allow the Listing Brokerage and its Salespersons/Brokers to use the information of this transaction for future marketing purpose before and after completion of this transaction.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

BP

INITIALS OF SELLER(S):

YL



© 2008, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA.

Form 105

2008

Page 1 of 1

WFBForms™ Nov/2007





**Form 401**  
for use in the Province of Ontario

**Schedule A**  
**Agreement to Lease - Residential**

**Toronto  
Real Estate  
Board**

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

**TENANT (Lessee),** Brent Phillips, and

**LANDLORD (Lessor),** Yao Chen

for the lease of #610 - 4011 BRICKSTONE MEWS Mississauga

LSB 0J7 dated the 26 day of March, 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.**

Tenant shall comply with all the Bylaws, Rules and Regulations of the Condominium Corporation. Tenant further agrees not to do or cause anything to be done which may be deemed to be disturbing to other occupants of the building complex.

The following appliances belonging to the Landlord are to remain on the premises for the Tenant's use: Refrigerator, Stove, B/I Dishwasher, Clothes Washer&Dryer, Microwave, All Window Blinds, All Electric Light Fixtures.

Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. If there is any broken-down of the above appliances due to normal tear and wear, the Tenant agrees to pay the First \$50 for any occurrence of the broken-down and the landlord agree to pay the balance of the cost of repair.

Tenant agrees to fully responsible to all repairs or replacement for any damage or broken-down of appliances due to his willingly or careless action or due to the presence of the pet.

The Tenant shall give prompt notice of any accident or other defect in the water pipes, heating system, electric fixtures, electrical wiring or any of equipment on the property.

Landlord is responsible for the payment of the property taxes and Condominium fee.

The Tenant is aware that the Landlord's building insurance provides no coverage for the Tenant's personal property. The Landlord should not in any event whatsoever be liable for any personal injury that may be suffered or sustained by the Tenant or any other person, who may be upon the premises for any loss of or damage of injury to any property including cars and their contents belonging to the Tenant or to any member of the Tenant's family or to any other person while such property is on the premises. The Tenant is responsible for taking out the Tenant's Insurance policy to cover the Tenant's property and a copy is to be provided to the Landlord or his authorized agent prior to occupancy.

The Tenant agrees with landlord to pay rent and take good care of the premises, to keep the premises and all fittings and fixtures in the premises clean and in good condition: not to make any alterations or improvement without the written approval of the Landlord ; and to leave the premises in ordinary state of cleanliness upon termination of this Agreement.

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

**INITIALS OF TENANTS:**

DS  
BP

**INITIALS OF LANDLORD(S):**

YC



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2017, Ontario Real Estate Association ("CREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.



Form 401  
for use in the Province of Ontario

Schedule A  
Agreement to Lease – Residential



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

TENANT (Lessee), Brent Phillips, and

LANDLORD (Lessor), Yao Chen

for the lease of #610 - 4011 BRICKSTONE MEWS Mississauga

1.5B 0J7, dated the 26 day of March, 2017

The Tenant agrees to allow the landlord or landlord representative access to the unit for purpose of inspection, maintenance, or completion of uncompleted work at any time provided that 24 hours notice is given to the tenant.

Landlord warrants, that the premises will be substantially cleaned prior to the Tenant's occupancy. The Tenant agrees to return the premises in the same clean condition as it was received. When vacating the premises the Tenant agrees to remove all items belonging to the Tenant. Should it become necessary for the landlord to arrange for removal of accumulated garbage, the tenant will be solely responsible and liable to the landlord for all the cost incurred thereoff.

The Tenant agree to give 60[sixty] days written notice to the Landlord, that this is to be terminated at the end of the term. The Landlord or agent shall have the right to show the property to prospective tenants or buyers during the last 60[sixty] days of the term providing twenty four hours notice is given to the Tenant.

Tenant represents and warrants that there shall be no pets and no smokers in the leased premise during the whole term of this lease and any renewal thereon.

Tenant agrees to put all utilities not covered by the landlord in his/her own name prior to the date set for occupancy.

The Tenant will not have the right to sublet the premises without the Landlord's written permission.

Tenant voluntarily agrees to provide 10 post-dated cheques in the amount of \$1600 Canadian dollars, dated from May 1, 2017 to February 1st, 2018 payable in the name of the landlord(Yao Chen).

The Tenant agrees to use the premises as his principle residence and for no other purpose and not allow the premises to be occupied by anyone else except as listed on the Rental Application [occasional guests are excepted].

In the event of an NSF cheque, the tenant will immediately replace the cheque with a bank draft or email transfer plus a \$50.00 charge to cover any administrative inconvenience on the first occurrence

The Tenant agrees to pay \$200 (Two hundred dollars) refundable deposit for 1 set of keys including one fobs, one garage door opener, One unit keys, one mailbox keys and one locker door key before or on the day of possession. This amount shall be returned to the tenant at end of the lease term upon returning the same to the landlord.

Tenant may be required to complete the registration forms to reside in the building, pre-book the usage of the building elevator and register with the management office for car parking and access to the Building. The Tenant understands that the building may charge a fee for Tenant's move in/out and will have restrictions as to times and days when move in/out is not possible. Tenant agrees that it is the Tenant's responsibility to ensure the building policy is fully followed.

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

INITIALS OF TENANTS: 

INITIALS OF LANDLORD(S): 



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.  
© 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.



Form 320  
for use in the Province of Ontario

Confirmation of Co-operation  
and Representation



BUYER: Brent Phillips

SELLER: Yao Chen

For the transaction on the property known as: 4011 Brickstone Mews 610 Mississauga Ontario L5B0J7

**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:
- 1) ☒ 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 .....represent the Buyer and the property is not listed with any real estate brokerage. The Brokerage will be paid  
(does/does not)
- or: ☐ by the Seller in accordance with a Seller Customer Service Agreement
- ☐ 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)

DS  
BP  
BUYER

DS  
PP  
CO-OPERATING/BUYER BROKERAGE

DS  
YC  
SELLER

DS  
FC  
LISTING BROKERAGE



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2017, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

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 + HST to be paid from the amount paid by the Seller to the Listing Brokerage.  
(Commission As Indicated In MLS® Information)
- b) ☐ The Co-operating Brokerage will be paid as follows:

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)

PROPERTY.CA REALTY INC.  
(Name of Co-operating/Buyer Brokerage)  
36 DISTILLERY LANE UNIT 500 TORONTO  
Tel: (416) 583-1660 Fax: (416) 352-1740  
Date: 2017-03-26 | 12:28  
(Authorized to bind the Co-operating/Buyer Brokerage)  
PERRY PANESAR  
(Print Name of Broker/Salesperson Representative of the Brokerage)

HOMELIFE LANDMARK REALTY INC.,  
(Name of Listing Brokerage)  
300-1140 Burnhamthorpe Rd W MISSISSAUGA  
Tel: 905-615-1600 Fax:  
Date: 03/27/2017  
(Authorized to bind the Listing Brokerage)  
CATHY LIU  
(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.

DocuSigned by:  
BRENT PHILLIPS  
(Signature of Buyer)  
Date:  
(Signature of Buyer)

Authentication  
Cathy Liu  
(Signature of Seller)  
Date: 03/27/2017  
(Signature of Seller)

# The Toronto-Dominion Bank

80781162

800 BURNHAMTHORPE ROAD WEST  
MISSISSAUGA, ON L5C 2R9

DATE

2017-04-06  
YYYYMMDD

Transit-Serial No.

1202-80781162

Pay to the

Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP.

\$ \*\*\*\*\*1,695.00

\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE\*\*\*\*\*00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re

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

Authorized Officer

Number

Countersigned

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

⑈80781162⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV # 610 Lease Fee

2017 April the 6th

Received by:

Platter

141 exp. 210 + 131



Ontario

Driver's Licence  
Permis de conduire

ON  
CANADA



1,2 NAME/ NOM

PHILLIPS,  
RONALD BRENT

3 971 LEDBURY CRES

MISSISSAUGA, ON, L5V 2R3

4a NUMBER/  
NUMERO

P3462 - 66817 - 00918

4b ISS/DEL

2015/08/17

4c EXP/EXP

2017/09/18

5 DO/REF

DG6343027

16 HGT/HAUT

180 cm

15 SEX/SEXE

M

9 CLASS/  
CATÉG.

A

12 REST/  
COND.

Z

*Brent Phillips*

3 DOB/DOB 1970/09/18





**Perry Panesar**  
 Sales Representative

Property.ca Realty Inc. Brokerage  
 51 Mill Street, Suite 200  
 Toronto M5A 3C4

o 416 583 1660 ext 6881  
 e 647 801 6881

perry@condos.ca

Condos.ca

RECEIPT  
 REGU

HOMELIFE LANDMARK  
 REALTY INC. SUITE 102  
 7243 W. BRIMLEY AVE. #102 103  
 MISSISSAUGA, ON L5R 7A4  
 Tel: 905-883-1800

RECEIVED FROM  
 REGU DE

DATE Mar 27, 2017

Perry Panesar \$3,200

Three thousand Two Hundred 100 DOLLARS

FOR  
 POUR #610-4011 Brickstone Mews

TO Draft

TAX REG. NO.  
 N° DE TAXE

BY  
 PAR C.P

SDC71SE

10358 (1215) THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS

**The Toronto-Dominion Bank**

20 MILVERTON DRIVE  
 MISSISSAUGA, ON L5R 3G2

80974862

DATE 2017-03-27  
 YYYYMMDD

Transit-Serial No. 1275-80974862

Pay to the Order of Homelife Landmark Realty Inc., Brokerage \$ \*\*\*\*\*3,200.00

\*\*\*THREE THOUSAND TWO HUNDRED\*\*\*\*\*00/100 Canadian Dollars

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

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

Authorized Officer [Signature] Number

Countersigned

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

⑈80974862⑈ ⑆09612004⑆ ⑈3808⑈





Cardinal Health Canada  
1000 Teama Way  
Vaughan, ON L4K 5R8  
905.417.2900 tel  
1.866.871.5945 toll free

[www.cardinalhealth.ca](http://www.cardinalhealth.ca)

March 3, 2017

To Whom It May Concern,

This letter is to confirm that Brent Phillips is a full-time employee of Cardinal Health Canada Inc. Brent has been employed with our organization since February 12, 2001 and currently holds the position of Transportation Supervisor. His annual salary is \$72,100.00 per annum not inclusive of any bonus or commission payments in accordance with applicable company policy. Brent's work week is based on 37.5 hours.

Please do not hesitate to contact me at the number below should you require any additional information.

Regards,

A handwritten signature in black ink, appearing to read "Ann Potrzebski".

Ann Potrzebski  
Human Resources Business Partner  
905-565-2303



PSV #610 credit check

My TransUnion Credit Report

Updated on 03/26/2017

I WANT TO

VIEW CREDIT REPORT

GO TO DISPUTE CENTRE

Expanded View

ACCOUNTS SUMMARY

Credit Score	697	Credit Accounts	19	View
Balances	\$23,558	Open Accounts	4	
Payments	\$474	Closed Accounts	15	
Delinquent	0	Derogatory	1	
Inquiries (6 years)	2	Public Records	0	View

PERSONAL INFORMATION

		Reported	How to Dispute
Name	BRENT RONALD PHILLIPS	03/26/2017	
Also Known As	BRENT PHILLIPS RONALD BRENT PHILLIPS	03/26/2017	
Date of Birth	09/18/1970	03/26/2017	
Current Address	971 LEDBURY CRES MISSISSAUGA ON L5V2R3	06/03/2010	
Telephone #	647 9676579	03/26/2017	
Previous Address	1477 MISSISSAUGA VALLEY BLVD MISSISSAUGA ON L5A3Y4	11/28/2008	
	5530 GLEN ERIN DR MISSISSAUGA ON L5M6E8	08/01/1999	
Employer	CARDINAL HEALTH CANADA		
	TONY BADALI		
Previous Employer			
Consumer Statement			

INQUIRIES

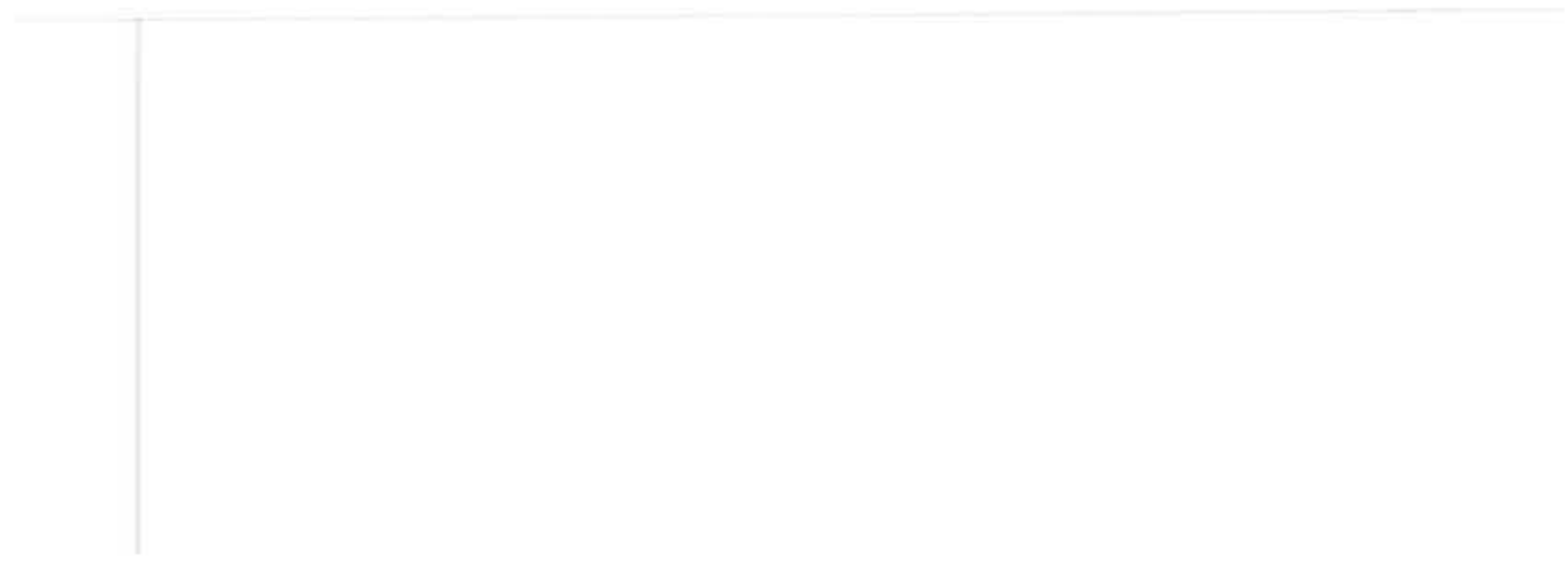
These inquiries are made by companies with whom you have applied for a loan or credit in the past six years. These inquiries can impact your credit rating.

How to Dispute

A request for your credit history is called an inquiry.

Creditor Name	Date of Inquiry
FORD CREDIT CANADA LTD	04/04/2015
ROYAL BANK AUTO LOANS	04/04/2015
CREDIT MEDICAL CORPORATI	10/06/2014
IFINANCE CANADA INC.	09/02/2014

Creditor Name	Date of Inquiry
IFINANCE CANADA INC.	08/04/2011
CREDIT MEDICAL CORPORATI	08/03/2011
ROYAL BANK OF CANADA	07/04/2011



Account Activity

There has been no activity in your account for the selected period.[AA119]

LINE OF CREDIT - HOME EQUITY - 1868 4065645 \$0.00

OK

Last 31 Days

Balance as of Mar 15, 2017:

Credit Limit:

Credit Available:\*

\$0.00

\$425,000.00

\$425,000.00

\* Includes any funds subject to a hold

Copyright © TD Bank

[Click here](#) to view The Fine Print

[Click here](#) to view Internet Security Information.



