

# Worksheet

## Leasing

Suite: P5V2 2206 Tower: \_\_\_\_\_ Date: March 17/17 Completed by: Silvi

Please mark if completed:

- ☐
- ✓ ☒ Copy of 'Lease Prior to Closing' Amendment
- ✓ ☒ Copy of Lease Agreement
- ✓ ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust
- ✓ ☒ 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). \$365
- ✓ ☒ Agreement must be in good standing. Funds in Trust: \$ 44,688.33
- ✓ ☒ 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
- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

**Note:**

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

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## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite **2206** Tower **TWO** Unit **6** Level **21** (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 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 17 day of March 2017.

Witness:

Purchaser: **MOHAMAD KHALIL**

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 20 day of March 2017.

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

PER:

Authorized Signing Officer  
 I have the authority to bind the Corporation

I/We hereby make application to rent 510 Curran Place, 2206 Mississauga ONT  
from the 01 day of April 2017 at a monthly rental of \$ 1640  
to become due and payable in advance on the \_\_\_\_\_ day of each and every month during my tenancy.

1. Name Curtis Batten Date of birth 08/10/1994 SIN No. (Optional) \_\_\_\_\_  
Drivers License No. B0836-14309-40810 Occupation Av. technician

2. Name Ngoc Bich Thuy Tran Date of birth 22-10-1993 SIN No. (Optional) \_\_\_\_\_  
Drivers License No. T7170-59419-36020 Occupation Architectural model maker

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? by choice

**LAST TWO PLACES OF RESIDENCE**

Address 70 Bernard Ave Brampton Ont Address \_\_\_\_\_  
From 2008/09/01 To Present From \_\_\_\_\_ To \_\_\_\_\_  
Name of Landlord Parents Name of Landlord \_\_\_\_\_  
Telephone 905 866 9348 Telephone \_\_\_\_\_

**PRESENT EMPLOYMENT**

Employer XORIS **PRIOR EMPLOYMENT**  
Business address 270 BRITANIA RD E 1. FINEX MEDIA  
Business telephone (905) 306-3437 x 224 1. 1788 DREW RD  
Position held JUNIOR ARCHITECTURAL MODEL MAKER 1. \_\_\_\_\_  
Length of employment 5 MONTHS 1. JUNIOR INDUSTRIAL DESIGNER  
Name of supervisor ALINE MAILLUE 1. 5 MONTHS  
Current salary range: Monthly \$ 3000 1. MOELCE AMSO

**SPOUSE'S PRESENT EMPLOYMENT**

Employer Stagevision Inc **PRIOR EMPLOYMENT**  
Business address 5915 Cooper's Avenue 1. wok of Fine  
Business telephone 1-877-572-8200 1. 7700 Hurontario St #602  
Position held Av technician 1. line cook  
Length of employment 2 years 1. \_\_\_\_\_  
Name of supervisor Nash Baksh 1. \_\_\_\_\_  
Current salary range: Monthly \$ 3000 1. \_\_\_\_\_

Name of Bank TD Branch 2124 Address 575 STEELES AVE W, BRAMPTON, ON  
Chequing Account # \_\_\_\_\_ Savings Account # \_\_\_\_\_

**FINANCIAL OBLIGATIONS**

Payments to \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
Payments to \_\_\_\_\_ Amount: \$ \_\_\_\_\_

**PERSONAL REFERENCES**

Name MARGARET AKUAMOH-BATON Address \_\_\_\_\_  
Telephone (647) 575-5140 Length of Acquaintance 7 YEARS Occupation INTERIOR DESIGNER/STUDENT  
Name Tyler Batten Address \_\_\_\_\_  
Telephone 905 965 2861 Length of Acquaintance 22 years Occupation Senior Av Technician

**AUTOMOBILE(S)**

Make Acura Model EL Year 2004 Licence No. BXL 904  
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.

Signature of Applicant [Signature] Date 01/03/2017 Signature of Applicant Curtis Batten Date Mar 09 2017  
Telephone: (416) 419-9462 Telephone: 289 233 3708

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Form 400 for use in the Province of Ontario

This Agreement to Lease dated this 9 day of March 2017  
**TENANT (Lessee)**, Curtis Batten & Ngoc Bich Thuy Michelle Tran  
(Full legal names of all Tenants)  
**LANDLORD (Lessor)**, Mohammed Khalil  
(Full legal name of Landlord)  
**ADDRESS OF LANDLORD**, 3495 Joan Drive, Mississauga, Ont L5B 1T7  
(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:

510 Curran Pl, 2206 Mississauga, Ont L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of One Year commencing April 01, 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/fourty Canadian Dollars (CDN\$ 1640),  
 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 WEST-100 METRO VIEW REALTY "Deposit Holder"

in the amount of \$2280, Three thousand's two hundred/eighty only

Canadian Dollars (CDN\$ \$3,280) 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 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: <u>Tenant Insurance</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input checked="" 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): CB/MT

INITIALS OF LANDLORD(S): CK/PR

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7. **PARKING:** Exclusive use of one underground Parking space.

8. **ADDITIONAL TERMS:** Exclusive use of one Locker

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

10. **IRREVOCABILITY:** This offer shall be irrevocable by Landlord (Landlord/Tenant) until 11:59 p.m. on the 9th 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.: 905-238-0020

(For delivery of Documents to Landlord)

FAX No.:

(For delivery of Documents to Tenant)

Email Address: omar.s@rokslogistics.com

(For delivery of Documents to Landlord)

Email Address:

michelle\_tran22@hotmail.com  
(416) 419-9462

(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. **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):

CS / MT

INITIALS OF LANDLORD(S):

CS / MT

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

**TENANT (Lessee)**, Curtis Batten & Ngoc bich thuy Michelle Tran, and

**LANDLORD (Lessor)**, Mohamed Khalil

for the lease of 2206 - 510 Curran place Mississauga Ont

dated the 9th 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.

The Tenant agrees to provide the Landlord with 10 post dated cheques starting from April 01, 2017 to April 01, 2018

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent.

The Tenant agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least twenty four (24) hours written notice of such showing, and to allow the Landlord to affix a For Sale or For Rent sign on the property within 60 days prior to the end of the Lease term

Landlord shall pay real estate taxes, and maintain fire insurance on the premises. Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage on Tenant's personal property. Tenant agrees to have tenant/liability insurance valid and will give a copy of policy to Landlord prior to occupancy.

Tenant agrees to pay the cost of hydro electricity required on the premises during the term of the lease. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

Tenant agrees to pay the first \$75.00 for any minor service needed in condo premises.

Landlord warrants that all appliances, chattels and fixtures will be in good working order prior to occupancy.

→ key deposit of \$ 300.00

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

INITIALS OF TENANT(S):

CB / MT

INITIALS OF LANDLORD(S):

MK

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19. **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) [Signature]  
(Witness) [Signature]  
(Witness) [Signature]

X [Signature]  
(Tenant or Authorized Representative)  
X [Signature]  
(Tenant or Authorized Representative)  
(Guarantor)

(Seal) DATE March 09, 2017  
(Seal) DATE March 09, 2017  
(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) [Signature]  
(Witness) [Signature]

X [Signature] (POA)  
(Landlord or Authorized Representative)  
(Landlord or Authorized Representative)

(Seal) DATE March 09, 2017  
(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 at 9 a.m. / p.m. this 09 day of March, 2017  
(Signature of Landlord or Tenant)

S B/S

**INFORMATION ON BROKERAGE(S)**

Listing Brokerage. <u>WEST-100 METRO VIEW REALTY LTD.</u>	Tel.No. <u>905-238-8336</u>
<u>129 FAIRVIEW RD.</u>	<u>MISSISSAUGA</u>
<u>OMAR SHAATH</u> (Salesperson / Broker Name)	
Co-op/Buyer Brokerage.....	Tel.No. ....
(Salesperson / Broker Name)	

**ACKNOWLEDGEMENT**

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.	I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.
<u>[Signature]</u> (POA) (Landlord) DATE <u>09/03/2017</u>	<u>[Signature]</u> (Tenant) DATE <u>09/03/2017</u>
<u>[Signature]</u> (Landlord) DATE _____	X <u>[Signature]</u> (Tenant) DATE <u>09/03/2017</u>
Address for Service..... Tel.No. ....	Address for Service..... Tel.No. ....
Landlord's Lawyer.....	Tenant's Lawyer.....
Address.....	Address.....
Email.....	Email.....
Tel.No. .... FAX No. ....	Tel.No. .... FAX No. ....

**COMMISSION TRUST AGREEMENT**

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.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease. Acknowledged by:

(Authorized to bind the Listing Brokerage) \_\_\_\_\_ (Authorized to bind the Co-operating Brokerage) \_\_\_\_\_

# The Toronto-Dominion Bank

80817724

3037 CLAYHILL ROAD  
MISSISSAUGA, ON L5B 4L2

DATE

2017-03-19

YYYYMMDD

Transit-Serial No.

1878-80817724

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT

\$ \*\*\*\*\*565.00

\*\*\*FIVE HUNDRED SIXTY FIVE\*\*\*\*\*00/100

Canadian Dollars

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

Re 2206 - PSV2

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

Authorized Officer

Countersigned

Number

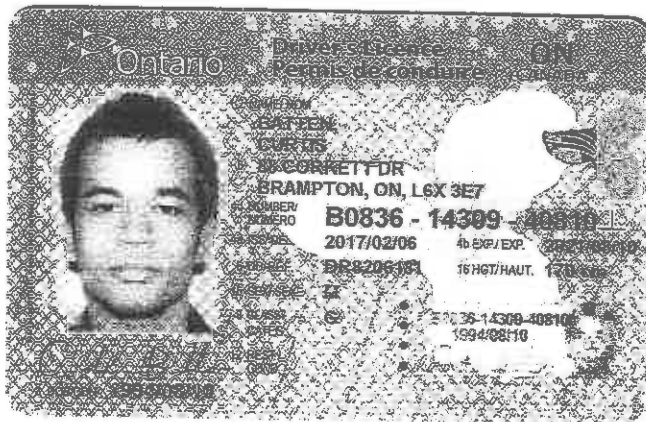
OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80817724⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV2 2206 - Leasing fee





**The Toronto-Dominion Bank**

78812225

545 STEELES AVENUE WEST  
BRAMPTON, ON L6Y 4E7

DATE

2017-03-09  
YYYYMMDD

Transit-Serial No.

2124-78812225

Pay to the

Order of WEST-100 METRO VIEW REALTY

\$ \*\*\*\*\*3,280.00

~~\*\*\*THREE THOUSAND TWO HUNDRED EIGHTY\*\*\*~~00/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00Re 2206 St. Curran placeThe 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

⑈78812225⑈ ⑆09612⑈004⑆

⑈3808⑈

PSV2 2206 First + Last Month's Rent

**STAGEVISION**  
ANY MEDIA • ANY AUDIENCE • ANYWHERE

**February 9, 2017**

**To : Whom It May Concern**

**RE : Curtis Batten**

This is to confirm that Curtis Batten is presently employed by Stagevision Inc. full time. Curtis joined the Company on March 23, 2015 as an Audio Visual Technician in our Rentals and Event Services Division.

Curtis's present remuneration rate is Sixteen Dollars and Fifty Cents ( \$16.50 ) per hour and works a regular work week of 40 hours in addition to overtime. His remuneration in 2016 was \$35,597.

If you require any further information concerning Mr. Batten please contact the undersigned.

Yours Truly,

  
Julian Joseph, CPA CMA  
CFO

AUDIOVISUAL RENTALS   EVENT SERVICES   SHOW SERVICES   

5915 Coopers Avenue, Mississauga, Ontario, Canada, L4Z 1R9  
Tel: (905) 890-8200   Fax: (905) 890-8316   [www.stagevision.com](http://www.stagevision.com)



270 Britannia Road East  
Mississauga, ON L4Z 1S6  
Canada

T: 905.306.3437  
F: 905.306.7225  
E: [info@xortus.com](mailto:info@xortus.com)  
W: [www.xortus.com](http://www.xortus.com)

March 7, 2017

**RE: Michelle Tran**


To Whom it May Concern:

Please be informed that Ms. Michelle Tran has been employed with Xortus Inc. located in Mississauga, ON with a full time position, since October 3, 2016.

Ms. Tran's current pay is \$42,000K/year not including overtime. Ms. Tran also receives health benefits from the company.

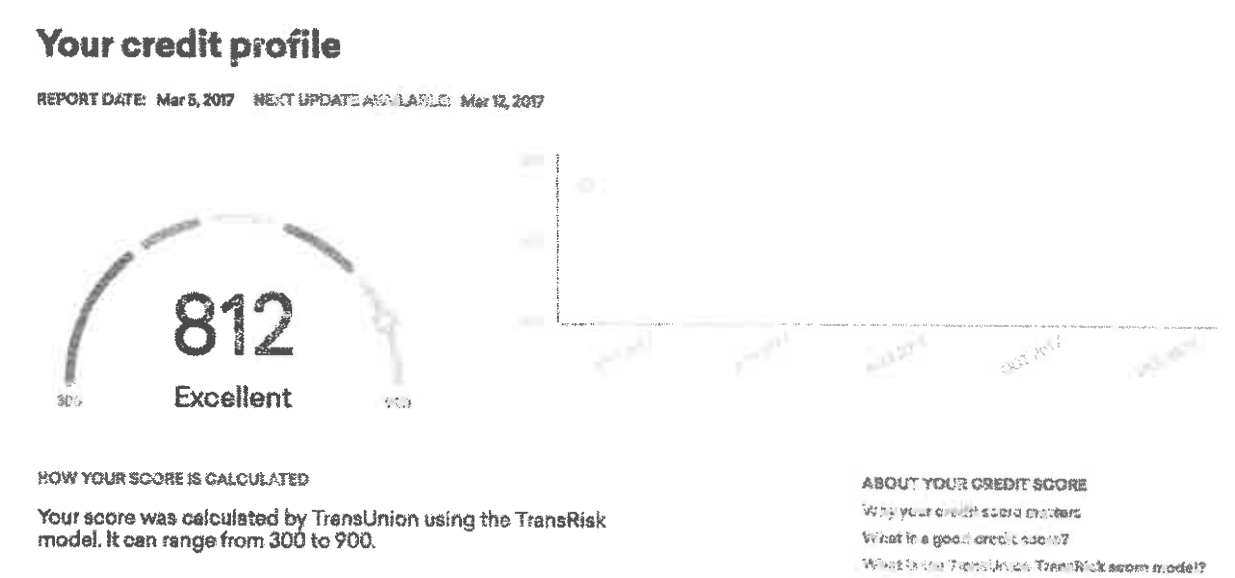
If further information is required, please do not hesitate to contact me directly at (905) 306-3437 x 224.

Regards,

  
**Aline Maalouf**  
**President**  
**Xortus Inc.**

From: Michelle Tran michelle\_tran22@hotmail.com  
Subject: Job letter and credit scores  
Date: Mar 9, 2017, 6:14:35 PM  
To: kchaza@hotmail.com

Curtis' credit score



## Report details

### Accounts

Here's every account that appears on your TransUnion credit report – both open and closed. Click on the account name to see more details.

#### REVOLVING

<b>TD CREDIT CARDS</b> Reported Feb 15, 2019	<b>\$102</b>	>
<b>PRESIDENT'S CHOICE MASTC</b> Reported May 16, 2018	<b>\$0</b>	>

#### INSTALLMENT

<b>GOVERNMENT STUDENT LOANS</b> Reported May 26, 2018	<b>\$0</b>	>
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### Collections

If you've fallen behind on payments, your account could be sent to collections. This can have a big impact on your credit score.

Clean slate! As of your latest update, you have no collections on your credit report.
---

## Michelle's credit score

# Your credit profile

REPORT DATE: Mar 3, 2017    NEXT UPDATE AVAILABLE: Mar 10, 2017



## HOW YOUR SCORE IS CALCULATED

Your score was calculated by TransUnion using the TransRisk model. It can range from 300 to 900.

## ABOUT YOUR CREDIT SCORE

- Why your credit score matters
- What is a good credit score?
- What is the TransUnion TransRisk score model?

Report details

Accounts

Here's every account that appears on your TransUnion credit report -- both open and closed. Click on the account name to see more details.

REVOLVING

<b>CAPITAL ONE HBC DUAL CAR</b> Reported: Feb. 27, 2017	<b>\$0</b>
<b>TD CREDIT CARDS</b> Reported: Feb. 16, 2017	<b>\$657</b>

INSTALLMENT

<b>GOVERNMENT STUDENT LOANS</b> Reported: Feb. 4, 2017	<b>\$0</b> Closed
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OPEN

<b>ROGERS COMMUNICATIONS CA</b> Reported: Feb. 21, 2017	<b>\$33</b>
<b>FIDO</b> Reported: Feb. 28, 2016	<b>\$36</b>

Thanks,

-Michelle Tran



**TD Canada Trust**

PERSONAL CR - MMS/BROKER  
3500 STEELES AVE E 4TH FLR TWR 3  
MARKHAM, ON L3R0X1  
[www.tdcanadatrust.com](http://www.tdcanadatrust.com)

December 16<sup>th</sup>, 2016

Mohamad Khalil  
3495 Joan Drive  
Mississauga, Ont  
L5B 1S1

Dear Valued Customer:

**Re: Mortgage Approval Confirmation**

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust"), secured by the property at Suite 2206, 510 Curran Place in Mississauga, Ontario (the "Property"), with the following terms and on the following conditions, including the Standard Conditions included at the bottom of the letter, following the signature line:

Applicant(s):	Mohamad Khalil
Principal Amount:	\$282,027.86
Fixed Annual Interest Rate:	4.64% per annum, calculated semi-annually not in advance
Interest Rate Expiry Date:	February 20 <sup>th</sup> 2017
This means the Interest Rate for the Term selected will expire on this date.	
Prepayment Option:	Closed to prepayment privileges, subject to terms of mortgage
Term:	5 years
Amortization:	30 years
Anticipated Closing Date:	Jan 25 <sup>th</sup> , 2017

Other charges may be payable to TD Canada Trust on closing, including Appraisal and Administration fees (including our legal fees and costs for registering the mortgage).

**This Approval Confirmation is valid until July 25<sup>th</sup>, 2017.**

Any Mortgage Approval Confirmation previously issued for this property is no longer valid.

Signed by:

Per:

The Toronto-Dominion Bank

**Standard Conditions**

- Confirmation of credit application details;
- No change in, and the accuracy of, the information provided;
- Execution of TD Canada Trust documentation;
- The Property meeting TD Canada Trust's normal lending requirements;
- The Property meeting the mortgage default insurer's requirements;
- Valid First Mortgage Security to be provided on the Property.

528322 (0212)

528322

From: Michelle Tran [michelle\\_tran22@hotmail.com](mailto:michelle_tran22@hotmail.com)  
Subject: Michelle and Curtis' Tenant Insurance  
Date: Mar 10, 2017, 7:23:26 PM  
To: [kchaza@hotmail.com](mailto:kchaza@hotmail.com)

---

Begin forwarded message:

From: Curtis Batten <[batten.curtis@gmail.com](mailto:batten.curtis@gmail.com)>  
Date: March 10, 2017 at 6:56:15 PM EST  
To: [michelle\\_tran22@hotmail.com](mailto:michelle_tran22@hotmail.com)  
Subject: Fwd: belairdirect - ConfirmTenant Ins

Sent from my iPhone

Begin forwarded message:

From: [service@belairdirect.com](mailto:service@belairdirect.com)  
Date: March 9, 2017 at 8:05:50 PM EST  
To: [BATTEN.CURTIS@GMAIL.COM](mailto:BATTEN.CURTIS@GMAIL.COM)  
Subject: belairdirect - ConfirmTenant Ins

**belairdirect.**

March 9, 2017

Curtis Batten

510, Curran Place Apt 2206  
Mississauga ON L5B0G4

---

CONFIRMATION OF RESIDENTIAL INSURANCE COVERAGES

belairdirect Policy Number: 241-1963

This is to confirm the following Tenant Policy:

Name of the insured:	BATTEN CURTIS
Address:	510, CURRAN PLACE, APT. 2206 MISSISSAUGA, ON
Personal Property coverage:	\$20 000
Personal Liability:	\$1 000 000
Water Damage Extension:	Included

Claims on contents are settled on Replacement Cost basis.

Effective date: April 1, 2017

Expiry date: April 1, 2018

If you have any concerns, please call us at 1-888-280-9111

belairdirect Sales & Service

From: Michelle Tran [michelle\\_tran22@hotmail.com](mailto:michelle_tran22@hotmail.com)  
Subject: Michelle and Curtis' Tenant Insurance  
Date: Mar 10, 2017, 7:23:26 PM  
To: [kchaza@hotmail.com](mailto:kchaza@hotmail.com)

---

Begin forwarded message:

From: Curtis Batten <[batten.curtis@gmail.com](mailto:batten.curtis@gmail.com)>  
Date: March 10, 2017 at 6:56:15 PM EST  
To: [michelle\\_tran22@hotmail.com](mailto:michelle_tran22@hotmail.com)  
Subject: Fwd: belairdirect - ConfirmTenant Ins

Sent from my iPhone

Begin forwarded message:

From: [service@belairdirect.com](mailto:service@belairdirect.com)  
Date: March 9, 2017 at 8:05:50 PM EST  
To: [BATTEN.CURTIS@GMAIL.COM](mailto:BATTEN.CURTIS@GMAIL.COM)  
Subject: belairdirect - ConfirmTenant Ins

**belairdirect.**

March 9, 2017

Curtis Batten

510, Curran Place Apt 2206  
Mississauga ON L5B0G4

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