

Check List for Leasing

Tower: PSV2 Unit: 2002

Date Requested: March 1, 2017

Purchasers Name: Angela Subramaniam & Subramaniam Palghat Ranganay

Items Required for Leasing a Unit		Completed	Date
1	Executed copy of the Leasing Amendment giving Consent *the % of deposit & Leasing fee must be confirmed (% <u>20</u> Leasing fee \$ <u>1500 + HST</u>)	✓	
2	Copy of Leasing Agreement	✓	
3	Certified Cheque for Balance of Deposit bring total deposit to required amount as per the Leasing Amendment on Occupancy payable to "Blaney McMurtry LLP in Trust" Amount require (\$ _____)	N/A	
4	Certified Check for the Leasing Fee (+ HST) made payable to "Amacon Development (City Centre) Corp" Amount require (\$ 1695 <u>#1695</u>)	✓	
5	Copy of ID – Tenant	✓	
6	Copy of Bank's Mortgage Commitment for Original Purchaser (Landlord)	Provided to Amacon directly.	
7	Copy of Proof of 1st and Last Rental Deposits	✓	
8	Credit Check Report / Financial Record of Tenant	✓	

PSVZ

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

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

ANGELA SUBRAMANIAM and SUBRAMANIAM PALGHAT RANGARAJ (the "Purchaser")

Suite 2002 Tower TWO Unit 2 Level 18 (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 Money McNulty, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to ~~twenty~~ ^{twenty} percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default of 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 26 day of JANUARY 2012

Witness: me Buchanan

Witness: me Buchanan

Purchaser: ANGELA SUBRAMANIAM

Purchaser: SUBRAMANIAM PALGHAT RANGARAJ

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 30 day of January 2012

ANACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]
Authorized Signing Officer
I have the authority to bind the Corporation

**Agreement to Lease
Residential**

**Toronto
Real Estate
Board**

This Agreement to Lease dated this 6 day of March, 2017

TENANT (Lessee), Lee D. Thibeault and Christie K. Thibeault (a.k.a Morrell)
(Full legal names of all Tenants)

LANDLORD (Lessor), Angela Subramaniam and Subramaniam Palghat Rangaraj
(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:
2002-510 Curran Pl Mississauga LSB 0J8

2. TERM OF LEASE: The lease shall be for a term of 1 Year commencing 15th March, 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 Two Thousand One Hundred Fifty
Canadian Dollars (CDN\$ 2,150.00), 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
(Hereby/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to ORION REALTY CORPORATION BROKERAGE "Deposit Holder"

in the amount of Four Thousand Three Hundred

Canadian Dollars (CDN\$ 4,300.00) 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly 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): [Signature]

INITIALS OF LANDLORD(S): [Signature]

7. PARKING: ONE PARKING

8. ADDITIONAL TERMS: 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 Tenant [Landlord/Tenant] until 11:59 p.m. on the 8

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.: FAX No.:
[For delivery of Documents to Landlord] [For delivery of Documents to Tenant]

Email Address: lukarowska@gmail.com Email Address: khristm@hotmail.ca
[For delivery of Documents to Landlord] [For delivery of Documents to Tenant]

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

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): ET

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:

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

(Witness)

(Person or Authorized Representative)

(Seal)

DATE 06-03-17

(Witness)

(Person or Authorized Representative)

(Seal)

DATE 06-03-17

(Witness)

(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:

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

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE MARCH 7, 2017

(Witness)

(Landlord or Authorized Representative)

(Seal)

DATE MARCH 7, 2017

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 1:30 a.m. on 7th day of MARCH, 2017).

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage Orion Realty Corporation Brokerage

Tel.No. 416-733-7784

Dragana Nestorovski

(Salesperson / Broker Name)

Co-op/Tenant Brokerage ORION REALTY CORPORATION

Tel.No. (416) 733-7784

DRAGANA NESTOROVSKI

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Lease and authorize the Brokerage to forward a copy to my lawyer.

(Landlord)

DATE MARCH 07, 2017

(Landlord)

DATE MARCH 07, 2017

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 authorize the Brokerage to forward a copy to my lawyer.

(Tenant)

DATE 06-03-17

(Tenant)

DATE 06-03-17

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 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)

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Schedule A
Agreement to Lease - Residential

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

TENANT (Lessee), Lee D. Thibault and Khristie K. Thibault (a.k.a Morrell), and

LANDLORD (Lessor), Angela Subramaniam and Subramaniam Palghat Rangaraj

for the lease of 2002-510 Curran Pl Mississauga

L5B 0J8 dated the 6 day of March, 2017

The landlord agrees to allow access to the tenant within 1 week prior to the closing for the purposes of re-visit/ showing to family, taking measurements, as well as cleaning. ~~PA~~

LT/KL AS/RS

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

INITIALS OF TENANT(S):

LT/KL

INITIALS OF LANDLORD(S):

AS/RS



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

TENANT (Lessee), Lee D. Thibeault & Kristie K. Thibeault (aka Morrell)

LANDLORD (Lessor), Angela Subramaniam & Subramaniam Palghat Rangaraj

for the lease of 2002-510 Curran PL., Mississauga, Ontario

dated the 6 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 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, furnace filters, etc.

The Tenant agrees not to make any changes to the décor 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 the landlords, 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 security deposit in the form of a cheque payable to the landlords, before taking occupancy of the unit, for the use of keys and fobs.

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.

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.

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

INITIALS OF TENANTS:

[Handwritten initials]

INITIALS OF LANDLORD(S):

[Handwritten initials]

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

TENANT (lessee), Lee D. Thibeault & Kristie K. Thibeault (aka Morrell), and
LANDLORD (lessor), Angela Subramaniam & Subramaniam Palghat Rangaraj
for the lease of 2009-510 Curran Pl., Mississauga, Ontario
dated the 6 day of March, 2017.

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 fire 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.

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 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.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

1500414 06/10

© Registered trademark of The Bank of Nova Scotia



Scotiabank

BRAMPTON BUSINESS BANKING CTR
BRAMPTON ON L6V 1C2

CANADIAN DOLLAR DRAFT

936379

DATE 20 17 03 09

PAY TO ORDER OF AMACON DEVELOPMENT (CITY CENTRE) CORP

\$ 1,695.00

SUM OF EXACTLY 1,695 DOLLARS ***** 00/100

CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

AUTH NO. E0202
AUTH NO. A0971

THE BANK OF NOVA SCOTIA <i>Abdolkassis</i>
AUTHORIZED OFFICER <i>Ali</i>

AUTHORIZED OFFICER

⑈936379⑈ ⑆38562⑈002⑆ 00000⑈43 66662⑈

Ontario



Health Services

KRISTIE KA

LAURENCEAU

6080 - 601 - 682-1111

BORN/MECE

1977 - 10 - 25

YUAN

MON DAY

ISSUED

2016 - 10 - 1

YUAN

MON DAY



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

NAME/NO
MORRELL

KARISTE KARLA

3845-BLOOMINGTON CRES

MISSISSAUGA, ON, L5M 0A3

IDENTIFICATION
NUMBER/
NUMERO

M6645 - 43457 - 76025

DATE OF BIRTH/
DATE DE NAISSANCE

2014/08/22

AGE EXP./EXP.

2016/10/25

SEX/SEX

CZ6602177

16 HGT/HAUT.

178 cm

SEX/SEX

F

DATE OF BIRTH/
DATE DE NAISSANCE

C

SEX/SEX

X

DATE OF BIRTH/
DATE DE NAISSANCE

X

1977/10/25

Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1. NAME/NOM

THIBEAULT,
LEE DANIEL

2. 704-1985 RICHMOND ST
LONDON, ON, N5X 0A8

3. NUMBER/
NUMERO

T3422 - 45228 - 80219

4. ISS/DEL

2016/06/27

4b. EXP/EXP. 2018/02/19

5. CODES

DN2009991

16 HGT/HAUT 172 cm

6. SEX/SEX

M

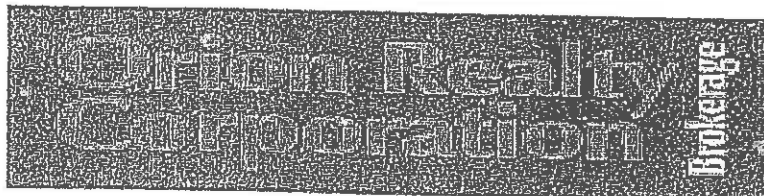
7. CLASS/
CATEG

G

12. BEST/
COND

Lee Thibault

1988/02/19



ORION REALTY CORPORATION

150 Ferrand Drive, Suite 801

Toronto, ON, M3C 3E5

Ph. 416-733-7784

Fax. 416-499-1844

DATE: March 8 2017 TIME: 9:58

RECEIVED FROM: Lee D. & Kristie K Thibeault (Delivered by UPS)

ITEMS: ☐ CERTIFIED CHEQUE ☐ CHEQUE ☒ BANK DRAFT ☐ OTHER

AMOUNT \$ 4,300

PAYABLE TO:

☒ ORION REALTY CORPORATION

OR: _____

RE: PROPERTY _____

☒ RENTAL ☐ SALE

RE: 510 Curran Pl # 2002
(PROPERTY ADDRESS)

RECEIVED BY: Kieu

☐ COPY OF THE CHEQUE FOR THE CLIENTS

☐ COPY OF THIS RECEIPT FOR THE CLIENT

00646356

 **Manulife Bank**
Manulife Bank of Canada

 **Banque Manuvie**
Banque Manuvie du Canada

DATE 2017 03 07
Y/A M/M D/J

Re: / Objet: 1277730

In the amount of /
Montant **Four Thousand Three Hyndred 00/100 Dollars

\$ *****4,300.00

Pay to the
order of /
Payez à
l'ordre de Orion Realty Corporation

Canadian Funds

Royal Bank of Canada
Main Branch
Toronto ON

Banque Royal du Canada
Succursale Principale
Toronto ON


Authorized Officials/Représentants autorisés

⑈646356⑈ ⑆00002⑈003⑆ 006463566540⑈



Equifax Credit Report for Lee D. Thibeault

As of: 03/04/2017
Available until: 03/04/2018
Confirmation #: 3653548606

Report Does Not Update

Personal Information

Personal Data

Name: LEE D THIBEAULT
SIN:
Date of Birth: 1988-02-XX

Current Address

Address: 1985 RICHMOND ST
LONDON, ON
Date Reported: 2014-12 2013-10 2011-07

Previous Address

Address: 71 KING ST #1806
LONDON, ON
Date Reported: 2014-12 2013-10 2011-07

Current Employment

Employer: LONG TERM DISABILITY
Occupation:

Previous Employment

Employer: DISSABILITY
Occupation:
Employer: AIR CANADA JAZZ
Occupation:

Special Services

No Special Services Message

Consumer Statement

No Consumer Statement on File

Credit Information

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

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

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

BMO D3371

Phone Number:	(416)927-3067	High Credit/Credit Limit:	\$15,000.00
Account Number:	XXX...791	Payment Amount:	\$273.00
Association to Account:	Individual	Balance:	\$13,656.00

Type of Account: Revolving
Date Opened: 2016-08
Status: Paid as agreed and up to date
Months Reviewed: 07
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Personal line of credit
Monthly payments

Past Due: \$0.00
Date of Last Activity: 2017-02
Date Reported: 2017-02

CANADIAN TIRE BANK

Phone Number: (800)459-6415
Account Number: XXX...443
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2014-12
Status: Paid as agreed and up to date
Months Reviewed: 27
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments
Amount in h/c column is credit limit

High Credit/Credit Limit: \$3,800.00
Payment Amount: \$96.00
Balance: \$3,663.00
Past Due: \$0.00
Date of Last Activity: 2017-01
Date Reported: 2017-02

WALMART CDA BANK MC

Phone Number: (888)331-6133
Account Number: XXX...354
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2013-05
Status: Paid as agreed and up to date
Months Reviewed: 33
Payment History: No payment 30 days late
No payment 60 days late
No payment 90 days late
Prior Paying History:
Comments: Monthly payments
Amount in h/c column is credit limit

High Credit/Credit Limit: \$1,000.00
Payment Amount: Not Available
Balance: \$0.00
Past Due: \$0.00
Date of Last Activity: 2015-11
Date Reported: 2017-02

ROYAL BANK VISA

Phone Number: Not Available
Account Number: XXX...021
Association to Account: Individual
Type of Account: Revolving
Date Opened: 2011-05
Status: Paid as agreed and up to date
Months Reviewed: 70
Payment History: 01 payments 30 days late
No payment 60 days late

High Credit/Credit Limit: \$16,000.00
Payment Amount: \$161.00
Balance: \$14,388.00
Past Due: \$0.00
Date of Last Activity: 2017-02
Date Reported: 2017-02

Prior Paying History: No payment 90 days late
One payment past due (2013-08)
Comments: Monthly payments
Amount in h/c column is credit limit

CDA STUDENT LOANS PR

Phone Number:	(888)815-4514	High Credit/Credit Limit:	\$12,036.00
Account Number:	XXX...386	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2007-09	Date of Last Activity:	2016-06
Status:	Paid as agreed and up to date	Date Reported:	2016-12
Months Reviewed:	70		
Payment History:	02 payments 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	One payment past due (2012-09) One payment past due (2012-08)		
Comments:	Account paid Student loan		

ROYAL BANK

Phone Number:	(519)661-1180	High Credit/Credit Limit:	\$22,000.00
Account Number:	XXX...001	Payment Amount:	\$574.00
Association to Account:	Joint	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2014-09	Date of Last Activity:	2016-03
Status:	Paid as agreed and up to date	Date Reported:	2016-03
Months Reviewed:	19		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

KODOO MOBILE

Phone Number:	(866)995-6636	High Credit/Credit Limit:	\$212.00
Account Number:	XXX...755	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2011-08	Date of Last Activity:	2013-11
Status:	Bad debt, collection account or unable to locate	Date Reported:	2015-05
Months Reviewed:			
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:	Two payments past due (2013-12) One payment past due (2013-11)		
Comments:	Written-off Account Closed		

HONDA FINANCE INC

Phone Number:	(416)754-2323	High Credit/Credit Limit:	\$18,286.00
Account Number:	XXX...079	Payment Amount:	\$0.00
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Installment	Past Due:	\$0.00
Date Opened:	2013-03	Date of Last Activity:	2014-12
Status:	Paid as agreed and up to date	Date Reported:	2015-02
Months Reviewed:	24		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Auto		

BELL MOBILITY

Phone Number:	(800)361-2613	High Credit/Credit Limit:	\$90.00
Account Number:	XXX...278	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Open	Past Due:	\$0.00
Date Opened:	2013-09	Date of Last Activity:	2014-05
Status:	Paid as agreed and up to date	Date Reported:	2014-06
Months Reviewed:	09		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Transferred or sold Monthly payments		

CANADIAN TIRE BANK

Phone Number:	(800)459-6415	High Credit/Credit Limit:	\$500.00
Account Number:	XXX...332	Payment Amount:	Not Available
Association to Account:	Individual	Balance:	\$0.00
Type of Account:	Revolving	Past Due:	\$0.00
Date Opened:	2011-07	Date of Last Activity:	2012-02
Status:	Paid as agreed and up to date	Date Reported:	2012-02
Months Reviewed:	08		
Payment History:	No payment 30 days late No payment 60 days late No payment 90 days late		
Prior Paying History:			
Comments:	Account paid Monthly payments		

Credit History and Banking Information

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

No Banking information on file

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

Public Records and Other Information

Bankruptcy

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

Voluntary Deposit - Orderly Payment Of Debts, Credit Counseling

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

Registered Consumer Proposal

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

Judgments, Seizure Of Movable/Immovable, Garnishment Of Wages

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

Secured Loans

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

Secured Loans

Court Name:	MINISTRY GOVT SERV	Date Filed:	2013-04
Industry Class:		Creditor's Name and Amount:	685701666 HONDA CANADA FINANCE INC \$18287
Maturity Date:	2017-03		
Comments:	Security Discharged		

Collection Accounts

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

No Collections information on file

Credit Inquiries to the File

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

2016-08-03	BMO D3371 (416)927-3067
2016-04-05	BMO D3371 (416)927-3067
2014-12-12	CANADIAN TIRE BANK (800)461-2800
2014-05-17	BELL CANADA (800)730-7121

The following "soft" inquiries were also generated. These soft inquiries do not appear when lenders look at your file;

they are only displayed to you. All Equifax Personal Sol inquiries are logged internally, however only the most current is retained for each month.

2017-03-04	AUTH ECONSUMER REQUE (Phone Number Not Available)
2017-03-04	EQUIFAX PERSONAL SOL (800)871-3250
2017-02-14	BANK OF MONTREAL (877)304-4121
2017-01-17	CANADIAN TIRE BANK (800)459-6415
2016-04-05	SUNLIFE ASSUR GRS (866)733-8612

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

Complete and submit a [Consumer Credit Report Update Form](#) to Equifax.

By mail:

Equifax Canada Co.
Consumer Relations Department
Box 190 Jean Talon Station
Montreal, Quebec H1S 2Z2

By fax: (514) 355-8502

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

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

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Equifax Credit Score™

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Score Summary as of 03/03/2017


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Equifax
494
Poor

Where You Stand

The Equifax Credit Score™ ranges from 300-900. Higher scores are viewed more favorably. Your Equifax credit score is calculated from the information in your Equifax Credit Report. Most

lenders would consider your score poor. You may have a hard time qualifying for credit and when you do, you may expect to pay some of the highest interest rates.

		No scores in this range	No scores in this range	No scores in this range	No scores in this range
Range	300 - 559	560 - 659	660 - 724	725 - 759	760 +
	Poor	Fair	Good	Very Good	Excellent
Canada Population	4%	10%	15%	14%	57%

What's Impacting Your Score

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

1. Number of trade lines currently past due.
2. Age of most recent derogatory public record.
3. Number of trades bad debt in last 24 months.

