

# Worksheet

## Leasing

Suite: PSV2 Tower: 1201 Date: June 26/17 Completed by: \_\_\_\_\_

Jeff Huang

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). \$1,500 Draft No. 312146  
\$195 cheque No. 023
- ✓ ● Agreement must be in good standing. Funds in Trust: \$ 65,594.00.
- ✓ ● Copy of Tenant's ID
- ✓ ● Copy of Tenant's First and Last Month Rent
- ✓ ● Copy of Tenant's employment letter or paystub
- ✓ ● Copy of Credit Check
- Copy of the Purchasers Mortgage approval (Amacon to verify)
- ✓ ● The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Administration Notes:

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## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

Suite 1201 Tower TWO Unit 1 Level 12 (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 27 day of April 2017.

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

  
 \_\_\_\_\_  
 Purchaser: JEFF HUANG

THE UNDERSIGNED hereby accepts this offer.

DATED at Mississauga this 8 day of May 2017.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:   
 \_\_\_\_\_  
 Authorized Signing Officer  
 I have the authority to bind the Corporation

**Agreement to Lease  
Residential**

This Agreement to Lease dated this 17th day of May, 2017

TENANT (Lessee), Young Ju Kwon  
(Full legal name of all Tenants)

LANDLORD (Lessor), Jeff Huang  
(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:  
#1201-510 Curran Pl. Mississauga, Ontario L5B 0J8

2. **TERM OF LEASE:** The lease shall be for a term of 1 year commencing May 21, 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 Seven Hundred Fifty Canadian Dollars (CDN\$ 1,750.00) payable in advance on the first day of each and every month during the currency of the said term. First and last month's 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 by negotiable cheque payable to Oxion Realty Corporation, Brokerage "Deposit Holder" in the amount of Three Thousand Five Hundred Canadian Dollars (CDN\$ 3,500.00) as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. **USE:** The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.  
Premises to be used only for: Single Family Residence

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 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: <u>Bldg. Insur.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>Tenant Insur.</u>	<input type="checkbox"/>	<input checked="" 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):

JK

INITIALS OF LANDLORD(S):


JH

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 Reagency Systems Corp.  
www.Reagency.ca

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327130

7. **PARKING:** One Parking Lot and Locker Included

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, A2

10. **IRREVOCABILITY:** This offer shall be irrevocable by Tenant, Landlord until 5:00 p.m. on the 18th 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.: (905) 286-5999

(For delivery of Documents to Landlord)

FAX No.: (416) 391-5243

(For delivery of Documents to Tenant)

Email Address: audrey@orionrealestate.ca

(For delivery of Documents to Landlord)

Email Address: kjkimhome@gmail.com

(For delivery of Documents to Tenant)

12. **EXECUTION OF LEASE:** Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information for New Tenants as made available by the Landlord and Tenant Board and available at [www.ltb.gov.on.ca](http://www.ltb.gov.on.ca))

13. **ACCESS:** The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

14. **INSURANCE:** The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

15. **RESIDENCY:** The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

16. **USE AND DISTRIBUTION OF PERSONAL INFORMATION:** The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

17. **CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

18. **FAMILY LAW ACT:** Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

19. **CONSUMER REPORTS:** The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

INITIALS OF TENANT(S):

VR

INITIALS OF LANDLORD(S):

[Signature]



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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) [Signature]

(Tenant or Authorized Representative) .....

(Guarantor) [Signature]

DATE May 17, 2017

DATE .....

DATE May 17, 2017

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) [Signature]

(Witness) .....

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

(Landlord or Authorized Representative) [Signature]

(Landlord or Authorized Representative) .....

DATE 05/17/2017

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 ..... 20.....  
(Signature of Landlord or Tenant)

**INFORMATION ON BROKERAGE(S)**

Listing Brokerage Orion Realty Corporation, Brokerage Tel.No. (416) 733-7784

Audrey Grubisic  
(Salesperson / Broker Name)

Co-op/Tenant Brokerage Royal LePage New Concept Tel.No. (416) 449-7600

K.J. Kim  
(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) [Signature] DATE 05/17/2017

(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) Young Ju Kwon DATE May 17, 2017

(Tenant) DATE .....

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: Royal LePage New Concept  
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:

[Signature]  
(Authorized to bind the Listing Brokerage)

[Signature]  
(Authorized to bind the Co-operating Brokerage)

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

TENANT (Lessee), Young Ju Kwon, and

LANDLORD (Lessor), Jeff Huang

for the lease of 510 Curran Place # 1201

dated the 17<sup>th</sup> day of May, 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 Buyer hereby covenants with the Seller and with the Condominium Corporation that the Buyer, members of the household, and guests, will comply with the Condominium Act, the Declaration, the Bylaws and all Rules and Regulations, in using the unit and the common elements, and will be subject to the same duties imposed by the above as those applicable to other individual unit owners.

The Tenant agrees with the Landlord to pay rent, keep the premises in an ordinary state of cleanliness, and repair in full any damage caused to the premises by his or her willful or negligent conduct or that of persons who are permitted on the premises by him. For the duration of the Lease Term the Tenant shall be responsible for the first (\$60) Sixty Canadian Dollars of all normal wear and tear repairs that occur in the unit, including change of light bulbs, (HVAC) furnace filters, etc.

The Tenant agrees not to make any changes to the decor or the physical structure of the existing premises without the prior consent of the landlord or his authorized agent.

The Tenant acknowledges and agrees that pets are not permitted on the premises.

The Tenant agrees not to smoke in the apartment.

The Tenant acknowledges that the use of illegal substances of ANY kind is not permitted on the premises.

The Tenant further covenants to leave the premises in an ordinary state of cleanliness upon termination of this lease.

The Tenant agrees to deliver to The Landlord 10 post-dated cheques covering the monthly rental payments payable to Jeff Huang, on the closing of this transaction and a further 12 post-dated cheques on each anniversary date of the lease (if he chooses to renew). Tenant is responsible for a penalty charge of \$50.00 for any returned cheques.

The Tenant agrees to provide the landlord with \$200 refundable security deposit in the form of a cheque payable to Jeff Huang, before taking occupancy of the unit, for the use of keys and fobs. This deposit shall be returned to the tenant when all of the keys and fobs are returned to the Landlord and all are in good working order.

Landlord agrees to provide the tenant with ONE SET of keys and access fobs to the building, parking, suite, and mailbox at his own expense at closing.

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

INITIALS OF TENANTS:



INITIALS OF LANDLORD(S):



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

TENANT (Lessee), Young Ju Kwan, and

LANDLORD (Lessor), Jeff Huang

for the lease of 510 Curran Place #201

dated the 17<sup>th</sup> day of May, 2017

The Tenant agrees that no other than those listed in the rental application submitted in addition to this offer to lease will regularly occupy the unit and he will not assign nor sublet the premises to a sub-tenant without the consent of the landlord. Such consent shall not be arbitrarily or unreasonably withheld.

The following items belonging to the Landlord are to remain on the premises for the Tenant's use: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, all existing and belonging to the Landlord Electrical Light fixtures. The Landlord warrants that the appliances will be in good working condition at the commencement of the lease and the Tenant warrants that the appliances will be in good working condition at the end of the lease term. Tenant agrees to keep said appliances in a state of ordinary cleanliness at the Tenant's cost.

Sixty Days Prior to the expiry of the lease (in the event that this lease is not renewed), the Tenant hereby agrees to cooperate with the landlord and show the premises to prospective clients during reasonable hours with properly booked appointments, and to allow the landlord to affix a FOR SALE or FOR RENT sign on the property.

The Tenant acknowledges that the landlord's Insurance on the premises does not provide coverage for the tenant's personal property, nor liability coverage on behalf of the tenant. Hence, the tenant is responsible to insure his belongings and to have adequate liability coverage and give evidence of obtaining "Tenant's Insurance" before closing. The Tenant must continue the insurance until the end of the lease and must provide the evidence of continued coverage on every renewal occasion. Proof of this insurance policy must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant acknowledges that a Hydro account needs to be set up under the tenants name as of the first day of the commencement of the Lease Term. Proof of the Hydro account must be presented to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

Only if specifically required as per this Agreement to Lease, the Tenant will need to set up other utility services (i.e Water, Gas, Etc.) under the Tenant's name, and show proof of such accounts to the Landlord or their authorized representative prior to occupancy, and such proof may be requested at any time during the tenancy period.

The Tenant shall have the right to renew the lease after the expiration of the term hereby granted, provided that the tenant has performed faithfully all the terms and conditions of the existing lease, under the same terms and conditions for a further term of one year, provided the tenant shall give written notice to the landlord of the tenant's intention to exercise his right to renew no later than 60 days prior to the termination of this lease, failing which the right of renewal shall be null and void and of no effect. The rent increases for this term shall be in accordance with the guidelines set by the Rent Control Board of the

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):



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

TENANT (Lessee), Young Ju Kwon, and

LANDLORD (Lessor), Jeff Huang

for the lease of 510 Corran Place #201

dated the 17<sup>th</sup> day of May, 2017

Province of Ontario, once every twelve (12) months.

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

The Deposit as per the first page of this Agreement to Lease, must be in the form of a Bank Draft or Certified Cheque payable to ORION REALTY CORPORATION BROKERAGE.

Tenant acknowledges that the subject building is new and may have incomplete work and some of the condominium facilities may not be immediately available for use. Further, some area of the condominium may still be under construction at the time of occupancy. The Tenant shall not make any claims against the Landlord for any inconvenience as a result of such construction and repairs. Tenant agrees to allow the Builder's/ Landlord's customer service and /or trade's people access to the unit during normal business hours to do repair and touch up work to the unit, as required. Landlord agrees to give notice to the tenant at least 24 hours before the time of entry.

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

INITIALS OF TENANTS:



INITIALS OF LANDLORD(S):





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BUYER: Young Ju Kwon

SELLER: Jeff Huang

For the transaction on the property known as: #1201-510 Curtan PL, Mississauga, Ontario 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 representatives of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

**DECLARATION OF INSURANCE:** The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Real Estate and Business Brokers Act, 2002 (REBBA 2002) and Regulations.

**1. LISTING BROKERAGE**

- a) ☒ The Listing Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
- 1) ☒ The Listing Brokerage is not representing or providing Customer Service to the Buyer.  
(If the Buyer is working with a Co-operating Brokerage, Section 3 is to be completed by Co-operating Brokerage)
  - 2) ☐ The Listing Brokerage is providing Customer Service to the Buyer.
- b) ☐ **MULTIPLE REPRESENTATION:** The Listing Brokerage has entered into a Buyer Representation Agreement with the Buyer and represents the interests of the Seller and the Buyer, with their consent, for this transaction. The Listing Brokerage must be impartial and equally protect the interests of the Seller and the Buyer in this transaction. The Listing Brokerage has a duty of full disclosure to both the Seller and the Buyer, including a requirement to disclose all factual information about the property known to the Listing Brokerage. However, the Listing Brokerage shall not disclose:
- That the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
  - That the Buyer may or will pay more than the offered price, unless otherwise instructed in writing by the Buyer;
  - The motivation of or personal information about the Seller or Buyer, unless otherwise instructed in writing by the party to which the information applies, or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
  - The price the Buyer should offer or the price the Seller should accept;
  - And; the Listing Brokerage shall not disclose to the Buyer the terms of any other offer.
- However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the property will be disclosed to both Seller and Buyer to assist them to come to their own conclusions.

Additional comments and/or disclosures by Listing Brokerage: (e.g. The Listing Brokerage represents more than one Buyer offering on this property.)

**2. PROPERTY SOLD BY BUYER BROKERAGE - PROPERTY NOT LISTED**

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

Additional comments and/or disclosures by Buyer Brokerage: (e.g. The Buyer Brokerage represents more than one Buyer offering on this property.)

**INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)**

JK  
BUYER

[Signature]  
CO-OPERATING/BUYER BROKERAGE

[Signature]  
SELLER

[Signature]  
LISTING BROKERAGE

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327/50

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  
..... 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:  
Half Month's Rent

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)

Royal LePage New Concept  
(Name of Co-operating/Buyer Brokerage)

1993 Leslie St., Toronto, ON M3B 2M3

Tel.: (416) 449-7600 Fax: (416) 391-5243

[Signature] Date: May 17, 2017  
(Authorized to bind the Co-operating/Buyer Brokerage)

K.J. Kim  
(Print Name of Broker/Salesperson Representative of the Brokerage)

Orion Realty Corporation, Brokerage  
(Name of Listing Brokerage)

#200-465 Burnhamthorpe

Tel.: (416) 733-7784 Fax: (905) 286-5999

[Signature] Date: 5/17/17  
(Authorized to bind the Listing Brokerage)

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

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage  
representing more than one client for this transaction.

BUYER'S INITIALS

SELLER'S INITIALS

ACKNOWLEDGEMENT

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

[Signature] Date: May 17, 2017  
(Signature of Buyer)

.....  
(Signature of Buyer)

[Signature]  
(Signature of Seller)

Date: 05/17/2017

.....  
(Signature of Seller)

Date: .....

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**Rental Application  
Residential**

I/We hereby make application to rent 1101 - 570 CURRAN PL Mississauga L5B 0J8  
from the 2 day of May 2017 at a monthly rental of \$ 1,750.00

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

1. Name SUZETTE FORBES Date of birth 08/18/1974 SIN No. (Optional) \_\_\_\_\_

Drivers License No F65607291745818 Occupation \_\_\_\_\_

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 58 MARITA PLACE Address 25 ROYAL COLWOOD CRT

CONCORD ON L4K 3J6 CONCORD ON L4K 2J3

From 2013 To MAY 2017 From 2008 To 2013

Name of Landlord DAMION NARINE Name of Landlord ANITA

Telephone: 6476876061 Telephone: 6477819338

**PRESENT EMPLOYMENT**

Employer UPS CANADA 3G METAL WOX

Business address 2900 STEELES AVE W. CONCORD 90 SNOW BLVD. CONCORD

Business telephone 416 802 4482 647 393 7803

Position held OPERATION SUPERVISION SALES / CUSTOMER SERVICE

Length of employment 4YRS 5 YRS

Name of supervisor ERICA WRIGHT YANIQUE BENNETT

Current salary range: Monthly \$ 5,460.00

## SPOUSE'S PRESENT EMPLOYMENT

## PRIOR EMPLOYMENT

Employer .....  
 Business address .....  
 Business telephone .....  
 Position held .....  
 Length of employment .....  
 Name of supervisor .....

Current salary range: Monthly \$ .....

Name of Bank President choice Branch .....Address Dufferin/SteelesChequing Account # 0057908246Savings Account # 0089565642

## FINANCIAL OBLIGATIONS

Payments to Car Amount: \$ 215  
 Payments to Insurance Amount: \$ 196

## PERSONAL REFERENCES

Name Grace Stennett Address 1901 Shepherd Ave West  
 Telephone: 647 628-0807 Length of Acquaintance 10yrs Occupation Customer Service Rep  
 Name Micheal McKenzie Address Brampton  
 Telephone 647 382 9442 Length of Acquaintance 2yrs Occupation Truck Driver

## AUTOMOBILE(S)

Make Toyota Model Corolla Year 2015 Licence No BWMC 743  
 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.

Suzette Forbes May 2017  
 Signature of Applicant Date

Telephone: 647 219 4720 Telephone: .....



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Beijing

EWING YAKAWA

\*\*\* 1.500.00

**CAP ONE: THE RISE AND FALL OF NORTHERN CALIFORNIA**

AGENCY USE ONLY (DO NOT WRITE IN THESE SPACES)

REBECCA NF CHAN

№ 312146 № 100720161 930284010

MS HO LAU  
29 KAYLA CRES  
COLLINGWOOD ON L9Y 5K9

023

DATE 2017-06-09  
Y Y Y Y M M D D

PAY TO THE ORDER OF Amazon City Centre Seven New Development Partnership \$ 19500  
One Hundred and Ninety Five / 100 DOLLARS

President's Choice  
FINANCIAL

President's Choice Financial services  
are provided by the direct banking division  
of the Canadian Imperial Bank of Commerce  
305 Milner Avenue, 5th Floor  
Scarborough, Ontario M1B 3V4

BANK ACCOUNT

Security features  
included.  
Details on back.

MEMO

Unit 1201 PSU 2

*[Signature]*

⑈023⑈ ⑆30800⑈010⑆ 0075697490⑈

PS12 1201 Leasing Fee (Tax-HST)



Driver's Licence  
Permis de conduire

ON  
CANADA

1 NAME/ NCM

KWON,

2 YOUNG JUN

3 402-340 SUGARCREEK TRAIL  
LONDON, ON, N6H 0G4

4 NUMBER/  
NUMERO

K9614 - 79008 - 50815

5 ISS/DEL

2016/06/22

6 EXP/EXP 2017/08/15

7 DOB/REF

DN2314084

8 HGT/HAUT 180 CM

9 SEX/SEX

M

10 CLASS/  
CATEG

G

11 REST/  
COND

X

*[Signature]*

1986/08/15

WOODBINE AND JOHN  
2851 JOHN ST. UNIT 300  
MARKHAM, ONTARIO, CANADA L3R 5R7

792294

DATE 20170519  
V/A M/M D/U

CTI

Pay to the order of Orion Realty Corporation, Brokerage In Trust \$ 3500.00  
Payez à l'ordre de

for Bank of Montreal/pour la Banque de Montréal /100 Canadian Dollars Canadiens

Kwang Jin Kim

Signature

11 Ellinwood Ct Markham

Signature

⑆06952⑈001⑆ 2949027922942⑈90



**Kwang Jin Kim**  
Sales Representative

**ROYAL LEPAGE**  
New Concept. Smarter.  
Assessment, Design and Delivery

1093 Leslie Street, Toronto, ON M8B 2M3

Cell 416.992.5854  
Office 416.449.7600  
Fax 416.391.6243  
KJKim@royallepage.ca

Helping you. Is what we do.™



January 19, 2016

To Whom It May Concern:

Re: **Victoria (Young Ju) Kwon**  
2612 - 29 SINGER CRT  
NORTH YORK, ON  
M2K-0B3

Please accept this letter as confirmation that Victoria Kwon was an employee with Loblaw Companies Limited from October 28, 2013 to January 13, 2016. Her role with the company was Full-Time, Permanent, Assistant Product Developer for Joe Fresh Apparel. She worked in the Company's Toronto, Ontario office.

Victoria's employment was terminated due to restructure of the business. Victoria's employment with the Company was terminated on a without-cause basis.

Victoria's duties included the following:

**Collaborating with Technical Design**

- Once the item has been adopted into the line, the Assistant Product Developer is responsible for entering accurate technical details into Web PDM
- They will have a strong relationship with the technical design team

**Preproduction and Production Assistance**

- Assistant Product Developer tracks and organizes all of the approvals (ex:// colour swatches, buttons, zippers, and printing) and prepares for the Product Developer to sign off on
- Will communicate with vendor and will input in to Web PDM
- Works with Sourcing to make sure that all of the details and all of the timelines are stringently met and the vendors are performing accordingly
- Tracking and red-flagging everything that is not happening according to the timeline

**Organization and Documentation of Samples**

- Physically organize all of the samples coming in and document them (ex:// booking samples, final samples that go for production approval, and showroom samples)
- Taking colour swatches to the light box and reviewing and preparing them for the Product Developer

**Sketching and Illustration**

- Sketch various designs

**Vendor Relations**

- If a vendor has a complaint (ex:// Missing purchase order), the vendor would consult with the Assistant Product Developer
- Accurate communication to the vendors is extremely important in this role

It is the Company's policy not to comment on job performance. The Company wishes Victoria all the best in her future endeavours and thank her for her contributions. If you require further information or confirmation, please do not hesitate to contact myself directly at 416-516-5233 extension 516009.

Yours truly,



Anita Patel  
Human Resources  
Loblaw Companies Limited

**EQUIFAX**

1 877 227-8800

**Consumer Report**

05/13/2017

**File Requested by: SASHMEAD****Identification**

**Name:** KWON, YOUNG JU  
**Current Address:** 388, PRINCE OF WALES, MISSISSAUGA, ON  
**Date of Birth, SIN:** 1988/06/13  
**Reference:** 8136

**Subject:** File Requested, Score, Identification, Inquiries, Employment, Summary, Trades.**Product Score (Subject)****Ers 1.0****781**

Average age of trades.

Number of open national card trades.

Average age of national card trades.

Medium risk region prime credit file.

**Identification (Subject)**

<b>Unique Number:</b>	3941228409	<b>File Number:</b>	00-0008095-00-017
<b>Date File Opened:</b>	2012/05/31	<b>Date of Last Activity:</b>	2014/12/13
<b>DOB/Age:</b>	1988/06/13	<b>SIN:</b>	

**Name:** KWON, YOUNG JU  
**Current Address:** 388, PRINCE OF WALES DR #210, MISSISSAUGA, ON, L5B 0A1  
**Since, R/O/B:** 2016/05  
**Reported:** Tape Reported  
**Former Address:** 29, SINGER CRT #2612, NORTH YORK, ON, M2K 0B3  
**Since, R/O/B:** 2014/10  
**Reported:** Tape Reported  
**2nd Former Address:** 10, NORTHTOWN WAY #2307, NORTH YORK, ON, M2N 7L4  
**Since, R/O/B:** 2013/11  
**Reported:** Tape Reported

**Inquiries (Subject)****Member Inquiries:**

Date	Member No	Member Name	Telephone
2014/12/13		CAPITAL ONE HBC MC	(800) 481-3239
2014/12/03		CHASE BESTBUY PL	(800) 265-3675
<b>Total number of inquiries: 2</b>			

**Employment (Subject)****Employment Information:**

Current Employer:RYERSON UNIVERSITY STUDENT

Former Employer:STUDENT

Summary (Subject)

Pub/Other	Trade Oldest-Newest	Total	High Credit	Rating for R/O/I/M/C
0	2012/05 - 2017/05	6	400 - 3000	6-One

Trade Information (Subject)

Member Trades:

Bus/ID Code	Rptd	Opnd	HC	Terms	Bal	PDA	Rt	30/60/90	MR	DLA
TD CREDIT CARDS (800) 983-8472										
* I	2017/05	2012/05	1000		0	0	R1	0/0/0	44	2014/09
Description:	Monthly Payments Amount in H/C Column is credit limit									
VISA DESJARDINS (800) 363-3380										
* I	2017/04	2015/03	400		0	0	R1	0/0/0	25	
Description:	Account Paid Monthly Payments									
BANK OF MONTREAL M C (800) 263-2263										
* I	2017/04	2012/06	3000	35	845	0	R1	0/0/0	59	2017/03
Description:	Monthly Payments Amount in H/C Column is credit limit									
MBNA (888) 876-6262										
* I	2017/04	2012/09	1500		0	0	R1	0/0/0	32	
Description:	Monthly Payments Amount in H/C Column is credit limit									
CAPITAL ONE HBC (866) 640-7858										
* I	2017/04	2014/12	1000		0	0	R1	0/0/0	28	2017/02
Description:	Monthly Payments Amount in H/C Column is credit limit									
CHASE BEST BUY PL (877) 862-1208										
* I	2015/04	2014/12	2000		0	0	R1	0/0/0	5	2015/01
Description:	Transferred Monthly Payments									
Credit Utilization: 13%										
			6500			845				

End Of Report