

# Worksheet

## Leasing

Suite: 2301 Tower: PSV1 Date: May 28/17 Completed by: Silvi  
Veronica Li

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
- ✓ ● Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. \$1,695 Draft NO. 5523 7060 0
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 57,583.
- ✓ ● 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 Rec'd May 31/17.
- ✓ ● 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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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and  
**GEZHENG VERONICA LI** (the "Purchaser")

Suite **2301** Tower **ONE** Unit **1** Level **22** (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:**

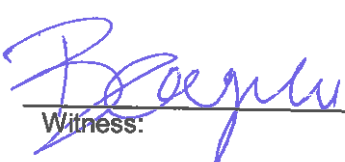
**Notwithstanding paragraph 22 of this Agreement**, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (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 23<sup>rd</sup> day of May 2017.

  
Witness: \_\_\_\_\_

  
Purchaser: **Gezheng Veronica Li**

THE UNDERSIGNED hereby accepts this offer.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

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

PER: \_\_\_\_\_

Authorized Signing Officer  
I have the authority to bind the Corporation



Form 400  
for use in the Province of Ontario

Agreement to Lease  
Residential



This Agreement to Lease dated this 20 day of May, 2017

TENANT (Lessee), Ziwei Qu (Full legal names of all Tenants)

LANDLORD (Lessor), Veronica Li (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: #2301 -4011 BRICKSTONE MEWS Mississauga L5B 0J7

2. TERM OF LEASE: The lease shall be for a term of 1 Year commencing June 1 st 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 Fifty Canadian Dollars (CDN\$ 1,650.00), payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement) by negotiable cheque payable to KINGSWAY REAL ESTATE In Trsut "Deposit Holder"

in the amount of Four Thousand Nine Hundred Fifty six thousand and six hundred

Canadian Dollars (CDN\$ 4,950.00 6600) 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 2-3 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: 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 type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil	<input 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 type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other: Internet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S): Zq

INITIALS OF LANDLORD(S): V

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7. **PARKING:** 1 parking
8. **ADDITIONAL TERMS:** 1 locker
9. **SCHEDULES:** The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s) A +B
10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant until 11 a.m. on the 21 day of May 2017 after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.
11. **NOTICES:** The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Landlord and the Tenant (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.
- FAX No.: (For delivery of Documents to Landlord) FAX No.: (For delivery of Documents to Tenant)
- Email Address: liraymond@yahoo.com Email Address: chloe.xuruoqing@gmail.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.lib.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):

zq

INITIALS OF LANDLORD(S):

UL



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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:  
(Witness) [Signature]  
(Witness) \_\_\_\_\_  
(Witness) \_\_\_\_\_

IN WITNESS whereof I have hereunto set my hand and seal:  
(Tenant or Authorized Representative) ZIWEI QU (Seal) DATE May 20 2017  
(Tenant or Authorized Representative) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_  
(Guarantor) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:  
(Witness) \_\_\_\_\_  
(Witness) \_\_\_\_\_

IN WITNESS whereof I have hereunto set my hand and seal:  
(Landlord or Authorized Representative) Veronica Li (Seal) DATE 5/21/2017  
(Landlord or Authorized Representative) \_\_\_\_\_ (Seal) DATE \_\_\_\_\_

**SPOUSAL CONSENT:** The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness) \_\_\_\_\_

(Spouse) \_\_\_\_\_

(Seal) DATE \_\_\_\_\_

**CONFIRMATION OF ACCEPTANCE:** Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written as finally acceptance by all parties at 8:45am 21st day of May, 2017.  
(Signature of Landlord or Tenant) Veronica Li  
48DCF970F1EF400...

INFORMATION ON BROKERAGE(S)	
Listing Brokerage <u>KINGSWAY REAL ESTATE BROKERAGE</u>	Tel.No. <u>(905) 268-1000</u>
<u>RAYMOND LI</u>	(Salesperson / Broker Name)
Co-op/Tenant Brokerage <u>AIMHOME REALTY INC.</u>	Tel.No. <u>(416) 490-0880</u>
<u>LEO ZHANG</u>	(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.  
(Landlord) Veronica Li DATE 5/21/2017  
(Landlord) \_\_\_\_\_ DATE \_\_\_\_\_  
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.  
(Tenant) \_\_\_\_\_ DATE \_\_\_\_\_  
(Tenant) \_\_\_\_\_ DATE \_\_\_\_\_  
Address for Service \_\_\_\_\_  
Tel.No. \_\_\_\_\_  
Tenant's Lawyer \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Tel.No. \_\_\_\_\_ FAX No. \_\_\_\_\_

FOR OFFICE USE ONLY	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 at <u>the above</u> time of the acceptance of the foregoing Agreement to Lease. (Authorized to bind the Co-operating Brokerage) <u>Raymond Li</u>	Acknowledged by: <u>Leo Zhang</u> (Authorized to bind the Co-operating Brokerage)

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

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

**TENANT (Lessee),** Ziwei Qu ....., and

**LANDLORD (Lessor),** Veronica Li .....

for the lease of #2301 -4011 BRICKSTONE MEWS ..... Mississauga .....


L5B 0J7 ..... dated the 20 ..... day of May ..... 20.17

1. Tenant voluntarily to provide ~~one~~ <sup>two</sup> month rent as additional deposit. zq
2. TENANT agrees to provide the LANDLORD with ~~Nine (9)~~ <sup>EIGHT (8)</sup> Post-dated cheques for the rental during the term of the lease for the first year and will submit to the LANDLORD any post-dated cheques required at the beginning of any further rental of the property plus any adjustment of the rental. zq
3. Tenant warrants that the above-named Tenant[s] and the person[s] named below shall be the only occupants of the Leased premises during the term of the Lease and any renewal thereafter,  
1. Name: Ziwei Qu                      Age : 24                      Relationship : Couple  
2. Name: Lingshi Kong              Age: 27                      Relationship : Couple

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

INITIALS OF TENANT(S): zq

INITIALS OF LANDLORD(S): VL

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Schedule "A" to Agreement to Lease  
4011 Brickstone Mews #2301  
Page 1 of 2

Tenant and Landlord agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties.

Tenant agrees and acknowledges that he/she is responsible to deliver the rental payment to the Landlord on or before the first day of each rental period or extension of the original lease. For convenience purposes, tenant shall provide post dated cheques to Landlord for the term of the lease when taking possession of the property.

29

Tenant agrees to set up hydro account on the day possession starts and further agrees to pay all utility used during the whole lease terms and any extension thereof, Tenant agrees to show proof of utility accounts before accepting possession.

29

Tenant shall solely be responsible for his personal property located in the rented premises and shall obtain Tenant Insurance for liability of no less than One Million and should cover their own contents; Tenant agrees to maintain Tenant insurance at the entire tenancy and any extension thereafter. Tenant agrees to show proof of such insurance prior to be given keys to the property and on renewal of the lease.

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 the Tenant or any member of the Tenant's family, his guests, or any other person who may be upon the rented premises; or any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, his guests, or to any other person while such property is on the rented premises.

Tenant 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 wilful or negligent conduct or that of person who are permitted on the premises by the Tenant, except to normal wear and tear.

Tenant shall not have the right to assign or sublet the whole or any part of the premises without the written consent of the Landlord; In the event that the Landlord consents to such assignment, the Tenant agrees to be responsible for all necessary charges such as commission / administrative costs for drawing up a new lease (one month rent + HST).

Only persons named on rental application form have the right to reside on the premises, additional persons whether temporary or long term should be approved by Landlord in writing before occupying.

Tenant hereby warrants that no one will be allowed to smoke inside the premises.

29  
✓

Tenant hereby agrees not to keep pets inside the premises.

Tenant agrees to pay a \$200 deposit for two unit key, one mailbox key, one locker room key and two fobs. Such deposit shall be refundable at the end of the lease when all these items are returned to the Landlord.

Tenant covenants and agrees that the premises is to be used for Single Family Residential and will not be used for any illegal activity; Tenant further agrees to not to run any sort of business such as home day care, Airbnb or short term rentals using the property.

Tenant agrees to be responsible for booking the elevator with building management for moving in and out subject to building elevator schedule. This has no impact on the lease commencement or termination date.

  
(Tenant)

DocuSigned by:  
  
48DC6970F1EF400...  
(Landlord)

Schedule "A" to Agreement to Lease  
4011 Brickstone Mews #2301  
Page 2 of 2

Tenant agrees to pay the Landlord a service charge of \$50.00 for each and every cheque that is NSF.

Tenant agrees to obtain written consent from the Landlord with respect to any physical changes of the leased premises; such as painting, wallpaper and broadloom etc. No taping of poster to the wall or to any doors on the subject property. Normal hanging of wall decorations or wall-mount televisions are permitted provided it is patched up at the end of the Lease at Tenant's own expense.

Landlord shall ensure that appliances, electrical, mechanical, HVAC and plumbing systems, as well as all appliances are in normal working order at the commencement of the lease, any existing defects or malfunctions of the property and its chattels or fixtures shall be reported to landlord within 72 hours of Tenant being given possession by email or in writing.

In the event of any breakdown of appliances, electrical, mechanical, HVAC or plumbing system, Landlord will not be liable or responsible for damages, personal discomfort or any illness arising therefrom but the Landlord will carry out all necessary repairs or replacements in a reasonable time promptly and with best efforts; Tenant agrees to pay the entire cost of repair or first \$100 whichever is less per incident if it is due to normal wear and tear, Landlord agrees to cover the balance. In the case of repair or replacement is required due to Tenant's negligence or wilful damage, the Tenant agrees to be responsible for the entire cost of the repair or replacement.

Tenant acknowledges that under the Tenant Protection Act Section 20(1), the Landlord has the right to enter the rented premises within 8:00 a.m. to 8:00 p.m. Landlord or his Agent will give 24 hours written or email notice to the Tenant before entering. Tenant further acknowledges that he/she cannot change the lock or add any additional lock on the rented premises.


Tenant acknowledges that 60 days before the Lease expires; Tenant must inform the Landlord of his/her intention to renew the Lease. If the tenant decided to terminate the tenancy, the tenant must give the landlord at least 60 days written notice. The termination date must be the last day of the rental period.

Tenant further agrees to allow the Landlord to show the unit to prospective tenants during reasonable hours, being between 8:00am to 8:00 pm, commencing 60 days prior to expiry of this lease upon being provided 24 hour notice in writing or by email. Tenant further agrees to allow the Landlord or his agent to install a lock box on the property during the showing period. Tenant should not refuse any showing appointments if proper notice is provided.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

This Agreement to Lease is conditionally accepted with the condition of Tenant satisfying the Landlord concerning the personal credit worthiness of the Tenant. The Tenant hereby consents to having the Landlord conduct or cause to be conducted a personal and/or credit investigation in respect to the Tenant. Unless the Landlord gives notice in writing delivered to the Tenant personally or in accordance with any other provisions for the delivery of notice in this Agreement to Lease or any Schedule thereto not later than 11:59pm on the second business day after the acceptance of this offer, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition is included for the benefit of the Landlord and may be waived at the Landlord's sole option by notice in writing to the Tenant as aforesaid within the time period stated herein.

  
(Tenant)

DocuSigned by:  
  
(Landlord)



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

**TENANT (Lessee),** ..... Ziwei Qu ..... and

**LANDLORD (Lessor),** ..... Veronica Li .....

for the lease of ..... 4011 brickstone mews unit 2301 Mississauga .....

..... dated the 20 day of May, 2017 .....

The Tenant and Landlord hereby acknowledge and agree that, in accordance with Section 27 of the Real Estate & Business Brokers Act 2002, Kingsway Real Estate Brokerage [hereinafter referred to as "the Brokerage"] will place the deposit from this Agreement to Lease into the Brokerage's statutory Real Estate Trust Account at TD Canada Trust and no interest shall be earned, received or paid on the the deposit.

Tenant shall submit the deposit by certified cheque, bank draft, or money order only, payable to Kingsway Real Estate Brokerage, within twenty-four (24) business hours of acceptance of Agreement to Lease.

The Parties acknowledge that information provided by any Real Estate Salesperson or Real Estate Brokerage shall NOT be construed as expert legal advice, tax advice, advice on zoning changes, engineering advice, or environmental advice, and parties acknowledge that the Salesperson and the brokerage have advised parties to seek independent professional advice on any of the above matters and concerns.

Unless otherwise stated in this Agreement, the Landlord represents that the Property is not subject to and Local Improvement Charges, or special charges, and that the Landlord has not received any notification of future changes which may affect the Property. The portion of any such charges which may be outstanding or levied in respect to the Property shall be adjusted in favour of the buyer upon completion of this transaction.

Unless otherwise stated in this Agreement, the chattels (if any) which are included in the Lease Price are being leased in "as is" condition, without warranty.

The Tenant and Landlord hereby give permission to both Real Estate Brokerages so named in this agreement to use information relating to the Lease of the subject property, including the price, in future marketing materials and for the purpose of Market Evaluations.

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

**INITIALS OF TENANTS:** (zq)

**INITIALS OF LANDLORD(S):** (VL)

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# Registrant's Statement as Seller

Toronto  
Real Estate  
Board

This Statement is made in accordance with the requirements of the Real Estate and Business Brokers Act and Code of Ethics Regulations of the Province of Ontario.

Veronica Li

(Name of Registrant)

declare that I am a registered

Real Estate Broker

(Brokerage/Broker/Salesperson)

representing KINGSWAY REAL ESTATE BROKERAGE

(Name of Brokerage)

In connection with your proposed Offer to Purchase/Lease/Exchange/Option the Property known as 4011 Brickstone Mews #2301

Mississauga L5B 0J7

Please be advised that I own the Property or that I have an interest in the Property.

NOTE: If the Registrant's interest is indirect, explain the nature of the interest in accordance with the definition of a "Related Person", as defined in the Code of Ethics Regulations of the Real Estate and Business Brokers Act.

EXPLANATION:

I hereby declare that the following is a full disclosure of all facts within my knowledge that affect or will affect the value of the Property:

(Attach Appendix "A" if necessary)

For the purposes of this Registrant's Statement as Seller, "Seller" includes vendor, landlord and lessor, and "Buyer" includes purchaser, tenant and lessee.

DocuSigned by:

Veronica Li

5/17/2017

(Signature of Registrant who is making this Declaration)

DATE:

(Signature of Broker of Record/Manager of Brokerage)

DATE:

(Title)

## ACKNOWLEDGEMENT

I/We, the undersigned, as Buyer(s) in this transaction have read and clearly understand this statement and acknowledge this date having received a copy of same, PRIOR TO MAKING AN OFFER TO PURCHASE, LEASE, EXCHANGE OR OPTION.

(Witness)

(Buyer)

DATE: May 20 2017

(Witness)

(Buyer)

DATE:



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Form 621 Revised 2008 Page 1 of 1  
WEBForms® Nov/2012

I/We hereby make application to rent #2301-4011 BRICKSTONE MEWS, Mississauga L5B 0J7

from the 1 day of June 2017 at a monthly rental of \$ 1650

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

1. **Name** Ziwei Qu Date of birth 1993/03/02 SIN No. (Optional) \_\_\_\_\_

Drivers License No G69001-79609-35312 Occupation Fund accountant

2. **Name** Ling shi Kong Date of birth 1990/05/07 SIN No. (Optional) \_\_\_\_\_

Drivers License No K6401-47409-00507 Occupation Master student

3. **Other Occupants:** Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Do you have any pets? \_\_\_\_\_ If so, describe \_\_\_\_\_

Why are you vacating your present place of residence? \_\_\_\_\_

**LAST TWO PLACES OF RESIDENCE**

Address 1105 - 1001 Main St. W Address \_\_\_\_\_

Hamilton, ON, L8S 1A9 \_\_\_\_\_

From 2015/09/01 To 2017/05/31 From \_\_\_\_\_ To \_\_\_\_\_

Name of Landlord Wilstar management Name of Landlord \_\_\_\_\_

Telephone: 905-528-6922 Telephone: \_\_\_\_\_

**PRESENT EMPLOYMENT**

Employer SS & C \_\_\_\_\_

Business address 51st Orbiter Dr. Mississauga \_\_\_\_\_

Business telephone \_\_\_\_\_

Position held Fund Accountant \_\_\_\_\_

Length of employment Full time position \_\_\_\_\_

Name of supervisor Ken Yuen \_\_\_\_\_

Current salary range: Monthly \$ 3300.00 \_\_\_\_\_

**PRIOR EMPLOYMENT**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_



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**SPOUSE'S PRESENT EMPLOYMENT**

Employer ..... McMaster University .....  
 Business address ..... 1280 Main St. W .....  
 Business telephone ..... 905-525-9140 .....  
 Position held ..... Full time student .....  
 Length of employment ..... 2 years program .....  
 Name of supervisor ..... Jun Chen .....  
 Current salary range: Monthly \$ ..... 1000 .....

**PRIOR EMPLOYMENT**

1. ....  
 1. ....  
 1. ....  
 1. ....  
 1. ....

Name of Bank ..... Branch ..... Address .....  
 Chequing Account # ..... Savings Account # .....

**FINANCIAL OBLIGATIONS**

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

**PERSONAL REFERENCES**

Name ..... Emily Xiao ..... Address ..... 5418 Tenenbaum Dr. Mississauga .....  
 Telephone: ..... 647 203 3603 ..... Length of Acquaintance ..... 4 yrs ..... Occupation ..... Citi Bank .....  
 Name ..... Betty Ji ..... Address ..... 644 Main St. W Hamilton .....  
 Telephone: ..... 289 237 4422 ..... Length of Acquaintance ..... 4 yrs ..... Occupation ..... TD Bank .....

**AUTOMOBILE(S)**

Make ..... MAZDA ..... Model ..... 3 ..... Year ..... 2013 ..... Licence No ..... BTKR 138 .....  
 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 ..... May 20, 2017 .....  
 Signature of Applicant ..... Date .....  
 Telephone: ..... 905-923-1550 ..... Telephone: .....



NEGOTIABLE AT CURRENT BUYING RATE FOR DEMAND EXCHANGE ON CANADA  
NEGOCIABLE AU COURS ACHETEUR EN VIGUEUR SUR EFFETS À VUE PAYABLES AU CANADA  
INTERNATIONAL MONEY ORDER / MANDAT INTERNATIONAL

5523 7660 0 27-43248

2017-05-23

DATE Y/A M/M D/J

GEZHENG VERONICA LI

04822 - HIGHWAY 10 AND BRISTOL  
MISSISSAUGA, ON

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.  
N° D'IDENTIFICATION

BRANCH  
CENTRE BANCAIRE

PAY TO THE  
ORDER OF  
PAYEZ À  
L'ORDRE DE

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT\*\*\*\*\*  
PARTNERSHIP\*\*\*\*\*

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

THE SUM OF  
LA SOMME DE

\*\*\*\*\*ONE THOUSAND SIX HUNDRED NINETY FIVE

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

NOT OVER / NE DOIT PAS EXCÉDER \$5,000

FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

NOT OVER FIVE THOUSAND DOLLARS / NE DOIT PAS EXCÉDER CINQ MILLE DOLLARS

*Handwritten signature*

CHIEF EXECUTIVE OFFICER / CHEF DE LA DIRECTION

TO  
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

⑈552376600⑈ ⑆09502⑈010⑆ 04822⑈2743248⑈

PSV #2301 Leasing fee





Driver's Licence  
Permis de conduire

ON  
CANADA



1. NAME / NOM  
QU,  
ZIRWEI

2. ADDRESS / ADRESSE  
1105-1001 MAIN ST W  
HAMILTON, ON, L8S 1A9

3. PLATE NUMBER / NUMERO DE PLACARD  
Q9001 - 79609 - 35312

4. EXPIRATION DATE / DATE D'EXPIRATION  
2016/04/05

5. EXPIRATION DATE / DATE D'EXPIRATION  
2016/01/25

6. HEIGHT / HAUTEUR  
168 cm

7. SEX / SEXE  
F

8. CLASS / CLASSE  
G

9. ISSUE DATE / DATE DE DELIVRANCE  
1003/03/12





Driver's Licence  
Permis de conduire

ON  
CANADA



1. NAME / NOM  
KONG,  
LENGSHI

2. ADDRESS / ADRESSE  
1105-1001 MAIN ST W  
HAMILTON, ON, L8S 1A9

3. PLATE NUMBER / NUMERO DE PLACARD  
K6401 - 47409 - 00507

4. EXPIRATION DATE / DATE D'EXPIRATION  
2015/10/05

5. EXPIRATION DATE / DATE D'EXPIRATION  
2021/05/07

6. HEIGHT / HAUTEUR  
180 cm

7. SEX / SEXE  
M

8. CLASS / CLASSE  
G

9. ISSUE DATE / DATE DE DELIVRANCE  
109/05/07



## RECEIPT OF DEPOSIT

In the event the conditions in your agreement of purchase and sale are not satisfied & a mutual release is signed, the funds will not be returned until a full 30 days clearing period has passed with TD Canada trust.

DATE: May 21, 2017 TIME: 1:50 PM

RECEIVED FROM: Ziwei Qu

AMOUNT: \$6,600 THE SUM OF: Six thousand Six hundred DOLLARS

PAYMENT METHOD: ☐ CERTIFIED CHEQUE ☒ BANK DRAFT ☐ CHEQUE (NOT CERTIFIED) ☐ OTHER

PROPERTY ADDRESS: 4011 Brickstone Mews #2301

LISTING AGENT: Raymond Li / Veronica Li

PROPERTY LISTED AS: ☒ RENTAL ☐ SALE

☐ OTHER

RECEIVED BY: Hadeel Alhaddad

PLACE BUSINESS CARD HERE



ZIWEI QU

**BANK DRAFT / TRAITE DE BANQUE**  
05432 - BRITANNIA & LATIMER HEARTLAND  
BANKING CENTRE  
MISSISSAUGA, ON

2820 0777 2 27-43345

2017-05-23

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE TRANSIT NO.  
PAY TO THE ORDER OF N° D'IDENTIFICATION  
PAYER À L'ORDRE DE  
KINGSWAY REAL ESTATE IN TRUST  
THE SUM OF  
LA SOMME DE  
SIX THOUSAND SIX HUNDRED

\*\*\*\*\*6,600.00

CANADIAN DOLLARS CAD  
DOLLARS CANADIENS

FOR CANADIAN IMPERIAL BANK OF COMMERCE  
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

TO TIRÉ: CANADIAN IMPERIAL BANK OF COMMERCE  
TORONTO  
CANADA

AUTH. NO. / AUTOR. N°  
12434

#2301-4011 BRICKSTONE MEWS

Sanyagiti  
AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE  
Nida Sady  
COUNTERSIGNED / CONTRESIGNÉ

⑈ 282007772⑈ ⑆09502⑈010⑆ 05432⑈2743345⑈



February 16, 2017

**TO WHOM IT MAY CONCERN:**

This is to certify that Ms. Ziwei (Livia) Qu has been employed as a Fund Accountant working in our Mississauga, Ontario location from February 13, 2017 to present. This is a Full time permanent position.

Should you require any further information, please feel free to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, reading 'Julie Waddell'. The signature is fluid and cursive, with the first name 'Julie' being more prominent than the last name 'Waddell'.

**Julie Waddell**  
**Manager, HR, Payroll and Administration**





### **3. Base Salary and Benefits**

Your salary will be at the annualized rate of \$40,000.00 and will be paid semi-monthly. Your vacation accrual will begin your first day of work. In addition to public holidays, you will be eligible for 15 holidays on an annual basis. You will also be entitled to 5 days of sick leave in each full fiscal year of employment. Holiday pay entitlement will be in accordance with SS&C's policies and statutory requirements. If you are employed for part of a calendar year, you will be entitled to paid holidays and sick time prorated to the number of complete calendar months in the relevant year.

Subject to satisfaction of certain eligibility requirements including Ontario residency, you may participate in SS&C's private health insurance plan. SS&C also reserves the right to withdraw or amend any of the rules or benefits of any of the plans.

### **4. Place and Hours of Work**

Your place of work will be SS&C's offices in Mississauga, Ontario, or such other location as SS&C may require. You may be required to travel to work at client sites or travel for meetings from time to time. You acknowledge that you may also be required to work such reasonable additional hours as may be necessary for the proper performance of your duties, for which you agree there shall be no additional payment.

### **5. Annual Cash Bonus Plan**

You are eligible to participate in the company's annual cash bonus plan, pro-rated for your actual start date for your first calendar year. This is a discretionary plan and the distribution of bonuses is contingent upon SS&C's overall financial success as well as upon your individual contribution toward our success.

### **6. Expenses**

Expenses related to your travel to and from SS&C's offices are your responsibility. If you incur other reasonable travelling, accommodation and similar expenses in the course of carrying out your duties that have been authorized by SS&C, you will be reimbursed for these by SS&C on a timely production of appropriate vouchers or receipts and verification by SS&C, in accordance with SS&C's expense procedures. As part of your duties, you may be required to travel to client sites to perform services. Some clients have special terms regarding limits on expenses -- it is your responsibility to be aware of these limits and abide by them for reimbursement.

### **7. Orientation**

On your first day of employment, you will be scheduled to participate in SS&C's employee orientation during which a member of Human Resources will review paperwork, company policies and procedures and answer any questions you may have about your employment at SS&C.

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SS&C Technologies Canada Corp. | 5255 Orbitor Drive, Mississauga, ON L4W 5M6 Canada

| T: +1-905-629-8000 | F: +1-905-629-0022 | [solution@sscinc.com](mailto:solution@sscinc.com) | [www.ssc-tech.com](http://www.ssc-tech.com)



Dashboard

Alerts

Report

Products

My Profile

My Account

Credit Score

Equifax

758 As of 05/20/2017  
VERY GOOD

Update Score

Auto Loans

Auto Loans

Home Equity Loans

Current Alerts since Saturday, May 20, 2017

Alerts **Ziwei Qu**

Edit profile

View credit alerts

View account alerts

Credit Report Summary



Our Equifax Credit Summary highlights the information in your credit file that is most important to lenders and your credit standing by filtering key credit information into one easy-to-use summary.

CREDIT REPORT as of 05/20/2017

Your Open Accounts

Download

Mortgage	Installment	Revolving	Other
# of Open Accounts	# of Open Accounts	# of Open Accounts	# of Open Accounts
11	1	1	1
Balance	Balance	Balance	Balance
\$0	\$0	\$862	\$0
Total Credit Limit	Total Credit Limit	Total Credit Limit	Total Credit Limit
\$0	\$0	\$13,600	\$0
Unpaid Interest	Unpaid Interest	Unpaid Interest	Unpaid Interest
\$0	\$0	6%	\$0

View Report Details

Update Report

Print Credit Report

Your Product



Equifax  
Complete™  
Premier Plan

Learn more about Equifax Complete

Not all products/features are available

Your Features

Cost Wallet Monitoring Alerts



Equifax Complete™ Premier Plan

Need Assistance? 1-877-343-6785



Your Upgrade  
Options

Equifax Complete™ Friends  
and Family

View My Family

Add Adult

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Click on the icons above to learn more about these additional features.

Click here to subscribe 1 / 1



Message Center

View your Equifax Complete™ Equifax Credit Report

View your Equifax Complete™ Equifax Credit Report

View your Equifax Complete™ Equifax Credit Report

View your Equifax Complete™ Equifax Credit Report





Dashboard

Alerts

Credit

Reports

My Dashboard

My Alerts & Info

Credit Score

Equifax

762

As of 05/20/2017  
EXCELLENT

Update Score

Score History

Alert History

TransUnion History

Current Alerts since Saturday, May 20, 2017

Alerts 0 Lingshi Kong

Full Profile

View current alerts

View archived alerts

Credit Report Summary

Your Equifax Credit Summary highlights the information in your credit file that is most important in determining your credit standing by distilling key credit information into one easy-to-read summary.

CREDIT REPORT as of 05/20/2017

Your Open Accounts

View Report

Mortgage	Installment	Revolving	Other
# of Open Accounts	# of Open Accounts	# of Open Accounts	# of Open Accounts
Balance	Balance	Balance	Balance
\$0	\$0	\$724	\$80
Total Credit Limit	Total Credit Limit	Total Credit Limit	Total Credit Limit
\$0	\$0	\$17600	\$0
Utilization	Utilization	Utilization	Utilization
0%	0%	4%	0%

View Report Details

Remove Report

Print Credit Report

Your Product



Equifax  
Complete™  
Premier Plan

Learn More About Equifax

Get a new credit report every 30 days

Your Features

Lost Wallet Monitoring Alerts

Get a new Buy Here

Pay Here

Need Assistance? 1-877-351-3878



Your Upgrade  
Options

Equifax Complete™ Friends  
and Family

Product Features

Add Address

Share Alerts

Click on the links above to learn more about  
these services at Equifax.

Click here to upgrade.

1 / 1



Message Center

Some users receive Equifax Complete™ alerts via  
Email. Check your email for more info.

How can I contact Equifax about my  
Equifax credit report?



Royal Bank

**Royal Bank of Canada**

Hwy 10 & Eglinton Branch  
4557 Hurontario St. Unit B2  
Mississauga, ON L4Z 3M2

Tel.: 905-712-8388  
Fax: 905-712-8396

May 31, 2017

Ms. Gezheng Veronica Li  
5248 Heritage Hills Blvd.  
Mississauga, Ontario  
L5R 3G9

To whom it may concern:

We are writing to confirm that Ms. Li has been a client with Royal Bank Of Canada since 2003. All accounts are up to date and in good standings. Ms. Li currently has a combined total asset of \$510,000.00 which she can access and cash at any time.

Please be advised that this letter is prepared with the understanding that neither the writer nor RBC Royal Bank shall be held liable in the event its content is inaccurate or incomplete. If you have any further questions please do not hesitate to contact us.

We do appreciate your business and thank you once again for choosing Royal Bank for your banking needs.

Yours truly,

Alina Moga  
Financial Planner  
905-712-2021