

Worksheet  
Leasing

Suite: 1806 Tower: PSV Date: Apr. 20/17 Completed by: Silvi

Que Nhi Dang

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 N/A Not Required
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$1500 + HST
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 57,880
- ✓ ● 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 Amacon to verify
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted



Administration Notes:

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1912

1912-1913

1913

1914

1915 1916 1917

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and  
**QUE NHI DANG** (the "Purchaser")

Suite **1806** Tower **ONE** Unit **6** Level **17** (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 20 day of APRIL 2017.

Witness:

Purchaser: **QUE NHI DANG**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of APRIL 2017.

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

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation



1 House Key  
1 Garage Door opener  
1 Gym. Pass  
1 Mailbox Key  
1 Locker Key

## RESIDENTIAL TENANCY AGREEMENT

Ontario

### PARTIES

1. This agreement is made in duplicate between

Landlord

Dang Que NHi

Name

182 Trudeau Ave

Address

Mississauga

City

PO Box (if applicable)

L4Z 4J1

Postal Code

Phone (work)

arniedang700@gmail.com

Email

Phone (home)

416-825-2015

Cell Phone

-and-

Tenant(s)

Raquelle Denise Forrester

Name(s)

### OCCUPANTS

Name all adults and/or children who will occupy the premises Raquelle Denise Forrester

Type of Property Apartment / Condo

Specify

Only those tenants and occupants named are allowed to live in the premises without written consent of the landlord.

### PREMISES

2. The landlord will rent to the tenant and the tenant will rent from the landlord the following premises:

4011 Backstone Mews (1806) Mississauga L5B-0G2

Street

Suite Number

City/Town

Postal Code

Tenant's mailing address (PO Box if applicable)

Postal Code

Tenant's Phone Number 416-819-3959 (work)

(home)

Email

Cell Phone

### EMERGENCY CONTACT

Next of Kin

Emergency Contact

Phone Number (work)

(home)

### PROPERTY MANAGER OR AGENT

3. The current agent or property manager for the landlord:

Name

Address

Phone Number (work)

(home)

Email

Cell Phone

4. The current superintendent for the building:

Hayley Thompson

Name

521 Curran Plc

Address

905-222-4536

Phone Number

Emergency Phone Number

Email

Cell Phone

ND

Landlord Initials

RF

Tenant(s) Initials

WHO TO  
SERVE

5. All Notices to Terminate or service of documents to the landlord shall be in writing and served in person by registered mail or by any other means authorized by the Director to --
- ☒ the landlord/owner (and/or) ☐ the agent or property manager
- or
- ☐ the superintendent at the above noted addresses.

AGREEMENT  
BEGINS

6. The tenancy begins on the 25<sup>th</sup> day of APRIL, 20 17, and this shall be the anniversary date.
- The term is to run from year to year ☒, from month to month ☒, from week to week ☒ and the tenancy continues until the landlord or the tenant gives proper notice to terminate.

OR

The tenancy is for a fixed term, beginning on the APRIL day of 25<sup>th</sup>, 20 17, and ending on the APRIL day of 25<sup>th</sup>, 20 18.

RENT

7. The tenant will pay rent of \$ 1650<sup>00</sup> per Month by:
- (week/month)

☐ Cash ☒ Cheque ☐ Other \_\_\_\_\_

Rent is due on the 25<sup>th</sup> day of each Month and is payable to DANG QUE NHU

RENT  
INCREASE

The landlord must give the tenants rent receipts.

Ontario sets provincial rent guidelines annually, published in August. Rent increase by landlords can only occur once every 12 months and 90 days written notice is required. These increases must abide by the annual provincial guidelines. If the landlord wishes to increase the rent beyond the guidelines, an application to the Landlord and Tenant Board must be filed to obtain permission.

Note: Rent increase rules only apply to an existing tenancy. After the tenant moves out, the landlord is able to increase the rent to whatever the market will bear.

RENT  
INCLUDES

8. The following items, appliances, and services are included in the rent: (Check only those things that are included and provide additional information if required.)

<input checked="" type="checkbox"/> stove	<input type="checkbox"/> natural gas	<input type="checkbox"/> sewage disposal
<input checked="" type="checkbox"/> refrigerator	<input type="checkbox"/> cable service	<input type="checkbox"/> other (define) _____
<input checked="" type="checkbox"/> laundry facilities	<input checked="" type="checkbox"/> heat	_____
<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> water	_____
<input type="checkbox"/> furniture	<input type="checkbox"/> garbage collection	_____
<input type="checkbox"/> carpets	<input type="checkbox"/> electricity	_____
<input checked="" type="checkbox"/> window coverings	<input checked="" type="checkbox"/> parking	# of spaces <u>01</u> space # _____

The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent.

The tenant is responsible for the following:

<input type="checkbox"/> Lawn care	<input checked="" type="checkbox"/> Late payment charges
<input type="checkbox"/> Snow removal	<input checked="" type="checkbox"/> Returned cheque charges
<input checked="" type="checkbox"/> Garbage removal	<input type="checkbox"/> Parking \$ _____ / month
<input checked="" type="checkbox"/> Tenant insurance	# of spaces _____

ND Landlord Initials R.F. Tenant(s) Initials

9. Additional obligations \_\_\_\_\_

Anything that damaged by the tenant during the lease will  
be paid by the tenant at the end of the lease.

- DEPOSIT
10. ☐ A deposit is not required
- OR
- ☐ A deposit of \$ \_\_\_\_\_ (not to exceed one month's rent) will be collected by landlord.

If the rent is collected monthly, one month's rent can be collected as deposit and if the rent is paid weekly, one week's rent can be collected at the beginning of the tenancy. The landlord can then pay the tenant interest (equal to the rent increase guideline that is in effect when the interest payment is due) at the beginning of the next year and subsequent years.

Note: This is not a security deposit or damage deposit as security and damage deposits are not permitted in Ontario.

INSPECTION

An inspection of the premises and the preparation of a written inspection report signed by the landlord and tenant and prepared within 1 day of the start of the tenancy and within 1 day of the end of the tenancy is recommended. If an inspection report is prepared, it shall form part of the agreement.

- ☐ A form of inspection report is attached to the agreement.
- ☒ An inspection report is not attached.

- REASONABLE RULES
11. The landlord and tenant promise to comply with the conditions set out in Schedule "A." The tenant acknowledges receipt of the rules of the residential premises and residential property which are attached hereto as Schedule "\_\_\_\_\_."

- RENTAL ARREARS
12. If the rent is unpaid one day after the due date, the landlord can give a Notice to Terminate for Non-Payment of Rent. If the tenant does not pay the rent within 14 days (monthly or yearly renters), eviction can occur. For weekly renters, the tenant must pay within 7 days.

- NOTICE TO TERMINATE
13. All Notices to Terminate must be in writing. The tenant must give 60 days notice in writing to the landlord before the rent is due. If it is the landlord terminating the tenancy, depending on the situation, he or she must allow tenants the following notice periods:
- 14 days for non-payment of rent, 7 days notice for weekly or daily tenancy
  - 2 months for landlord's use of property
  - 10 days for willful damage

If the tenant breaches conditions of the Landlord and Tenant Board, the landlord can apply to the Tribunal without giving the tenant notice.

Note: A tenant may not end a fixed-term lease until the end of the term. The landlord can only terminate the fixed-term lease based on legitimate reasons in the legislation and cannot terminate solely based on the expiration of the fixed-term agreement. If the tenant does not give notice to terminate at the end of the fixed-term agreement, the lease automatically goes to month-to-month and the landlord cannot force the tenant to sign another fixed-term lease. All conditions from the previous lease will remain the same unless renegotiated between the landlord and tenant.

ND Landlord Initials R.F. Tenant(s) Initials

14. This agreement is for the benefit of and is binding on the landlord and tenant and their heirs, executors, administrators, and assigns.
15. Any or all tenants signing this lease take full responsibility for all terms and conditions.

Attachments (Initials required)

ND

/ The tenant has received a copy of the signed agreement within 21 days of the date of the signing of the agreement.

RF The tenant has read, signed, and received the rules and attachments to this agreement.

ND Landlord has given the tenant a copy of the Landlord and Tenant Board brochure, *Information for New Tenants*, before the tenancy begins.

/ Other \_\_\_\_\_

SIGN BOTH COPIES SEPARATELY.

APR 25 / 2017  
Date

[Signature]  
Landlord's signature

DANG QUE NHI  
Print name

ANY OR ALL TENANTS SIGNING THIS AGREEMENT TAKE FULL RESPONSIBILITY FOR ALL OF ITS TERMS AND CONDITIONS.

APRIL 25, 2017  
Date

[Signature]  
Tenant's signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Print name



## Schedule "A"

The following conditions apply where the relationship of landlord and tenant exists, regardless of any agreement, declaration, lease, waiver, or other statement to the contrary:

### Conditions:

#### 1. Assign or Sublet

The tenant may assign or sublet the residential premises to another person with the consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not arbitrarily or unreasonably withhold consent to assign or sublet. Under an assignment a new tenant must assume all of the rights and duties under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.

If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply to the Landlord and Tenant Board for arbitration.

#### 2. Repairs

##### (a) Landlord's Duties:

The landlord must provide and maintain the residential premises and residential property in a reasonable state of decoration and repair, making the residential premises and the residential property suitable for occupation by a reasonable tenant. The landlord must comply with health, safety, and housing standards required by law.

If the landlord is required to make a repair to comply with the above duties, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may apply to the Landlord and Tenant Board for the completion and costs of the repair.

##### (b) Tenant's Duties:

The tenant must maintain ordinary health, cleanliness, and sanitary standards throughout the residential premises and residential property. The tenant must take the necessary steps to repair damage to the residential premises and residential property caused by a willful or negligent act or omission of the tenant or invited guests of the tenant. The tenant is not responsible for reasonable wear and tear to the residential premises.

If the tenant does not comply with the above duties, the landlord may discuss the matter with the tenant and may seek a monetary order with the assistance of the Landlord and Tenant Board for the cost of repairs, serve a Notice of Termination, or both.

##### (c) Emergency Repairs:

The landlord must post the name and telephone number of the designated contact person for emergency repairs.

The tenant must make at least two attempts to notify the person designated by the landlord, and give a reasonable time for completion of the emergency repairs by the landlord.

If the emergency repairs are still required, the tenant may undertake the repairs and provide a statement of account and receipts to the landlord. The landlord may take over completion of the emergency repairs at any time.

Emergency repairs must be urgent and necessary for the health and safety of persons or preservation of property and are limited to —

- (i) major leaks in the pipes or roof,
- (ii) damaged or blocked water or sewer pipes or plumbing fixtures,
- (iii) repairs to the primary heating system, and
- (iv) defective locks that give access to the residential premises.

#### 3. Occupants and Invited Guests

- (a) The landlord may not stop the tenant from having guests in the residential premises under reasonable circumstances. If the number of permanent occupants is unreasonable, the landlord may discuss the issue with the tenant and may serve a Notice of Termination. Disputes regarding the notice may be resolved through arbitration with the assistance of the Landlord and Tenant Board.
- (b) If the tenant lives in a hotel, the landlord may impose reasonable restrictions on invited guests and reasonable extra charges for overnight accommodation of invited guests.

#### 4. Locks

Neither the tenant nor the landlord may change or add a lock or security device (for example, a door chain) to residential premises unless both agree, or unless ordered by an arbitrator. In an emergency, the landlord may change the lock on the main door of the residential property and the tenant may change a defective lock on the residential premises and promptly provide the other party with a copy of the new key.


ND Landlord Initials    R.E. \_\_\_\_\_ Tenant(s) Initials

**5. Entry of Residential Premises by the Landlord**

- (a) For the duration of this tenancy agreement, the residential premises are the tenant's home and the tenant is entitled to privacy, quiet enjoyment, and to exclusive use of the residential premises.
- (b) The landlord may enter the residential premises only if one of the following applies:
- (i) The landlord gives the tenant a written notice which states why the landlord needs to enter the residential premises and specifies a reasonable time not sooner than 24 hours and not later than 72 hours from the time of giving notice; entry must only occur during daylight hours (8 a.m. to 8 p.m.).
  - (ii) There is an emergency.
  - (iii) The tenant gives the landlord permission to enter at the time of entry or not more than one month before the time of entry for a specific purpose.
  - (iv) The tenant has abandoned the residential premises.
  - (v) The landlord has the order of an arbitrator or court saying the landlord may enter the residential premises.
  - (vi) The landlord is providing maid service to a hotel tenant at a reasonable time.

**6. Pets and Smoking**

If the tenancy agreement does not permit smoking in the rental unit, the landlord has the right to give a Notice of Termination if the tenant smokes. If pets on the premises are dangerous, cause allergic reactions, or cause problems for other tenants or the landlord, the landlord has the right to file a Notice of Termination.

  
\_\_\_\_\_  
Landlord's signature

DANG QUE NHI  
\_\_\_\_\_  
Print name

  
\_\_\_\_\_  
Tenant's signature

RAQUELLE FOLLESTER  
\_\_\_\_\_  
Print name

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Print name

**7. Application of the Residential Tenancies Act**

The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or duty under the *Residential Tenancies Act* or a regulation made under the Act and to the extent that a term of this tenancy agreement does contradict or change a right or duty under the *Residential Tenancies Act* or a regulation made under that Act the term of this tenancy agreement is void.

Any change or addition to this tenancy agreement must be agreed to in writing and initialled by both the landlord and tenant and must be reasonable. If a change is not agreed to in writing, is not initialled by the landlord and tenant, or is not reasonable, it is not enforceable.

**8. Arbitration of Disputes**

Despite any other provision of this tenancy agreement, under the *Residential Tenancies Act* a tenant has the right to apply for arbitration to resolve a dispute.

**9. Additional Terms**

(Write down any additional terms which the tenant and the landlord agree to. Additional pages may be used.)

APR 25 / 2017  
\_\_\_\_\_  
Date

APRIL 25, 2017  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Rental Unit Condition Report

Use this report to create a detailed description of the condition of the premises and their contents at the start and the end of the lease. Documenting this will benefit both the landlord and the tenant at the end of the agreement by reducing argument.

Distribution: Original – Tenant Copy – Landlord

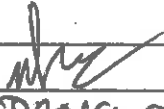

Codes: B Broken M Missing 1 Clean  
D Damaged S Scratched/Marked 2 Dirty  
G Good 3 Stained

Rental Unit:	Move-in Date: April 25 / 2017	Move-out Date:
Tenant:	Condition at Beginning of Tenancy	Condition at End of Tenancy
	CommentCode	CommentCode
Ceiling		
Walls and Trim		
Floor	Floor is scratched beside refrigerator	
Countertop		
Cabinets and Doors		
Stove		
Oven		
Stove Top		
Broiler		
Sink and Stoppers		
Refrigerator		
Crisper		
Ice Trays		
Freezer		
Closets		
Dishwasher		
Lighting Fixtures		
Windows/Screens		
Dining Room		
Ceiling		
Walls and Trim		
Floor		
Closets		
Lighting Fixtures		
Windows/Screens		

ND Landlord Initials RF Tenant(s) Initials

Rental Unit:	Move-in Date:	Move-out Date:		
Tenant:	Condition at Beginning of Tenancy		Condition at End of Tenancy	
	Comment	Code	Comment	Code
Ceiling		✓		
Walls and Trim		✓		
Floor		✓		
Air Conditioner		✓		
TV Cable		✓		
Closets		✓		
Lighting Fixtures		✓		
Windows/Screens		✓		
Ceiling				
Walls and Trim				
Treads and Landings				
Closets				
Lighting Fixtures				
Windows/Screens				
Ceiling		✓		
Walls and Trim		✓		
Floor		✓		
Cabinets and Mirror		✓		
Tub, Sink, and Toilet		✓		
Door		✓		
Lighting Fixtures		✓		
Windows/Screens		✓		
Ceiling		✓		
Walls and Trim		✓		
Floor	Damage on floor	✓		
Closets		✓		
Doors		✓		
Lighting Fixtures		✓		
Windows/Screens		✓		

ND Landlord Initials R.F. Tenant(s) Initials

Rental Unit:	Move-in Date:		Move-out Date:	
Tenant:	Condition at Beginning of Tenancy		Condition at End of Tenancy	
	Comment	Code	Comment	Code
Bedroom 2				
Ceiling				
Walls and Trim				
Floor				
Closets				
Doors				
Lighting Fixtures				
Windows/Screens				
Bedroom 3				
Ceiling				
Walls and Trim				
Floor				
Closets				
Doors				
Lighting Fixtures				
Windows/Screens				
Exterior				
Front and Rear Entrances				
Patio Doors				
Garbage Container(s)				
Glass and Frames				
Siding				
Windows/Screens				
Grounds and Walkways				
Basement				
Stairs and Stairwell				
Walls and Floor				
Furnace, Water Heater				
Plumbing				
Lighting Fixtures				
Landlord(s) Signature(s)				
Print Name(s)	DANG QUE NHI			
Tenant(s) Signature(s)				
Print Name(s)	PRAVEEN FOLLETER			

**Note:** If a room or feature is not covered in this form but you think it is important, then include it on an attached page or on another copy of this form. For example, furniture.

**Repairs to be completed by Landlord at start of rental/lease:**

List Repairs:

Landlord agrees to complete repairs by \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Landlord

\_\_\_\_\_  
Print Name

Date Repairs Completed: \_\_\_\_\_, 20\_\_\_\_.

Acknowledged by: \_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Print Name

**End of Tenancy:**

I agree with the condition at End of Tenancy with the following exceptions (list below):

I agree to pay for the following damages:

Item Description	\$ Cost

Payment will consist of \$ \_\_\_\_\_ of security deposit and \$ \_\_\_\_\_,

paid by \_\_\_\_\_  
Name of Tenant

Signature of Tenant \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Received in full by: \_\_\_\_\_ Date \_\_\_\_\_  
Name of Landlord

**Tenant's Forwarding Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

\_\_\_\_ Landlord Initials      \_\_\_\_\_ Tenant(s) Initials





# The Toronto-Dominion Bank

4555 HURONTARIO STREET UNIT C10  
MISSISSAUGA, ON L4Z 3M1

81156169

DATE 2017-04-20  
YYYYMMDD

Transit-Serial No. 1309-81156169

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

### Important

- Handle original draft with care; unlike a cheque, a stop payment cannot be lodged on a draft
- To reduce the risk of a draft being lost, please consider using registered mail or courier
- To replace a lost or stolen draft additional security may be required, at a cost to the requestor
- Do not destroy original draft and customer's record of draft purchased

### Receipt Only - Non Negotiable

Please retain for presentation in event Original lost

10358 (1215)

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

# The Toronto-Dominion Bank

4555 HURONTARIO STREET UNIT C10  
MISSISSAUGA, ON L4Z 3M1

81156169

DATE 2017-04-20  
YYYYMMDD

Transit-Serial No. 1309-81156169

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

Courtesy

Number

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

118 1 156 169 11 1096 1200041

118 1 156 169 11

Received by [Signature]  
On 20 April 17



PSV 1806 (forwent)  
20 Apr 17



**Driver's Licence**  
**Permis de conduire**

**ON**  
**CANADA**

1,2 NAME/ NOM  
**FORRESTER, RAQUELLE D**

8  
**1080 FELICITY CRES**  
**MISSISSAUGA, ON, L5V 0B2**

4d NUMBER/  
NUMERO  
**F6646 - 64227 - 76206**

4a ISS/DEL  
**2015/12/07**

4b EXP/EXP.  
**2020/12/06**

6 DD/REF  
**DJ0803272**

15 SEX/SEX  
**F**

9 CLASS/  
CAT  
**G**

16 HGT/HAUT.  
**175 CM**

3 DOB/DOB  
**1977/12/06**

12 RESID/  
COND  
**1**



PSV 1806  
 1st & last month checks  
 20 April 17

MS RAQUELLE FORRESTER

026

DATE 2014-05-05

Y Y Y Y M M D D

PAY TO THE ORDER OF DANG QUE THI \$ 1450

ONE THOUSAND SIX HUNDRED & FIFTY 100 DOLLARS

☒ Security features  
 Details on back

**BMO** Bank of Montreal

100 CITY CENTRE DR.  
 MISSISSAUGA, ONT. L4R 2G9

MEMO

PSV #1806 (Rent) 1st month

 *phx*

⑈026⑈ ⑆04942⑈001⑈ 3950⑈982⑈

MS RAQUELLE FORRESTER

035

DATE 2018-02-05

Y Y Y Y M M D D

PAY TO THE ORDER OF DANG QUE THI \$ 1450

ONE THOUSAND SIX HUNDRED AND FIFTY 100 DOLLARS

☒ Security features  
 Details on back

**BMO** Bank of Montreal

100 CITY CENTRE DR.  
 MISSISSAUGA, ONT. L4R 2G9

MEMO

PSV #1806 (Rent) 1st month

 *phx*

⑈035⑈ ⑆04942⑈001⑈ 3950⑈982⑈





August 5, 2016

Raquelle D. Forrester ✓  
Email: raquelle.forrester@outlook.com  
C: 416.819.3959

Dear Ms. Forrester

**RE: EMPLOYMENT AGREEMENT WITH NATIONAL NURSING ASSESSMENT SERVICE FOR THE POSITION OF DIRECTOR OF OPERATIONS AND CLIENT SERVICES**

I am very pleased to offer you the position of Director of Operations and Client Services with the National Nursing Assessment Services (NNAS). The terms and conditions of your employment are outlined below.

**Start Date**

Your first day of employment will be August 22, 2016.

**Duties**

You will perform all of the duties set out in the attached job description, and any other duties that may be assigned to you by the Executive Director of NNAS from time to time.

**Salary**

During the Term of this agreement NNAS shall provide you with a salary of \$85,000 per annum, payable according NNAS's normal payroll practices, and subject to deductions required by law.

**Vacation**

You will be entitled to 3 weeks of vacation time. All vacation time must be approved by the Executive Director of NNAS, in writing, in advance.

**Conflict of Interest**

During the Term of your employment as Director Operations and Client Services, you will continue to devote your full time and attention to the performance of the duties of Director Operations and Client Services and shall not engage in any activity or undertake other responsibilities or positions that conflict or potentially conflict or create the appearance of conflict with the duties and responsibilities of Director Operations and Client Services. You will immediately disclose to the Executive Director without delay any circumstances that may be reasonably interpreted as creating a conflict of interest or a potential conflict of interest or the appearance of a conflict of interest in your position.





National Nursing Assessment Service  
National Nursing Assessment Service  
215 Spadian Avenue, Unit 463, Level 4  
Toronto, ON M5T 2C7

PSV # 1806  
00 April 17

RAQUELLE FORRESTER  
1080 Felicity Crescent  
Mississauga, ON L5V 0B2

Employee Paystub                      Cheque number: 02101703                      Pay Period: 01/14/17 - 01/27/17                      Cheque Date: 02/10/17

Employee		Occupation		
RAQUELLE FORRESTER, 1080 Felicity Crescent, Mississauga, ON L5V 0B2				
Earnings and Hours	Qty	Rate	Current	YTD Amount
Salary	75:00		3,317.31	9,519.24
Withholdings			Current	YTD Amount
CPP - Employee			-157.54	-451.21
EI - Employee			-54.07	-155.16
Federal Income Tax			-737.84	-2,075.86
			-949.25	-2,682.23
Net Pay			2,368.06	6,837.01



National Nursing Assessment Service  
National Nursing Assessment Service  
215 Spadian Avenue, Unit 463, Level 4  
Toronto, ON M5T 2C7

RAQUELLE FORRESTER  
1080 Felicity Crescent  
Mississauga, ON L5V 0B2

Employee Paystub                      Cheque number: 03101703                      Pay Period: 02/11/17 - 02/24/17                      Cheque Date: 03/10/17

Employee		Occupation		
RAQUELLE FORRESTER, 1080 Felicity Crescent, Mississauga, ON L5V 0B2				
Earnings and Hours	Qty	Rate	Current	YTD Amount
Salary	75.00		3,317.31	16,153.86
Withholdings			Current	YTD Amount
CPP - Employee			-157.54	-788.29
EI - Employee			-54.07	-283.30
Federal Income Tax			-737.64	-3,551.14
			-949.25	-4,580.73
Net Pay			2,368.06	11,573.13



National Nursing Assessment Service  
National Nursing Assessment Service  
215 Spadian Avenue, Unit 463, Level 4  
Toronto, ON M5T 2C7

RAQUELLE FORRESTER  
1080 Felicity Crescent  
Mississauga, ON L5V 0B2

Employee Payscale                      Cheque number: 03241703                      Pay Period: 02/25/17 - 03/10/17                      Cheque Date: 03/24/17

Employee		Occupation		
RAQUELLE FORRESTER, 1080 Felicity Crescent, Mississauga, ON L5V 0B2				
Earnings and Hours	Qty	Rate	Current	YTD Amount
Salary	75:00		3,317.31	19,471.17
Withholdings			Current	YTD Amount
CPP - Employee			-157.54	-923.83
EI - Employee			-54.07	-317.37
Federal Income Tax			-737.84	-4,288.78
			-949.25	-5,529.98
Net Pay			2,368.06	13,941.19





# RCC

The Reproductive  
Care Centre

*PSV #1806*

*PENANT, 20 APRIL 17*

**Raquelle Forrester**

Executive Director, Operations

**The Reproductive Care Centre**

2180 Meadowvale Blvd.

Mississauga, ON L5N 5S3

T 905.816.9822 Ext. 2507

F 905.816.9833

raquelle@rccfertility.com

rccfertility.com





REV 41806 (document)  
2017-03-31

My TransUnion Credit Score

[Print This Page](#)

Updated on 03/31/2017 | Based on the TransRisk score

# 754

**How you compare**  
Your credit ranks higher than 19% of the Canadian population.

You (754)

300-599	600-699	700-749	<b>750-800</b>	801-900	Score Range
Very Poor	Poor	Fair	<b>Good</b>	Very Good	Credit Worthiness

- My Score Factors
- My Score Summary
- Credit Score FAQs
- About TransRisk® Score
- How my score is calculated
- Additional Information

These are the factors impacting your score

There are several factors taken into account that help determine your credit score. The factors making the largest impact are listed below. Remember that these factors vary in how strongly they impact your credit score. For example, if you have a very high credit score, the negative factors in your analysis are likely to have a small impact. For very low credit scores, the opposite is true in that negative factors have a very large impact on your credit.

- [+] There is a derogatory public record or collection account on your credit report
- [+] Your account balances are too high
- [+] Your loan balances are too high in comparison with your loan amounts
- [+] There are too many recent inquiries on your credit report

The TransUnion TransRisk Account Management Credit Score is provided to help you better understand how lenders view your credit report. It is not an endorsement or a determination of your qualification for a loan. Lenders use credit scores to help determine whether or not you are a good candidate for a loan and what interest rate you will pay. However, each lender has specific underwriting standards, so you should not assume that you will receive the same evaluation from each lender. As part of the underwriting process, they will incorporate additional information you provide and may obtain references. In addition, even if you are approved, the terms and conditions of loans vary from lender to lender. The information used to determine your credit score comes from TransUnion, one of the major credit reporting agencies. Credit profiles are a compilation of credit information that is reported to the credit reporting agencies by the various lending institutions with which you have accounts. The information contained in your profile reflects the latest information provided. If you recently made a payment, opened a new account, or authorized an inquiry, it may not yet be reflected in the credit profile you receive. Likewise, it will not be reflected in your credit score. Also, disputed items are not incorporated in the assessment of your credit score. Your credit score will change each time new information is captured in your record. TransUnion is not connected in any way with Fair, Isaac and Company; the credit score provided here is not a so-called FICO score. The credit scores of TransUnion may not be identical in every respect to any consumer credit scores produced by any other company.



My TransUnion Credit Report

Updated on 03/31/2017

I WANT TO

VIEW CREDIT REPORT

GO TO DISPUTE CENTRE

Expanded View

ACCOUNTS SUMMARY

Credit Score	754	Credit Accounts	5	View	
Balances	\$3,960	Open Accounts	2		
Payments	\$74	Closed Accounts	4		
Delinquent	0	Derogatory	0		
Inquiries (6 years)	1	View	Public Records	2	View

PERSONAL INFORMATION

		Reported	How to Dispute
Name	RAQUELLE DENISE KERR	03/31/2017	
Also Known As	RAQUELLE DENISE FORRESTER RAQUELLE D FORR	03/31/2017	
Date of Birth	12/06/1977	03/31/2017	
Current Address	1080 FELICITY CRES MISSISSAUGA ON L5V0B2	04/20/2016	
Telephone #	416 8193959	03/31/2017	
Previous Address	388 PRINCE OF WALES DR SUIT MISSISSAUGA ON L5B0A1	08/17/2010	
	810 SCOLLARD CRT MISSISSAUGA ON L5V0A4	04/07/2010	
Employer	RYERSON/PT ROYAL BK NO BUS #		
	ROYAL BANK		
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
EASYFINANCIAL SERVICES I	11/29/2016



BANKING INFORMATION

Bank accounts closed for derogatory reasons.  
Not Applicable

ACCOUNTS

"The information in your credit report appears in the language in which it is reported to TransUnion by your creditors."

Revolving Accounts

Expand/Collapse All

Account Name	Balance	Balance Date	Payment
▶ TD CANADA TRUST	\$0	02/05/2014	\$0
▶ TD CREDIT CARDS	\$0	06/03/2008	\$0
▶ CIBC CREDIT CARDS	\$0	01/01/1998	\$0

Installment Accounts

Expand/Collapse All

Account Name	Balance	Balance Date	Payment
▶ EASY FINANCIAL	\$3,055	03/01/2017	\$74
▶ CITIFINANCIAL	\$0	07/01/2008	\$0

Collections

Expand/Collapse All

Account Name	Balance	Balance Date
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PUBLIC RECORDS

Registered Item

Expand/Collapse All

Registration Number

▼ 715601187

Registration Number	715601187
Filed	04/12/2016
Revised	04/20/2016
Matures	
Original	\$39,131
Type	Unknown
Lender	SOURCE ONE FINANCIAL CORP
Security	[Consumer Goods]
Remarks	[Balance not Available From Credit Grantor]
Class	Non-derogatory



Registration Number	687075957
Filed	05/21/2013
Revised	05/27/2013
Matures	05/26/2017
Original	\$20,602
Type	Unknown
Lender	CARBANX CORP.
Security	[Consumer Goods][Other]
Remarks	[Balance not Available From Credit Grantor]
Class	Non-derogatory

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