

Worksheet  
Leasing

Suite: 2805 Tower: PSV Date: Apr. 25/17 Completed by: Silvi

Abadir Nasr

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 *provided on occupancy.*
- ✓ ● 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: \$ 50,835.
- ✓ ● 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:


20

1871-1872

1871

1872

1871-1872

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

**ABADIR NASR** (the "Purchaser")

Suite **2805** Tower **ONE** Unit **5** Level **27** (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 Five Hundred Dollars (\$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 30 day of MARCH 2017

Witness:

Purchaser: **Abadir Nasr**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 30<sup>th</sup> day of March 2017

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

PER:

Authorized Signing Officer  
I have the authority to bind the Corporation



This Agreement to Lease dated this 19 day of April, 2017

**TENANT (Lessee),** Catlyn Da Silva Bachman  
(Full legal names of all Tenants)

**LANDLORD (Lessor),** Abadir Nasr  
(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:  
#2805 - 4011 Brickstone Mews Mississauga L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of One [1] Year commencing April 27, 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 Nine Hundred Fifty Canadian Dollars (CDNS 1,950.00),  
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  
(Here with / Upon acceptance / as otherwise described in this Agreement)  
by negotiable cheque payable to CENTURY 21 NEW AGE REALTY INC., BROKERAGE "Deposit Holder"  
in the amount of Three Thousand Nine Hundred  
Canadian Dollars (CDNS 3,900.00) 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: Condo Apartment Residential

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" 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 instalments 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): [Signature]

INITIALS OF LANDLORD(S): A.N.

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7. **PARKING:** .....  
One [1] parking space.

8. **ADDITIONAL TERMS:** .....

9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A and B .....

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant ..... until 11:59 p.m. on the 21 .....  
(Landlord/Tenant)  
day of April, 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.: 905-567-4410 ..... FAX No.: 905-712-9886 .....  
(For delivery of Documents to Landlord) (For delivery of Documents to Tenant)  
Email Address: Irene nasr@hotmail.com ..... Email Address: homelifehearts@homelife.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](http://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):

A

INITIALS OF LANDLORD(S):

A.N.



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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:

[Signature]  
[Witness]

[Witness]

[Witness]

IN WITNESS whereof I have hereunto set my hand and seal:

X [Signature]  
[Tenant or Authorized Representative]

[Tenant or Authorized Representative]

[Guarantor]

DATE April 19/17

DATE

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:

[Signature]  
[Witness]

[Witness]

IN WITNESS whereof I have hereunto set my hand and seal:

Abadin Nasr  
[Landlord or Authorized Representative]

[Landlord or Authorized Representative]

DATE April 20/17

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] 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           , 2017

[Signature of landlord or tenant]

#### INFORMATION ON BROKERAGE(S)

Listing Brokerage CENTURY 21 NEW AGE REALTY INC., BROKERAGE Tel.No. (905) 567-1411

IRINY NASR (Salesperson / Broker Name)

Co-op/Tenant Brokerage HOMELIFE HEARTS REALTY INC., BROKERAGE Tel.No. (416) 298-8880

NICOLA BAVA (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.

Abadin Nasr DATE April 24/17

[Landlord]

Address for Service

Tel.No.

Landlord's Lawyer

Address

Email

Tel.No. FAX No.

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.

Carlynn Daj Silva Bachman DATE April 17

[Tenant]

Address for Service

Tel.No.

Tenant's Lawyer

Address

Email

Tel.No. FAX No.

#### FOR OFFICE USE ONLY

#### COMMISSION TRUST AGREEMENT

To: Cooperating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Cooperating 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:

[Signature]  
[Authorized to bind the Listing Brokerage]

[Signature]  
[Authorized to bind the Cooperating Brokerage]

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

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

**TENANT (Lessee),** Catlyn Da Silva Bachman, and

**LANDLORD (Lessor),** Abadir Nasr

for the lease of #2805 - 4011 Brickstone Mews

Mississauga

LSB OJ8 dated the 19 day of April, 2017

In the absence of a separate tenancy Agreement this offer and schedule shall be binding as a Tenancy Agreement.

TENANT(S) hereby permits the LANDLORD to obtain information about the TENANT(S) from his employer, any credit bureau or any other person.

TENANT(S) voluntarily offers to provide to the LANDLORD Ten (10) post-dated Cheques, payable to LANDLORD for the term of the lease PLUS \$300.00 for the key deposit. The deposit amount is refundable with no interest only when completed set of keys and remotes are returned to LANDLORD and with NO damages on the property upon the lease agreement is expired. The Tenant agrees to reimburse the Landlord for any damages caused by Tenant(s) on the property. Both parties agree that normal wear-and-tear are acceptable.

TENANT(S) must have to set up all utilities accounts at his (their) cost before the lease commencing date; and is responsible for the payment of hydro, cable TV, Internet, and telephone. The Tenant shall provide proof to the Landlord prior to the occupancy date that all utilities have been transferred into the Tenant's name. The Tenant understands and agrees that the Tenant will take full responsibility for all costs related to the utility bills starting from the occupancy date, including the administration fees, utility account deposit and all other charges and fees arising from the transfer, and during the term of the Lease.

TENANT(S) agrees to pay LANDLORD a service charge of \$50 for each & every cheque, which Tenant's bank or depository refuses to honor.

TENANT(S) acknowledges that Landlord just installed NEW carpet in the bedroom prior to commencement of the lease at Landlord cost. Tenant's agree to have the carpet professionally cleaned at end of the lease term at Tenant's cost.

LANDLORD agrees to provide Fridge, Stove, B/I Dishwasher, Stacked Washer, Dryer, for Tenant use during the lease term. TENANT(S) agrees to pay for all items if any repairs occurrence below \$100.00 on each required by the LANDLORD'S appliances, plumbing, electrical, equipment through normal usage or accidental damage. This includes all light bulbs and fuse replacement, but not the structure repairs.

TENANT(S) 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 LANDLORD, except to a reasonable wear and tear.

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

INITIALS OF TENANT(S):

x 

INITIALS OF LANDLORD(S):



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

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

**TENANT (Lessee),** Catlyn Da Silva Bachman, and

**LANDLORD (Lessor),** Abadir Nasr

for the lease of #2805 - 4011 Brickstone Mews Mississauga

LSB 0J8 dated the 19 day of April, 2017

TENANT(S) shall be solely responsible for his personal property located in the rented premises, and shall be responsible on his own insurance coverage for liability and personal content. TENANT acknowledges that the LANDLORD'S fire insurance on the premises provides NO coverage on TENANT'S personal property. TENANT must provide their own Contents Insurance as well as maintain Public Liability Insurance of not less than one million (\$1,000,000.00) dollars. Copy of "Tenant Insurance Coverage" must be provided to LANDLORD prior to closing.

In the event of any breakdown of electrical, mechanical, heating or plumbing system, the LANDLORD will not be liable or responsible for damages, personal discomfort or any illness arising there from, but the LANDLORD will carry out all necessary repairs with reasonable diligence. LANDLORD shall not in any event whatsoever be liable for or be responsible for any personal injury or death that may be suffered or sustained by TENANT(S) or any member of TENANT(S) family, his guests, or any other person who may be upon the rented premises; or any loss or damage or injury to any property including cars and contents thereof belonging to TENANT(S) or to any member of TENANT(S) family, his guests, or to any other person while such property is on the rented premises. LANDLORD retains the right to inspection and to do repairs inside and outside of the premises if necessary.

LANDLORD retains the right to inspection and to do repairs inside and outside the premises is necessary, by giving 24 hours notice to Tenant.

TENANT(S) acknowledge that No pets and NO SMOKING will be allowed in or on the rented premises. The NO SMOKING rule is applicable to the Tenant and Tenant's visitors/guests at the premises.

TENANT(S) must not engage in any illegal trade or activity on or about the premises.

TENANT(S) agrees not to make any changes or alterations to the property without the written permission of the LANDLORD.

TENANT(S) agrees and must not assign or sublet the premises without the LANDLORD'S written permission.

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

INITIALS OF TENANT(S):

CA

INITIALS OF LANDLORD(S):

A.N.

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

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

**TENANT (Lessee),** Catlyn Da Silva Bachman and

**LANDLORD (Lessor),** Abadir Nasr

for the lease of #2805 - 4011 Brickstone Mews Mississauga

LSB 0J8 dated the 19 day of April, 2017

TENANT(S) agrees that the subject premises has been cleaned at the Landlord's expense in preparation of the Tenants occupancy of the premises. The Tenant agrees also to leave the premises in the same condition upon lease termination, same in the "Move In" condition, as found at the commencement of the lease. This involves the Tenant cleaning the property themselves or arranging the service of a professional cleaning company. The Tenant agrees to repair any damages caused thereto by his/her own willful or negligent conduct or that any persons permitted on the premises by him/her. The Tenant agrees to remove all possessions and leave the property free of debris upon vacating, at Tenant's own expense.

TENANT(S) shall remove all the debris and leave the premises very clean as in move-in condition at the end of lease term at TENANT(S) cost. And all tenant's accounts (hydro, cable, telephone, internet) have to be cancelled and pay up-to-date at the end of the lease term.

LANDLORD and the TENANT(S) hereby agree that if either party wants to terminate the Tenancy at the end of the lease term of this agreement, he shall give written notice to that effect not less than sixty (60) days prior to the expiration of this Agreement. The LANDLORD or agent shall have the right to show the property to prospective buyers, tenants during the last sixty (60) days of the term, providing reasonable hours notice is given to the TENANT of such showing, can be daily between 10:00 a.m. to 8:30 p.m. Tenant agrees to provide access to Agents for all showings.

If the rented premises is vacant on the date that the rent becomes due and the owner has received no payment of the rent, it shall be presumed that the resident has abandoned the rented premises and the owner shall entitled to, and may take, immediately possession of the rented premises.

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

INITIALS OF TENANT(S):

[Signature]

INITIALS OF LANDLORD(S):

A.N.



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

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

**TENANT (Lessee),** Catlyn Da Silva Bachman....., and

**LANDLORD (Lessor),** Abadir Nasr.....

for the lease of # 2805 - 4011 Brickstone Mews..... mississauga.....

..... dated the 19..... day of April....., 2017.....

\*Tenant agrees and acknowledges that only the people named in the agreement will be the people living in the property and that there will be no smoking and no pets on the property.

\*The Landlord shall also have the right for reentry for non-payment of rent or non performance of covenants .

\*The landlord shall have the right to enter the premises from time to time at a mutually agreeable time, provided at least 24 hours notice is given to the tenant.

\*This Offer is conditional upon the builder approval to lease the unit, Unless the Buyer gives notice in writing delivered to the tenant personally or in accordance with any other provisions for the delivery of notice in this Agreement of lease or any Schedule thereto not later than Five (5) business days (excluding Saturdays and Sundays and all Statutory holidays) upon acceptance of this Agreement that this condition is fulfilled, this offer shall be null and void and the deposit shall be returned to the buyer in full without deduction.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

A.N.



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**Schedule B**  
**Agreement of Purchase and Sale**

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

**BUYER,** Catlyn Da Silva Bachman, and

**SELLER,** Anadir Nasr

for the property known as 4011 Brickstone Mews #2805, Mississauga

Ontario L5B 0J8 dated the 19 day of April, 2017

As specified by the Real Estate & Business Brokers Act 2002- Section 27; The parties to this [Agreement of Purchase and Sale/Agreement to Lease/Option/Etc.] hereby acknowledge that the Deposit Holder (Century 21 New Age Realty Inc., Brokerage) will place the deposit in trust in its non-interest bearing real estate trust account and no interest shall be earned, received or paid on the deposit.

The Buyer agrees to provide either Certified Cheque or Bank Draft only as the deposit, within ONE (1) business day after the acceptance of this Agreement or as otherwise stated in this Agreement. In the event Buyer fails to deposit Certified Cheque or Bank Draft within ONE (1) business day then this Agreement shall become NULL & VOID and the Seller shall have option to sell the same property to other prospective Buyer without any Mutual Release. For all purposes of this agreement, the terms "Banking Day" or "Business Day" shall mean any day other than a Saturday, Sunday, or Statutory Holiday in the province of Ontario.

The Buyer and the Seller agree and acknowledge that all measurements and information provided by Century 21 New Age Realty Inc., Brokerage; in the MLS Listing, feature sheet and any other marketing materials have been obtained from sources deemed reliable, however, they have been provided for information purposes only and as such, Century 21 New Age Realty Inc., Brokerage does not warrant their accuracy. The Buyer is advised to verify any measurements or information upon which he or she is relying.

The Parties to this Agreement acknowledge that the real estate Broker/Sales Representative(s) so named in this Agreement has recommended that the Parties obtain independent professional advice prior to signing this document. The Parties further acknowledge that no information provided by such real estate Broker/Sales Representative(s) is to be construed as legal advice, tax advice, environmental advice, advice on zoning changes, construction/renovation estimate or engineering advice and that the parties named in this transaction have been advised to seek independent professional advice on any of these matters and concerns.

All parties to this transaction (Seller and Buyer) hereby consent to the Listing Brokerage's publication & distribution of advertisement or marketing of the subject property before or after the completion of this transaction. Seller and Buyer acknowledge this permission includes but not limited to the use of pictures, sale price, and percentage of list to sale price.

In accordance to the Federal Privacy Act (PIPEDA), Personal Information regarding the Buyer or Seller will not be disclosed or used in any form or manner in any of the marketing materials.

If applicable, the Buyer expressly acknowledges that neither the Seller and Listing Brokerage, nor the Co-operating Brokerage makes any representation that a legal separate dwelling exists on the property. The Buyer further acknowledges that the basement apartment located at the Property may not comply with all relevant applicable fire code, hydro retrofit requirements, zoning By-laws, Provincial and Municipal By-laws and regulations. The Buyer agrees to complete the Agreement notwithstanding such non-compliance and waives his/her right to make any requisitions with respect to same.

Unless otherwise stated in this agreement, the chattels (if any), which are included in the purchase price are being sold in "as is" condition, without warranty.

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

INITIALS OF BUYER(S):

*CA*

INITIALS OF SELLER(S):

*A.N.*

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# Confirmation of Co-operation and Representation

**BUYER:** Catlyn Da Silva Bachman

**SELLER:** Abadir Nasr

For the transaction on the property known as: #2805 - 4011 Brickstone Mews Mississauga L5B 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 representative(s) 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)

  
BUYER

  
CO-OPERATING/BUYER BROKERAGE

  
SELLER

  
LISTING BROKERAGE

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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 Rent + 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)

HOMELIFE HEARTS REALTY INC., BROKERAGE  
(Name of Co-operating/Buyer Brokerage)

3850 FINCH AVE E #3 GRD FLR TORONTO

Tel: (416) 298-8880 Fax: (416) 298-8899

*[Signature]* Date: *04/19/17*  
(Authorized to bind the Co-operating/Buyer Brokerage)

NICOLA BAVA

(Print Name of Broker/Salesperson Representative of the Brokerage)

CENTURY 21 NEW AGE REALTY INC., BROKERAGE  
(Name of Listing Brokerage)

5618 TENTH LINE W UNIT 9 MISSISSAUGA

Tel: (905) 567-1411 Fax: (905) 567-4410

*[Signature]* Date: *04/19/17*  
(Authorized to bind the Listing Brokerage)

IRINY NASR

(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.

*[Signature]*

BUYER'S INITIALS

*[Signature]*

SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

x *[Signature]* Date: *04/19/17*  
(Signature of Buyer) *Catlyn Da Silva Bachman*

(Signature of Buyer)

Date:

*[Signature]* Date: *April 20/17*  
(Signature of Seller) *Abadir Nasr*

(Signature of Seller)

Date:



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**Rental Application**  
**Residential**

I/We hereby make application to rent #2805 - 4011 Brickstone Mews Mississauga L5B 0J8

from the ..... day of ..... 20..... at a monthly rental of \$.....

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

1. Name Catlyn Da Silva Bachman Date of birth 09/28/97 SIN No. (Optional) .....

Drivers License No ..... Occupation Laser Hair Removal Technician

2. Name ..... Date of birth ..... SIN No. (Optional) .....

Drivers License No ..... Occupation .....

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? .....

**LAST TWO PLACES OF RESIDENCE**

Address 169 Wineva Ave Address .....

M4E 2T5 Toronto ON

From Sep 2015 To Current

Name of Landlord Melissa Da Silva Name of Landlord .....

Telephone: (416) 786 0366 Telephone: .....

**PRESENT EMPLOYMENT**

Employer Ivy Laser Clinic

Business address 7730 Kipling Ave #5

Business telephone (905) 605-8225

Position held Laser Hair Removal Tech

Length of employment March 9 2015

Name of supervisor Tamara Davood

Current salary range: Monthly \$ 58,370.00

**PRIOR EMPLOYMENT**

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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 \$ .....

## PRIOR EMPLOYMENT

1. ....  
2. ....  
3. ....  
4. ....  
5. ....

Name of Bank ..... Branch ..... Address .....

Chequing Account # ..... Savings Account # .....

## FINANCIAL OBLIGATIONS

Payments to ..... Amount: \$ .....

Payments to ..... Amount: \$ .....

## PERSONAL REFERENCES

Name Kevin Johnson Address 105 The Queensway

Telephone: (647) 460 6665 Length of Acquaintance 2 Occupation Student

Name Melissa Da Silva Address 169 Wineva Ave

Telephone: (416) 786 0866 Length of Acquaintance 19 Occupation Student

## AUTOMOBILE(S)

Make ..... Model ..... Year ..... Licence No .....

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.

x [Signature] April 19/17  
Signature of Applicant Date

Telephone: (204) 803 0786

Signature of Applicant Date


Telephone: .....



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4/25/17  
PSV 2805

10358 (1215)

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

# The Toronto-Dominion Bank

81507335

2955 EGLINTON AVENUE WEST  
MISSISSAUGA, ON L5M 6J3

DATE  
2017-04-25  
YYYYMMDD

Transit-Serial No. 1305-81507335

Pay to the **AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP**  
Order of

\$ \*\*\*\*\*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  
PSV 2805

Authorized Officer  
Counter signed 

Number

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

⑈81507335⑈ ⑆09612004⑆

⑈3808⑈



P<CANBACHMAN<<CATLYN<DA<SILVA<<<<<<<<<<<<<<<<  
HK983331<OCAN9709281F2608293<<<<<<<<<<<<<<<08




TSV # 2805  
Rent cheques


CATLYN BACHMAN 053

DATE 2017-04-21  
Y Y M M D D

PAY TO THE ORDER OF Century 21 New Age Brokerage \$ 3900.00

three thousand-nine hundred — 00/100 DOLLARS

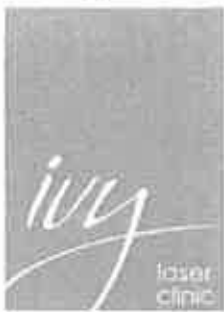
 ROYAL BANK OF CANADA  
REGENT & ROUGEAU BRANCH  
1532 REGENT AVE. W.  
WINNIPEG, MANITOBA R2C 3B4



⑆053⑆ ⑆04567⑆003⑆524⑆229⑆2⑆

2021年10月  
2021年10月





LASER HAIR REMOVAL  
& SKIN CARE

April 12<sup>th</sup>, 2017

To Whom It May Concern,

This letter is to confirm that Ms. Catlyn Da Silva Bachman is employed with our company as of March 9, 2015 on a full time permanent basis as a Certified LHR Technician.

Ms. Catlyn Da Silva Bachman annual salary is \$58,370.00.

Please feel free to contact us if your office should require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara Davood".

Tamara Davood  
Owner

7730 KIPLING AVE. UNIT 5  
VAUGHAN, ON L4L 1Y9

T 305-605-3225  
E info@ivylaserclinic.com  
www.ivylaserclinic.com






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[Close Window](#)

## Equifax Credit Report and Score™ as of 03/15/2017

Name: Catlyn Da Silva Bachman

Confirmation Number: 6292816193

### Credit Score Summary

#### Where You Stand

**746** | Very Good

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most lenders would consider your score very good. Based on this score, you should be able to qualify for credit with competitive interest rates, and a wide variety of credit offers should be available to you.



### What's Impacting Your Score

Below are the aspects of your credit profile and history that are important to your Equifax credit score. They are listed in order of impact to your score - the first has the largest impact, and the last has the least.

- Worst rating ever on national credit cards trades.
- Utilization for revolving trades.
- Total balance for open national card trades.

### Your Loan Risk Rating

**746** | Very Good

Your credit score of 746 is better than 42% of Canadian consumers.

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably.

#### The Bottom Line :

Lenders consider many factors in addition to your score when making credit decisions. However, most lenders would consider you to be a low risk. You may qualify for favourable interest rates and offers from lenders and a variety of credit products may be available to you. If you're in the market for credit, this is what you might expect.

#### Delinquency Rates\*

- You may be able to obtain higher than average credit limits on your credit card. **55%**
- Many lenders may offer you attractive interest rates and offers. **33%**
- 21%**

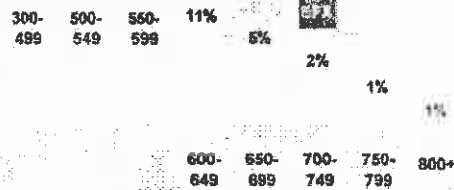


15/03/2017

Equifax Personal Solutions Credit Reports, Credit Scores, Protection Against Identity Theft and more

You may qualify for some special incentives and rewards that aren't always offered to the general public.

It is important to understand that your credit score is not the only factor that lenders evaluate when making credit decisions. Different lenders set their own policies and tolerance for risk, and may consider other elements, such as your income, when analyzing your creditworthiness for a particular loan.



\* Delinquency Rate is defined as the percentage of borrowers who reach 90 days past due or worse (such as bankruptcy or account charge-off) on any credit account over a two year period.

## CREDIT REPORT

### Personal Information

#### Personal Data

Name: CATLYN DA SILVA BACHMAN  
SIN: 540XX4384  
Date of Birth: 1997-08-XX

#### Current Address

Address: 169 WINEVA AVE  
TORONTO, ON  
Date Reported: 2016-11 2016-07 2015-10

#### Current Employment

Employer: IVY LASER CLINIC  
Occupation:

### Special Services

No Special Services Message

### Consumer Statement

No Consumer Statement on File

### Credit Information

This section contains information on each account that you've opened in the past. It is retained in our database for not more than 6 years from the date of last activity.

[https://www.econsumer.equifax.ca/canada/cto/ViewPopUpDetail.html?prod\\_cd=CAECS&sub\\_cd=CA\\_ACRO\\_XML&oi\\_num=CA491401144&page=printer\\_risk\\_](https://www.econsumer.equifax.ca/canada/cto/ViewPopUpDetail.html?prod_cd=CAECS&sub_cd=CA_ACRO_XML&oi_num=CA491401144&page=printer_risk_) 2/5



15/03/2017

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more

An installment loan is a fixed-payment loan in which the monthly payment does not change from month to month. Examples of such loans are a car loan or a student loan. Mortgage information may appear in your credit report, but is not used to calculate your credit score. A revolving loan is a loan in which the balance or amount owed changes from month to month, such as a credit card.

Note: The account numbers have been partially masked for your security.

**SCOTIABANK VISA**

Phone Number:	(800)387-6556	High Credit/Credit Limit:	\$3,500.00
Account Number:	XXX...560	Payment Amount:	\$10.00
Association to Account:	Individual	Balance:	\$189.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2016-11	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	03		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

**CAPITAL ONE BANK**

Phone Number:	(800)728-3277	High Credit/Credit Limit:	\$3,000.00
Account Number:	XXX...368	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2015-10	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	17		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments Amount in h/c column is credit limit		

**FIDO**

Phone Number:	(888)288-2106	High Credit/Credit Limit:	
Account Number:	XXX...842	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2016-07	Date of Last Activity:	2017-02
Status:	Paid as agreed and up to date	Date Reported:	2017-02
Months Reviewed:	07		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Monthly payments		

**Credit History and Banking Information**

A credit transaction will automatically purge from the system six (6) years from the date of last activity. All banking information (checking or saving account) will automatically purge from the system six (6) years from the date of registration.





No Banking information on file

Please contact Equifax for additional information on Deposit transactions at 1-800-865-3908

## Public Records and Other Information

### Bankruptcy

A bankruptcy automatically purges six (6) years from the date of discharge in the case of a single bankruptcy. If the consumer declares several bankruptcies, the system will keep each bankruptcy for fourteen (14) years from the date of each discharge. All accounts included in a bankruptcy remain on file indicating "included in bankruptcy" and will purge six (6) years from the date of last activity.

### Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

When voluntary deposit - OPD - credit counseling is paid, it will automatically purge from the system three (3) years from the date paid.

### Registered Consumer Proposal

When a registered consumer proposal is paid, it will automatically purge three (3) years from the date paid.

### Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

The above will automatically purge from the system six (6) years from the date filed.

### Secured Loans

A secured loan will automatically purge from the system six (6) years from the date filed.  
(Exception: P.E.I. Public Records: seven (7) to ten (10) years.)

No Public Record information on file

## Collection Accounts

A collection account under public records will automatically purge from the system six (6) years from the date of last activity.

No Collections information on file

## Credit Inquiries to the File

The following inquiries were generated because the listed company requested a copy of your credit report. An inquiry made by a Creditor will automatically purge three (3) years from the date of the inquiry. The system will keep a minimum of five (5) inquiries.

2016-11-08	SCOTIABANK (800)387-6556
2016-07-26	FIDO (888)288-2106
2015-10-14	CAPONE BANK (800)481-3239

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file; they are only displayed to you.

2016-11-14	BANK OF MONTREAL (877)304-4121
2016-08-03	EQUIFAX PERSONAL SOL (800)871-3250

## How can I correct an inaccuracy in my Equifax credit report?

Complete and submit a Consumer Credit Report Update Form to Equifax.

By mail:



15/03/2017

Equifax Personal Solutions: Credit Reports, Credit Scores, Protection Against Identity Theft and more

Equifax Canada Co  
Consumer Relations Department  
Box 190 Jean Talon Station  
Montreal, Quebec H1S 2Z2  
By fax: (514) 355-8502

Equifax will review any new details you provide and compare it to the information in our files. If our initial review does not resolve the problem, we will contact the source of the information to verify its accuracy. If the source informs us that the information is incorrect or incomplete, they will send Equifax updated information and we will change our file accordingly. If the source confirms that the information is correct, we will not make any change to our file. In either case, you may add a statement to our file explaining any concerns you have. Equifax will include your statement on all future credit reports we prepare if it contains 400 characters or less.

If Equifax changes our file in response to your request, we will automatically send you an updated credit report to show you the changes. At your request, we will also send an updated credit report to any of our customers who received one within 60 days before the change was made.

