



**RESIDENTIAL BUILDING MANAGEMENT CORP.**

**Z-23456**

**SPECIMEN ONLY**

Attention: Mr. Tom Budler

*PERSONAL & CONFIDENTIAL*

DATE

LEASING APARTMENT REPORT #11

Name: **Mr. John Smith**  
Address: 53, Bentley Ave, Montreal, Quebec H4E 4X8  
Telephone: 514 897-6543 (*listed under "J. Smith" at the Canada 411*)  
Cell phone: 514 345-7896

***General information***

Date of birth: October 9, 1976  
Civil status: Living in common law with Mrs. Adrianna Pallermo.  
Dependent children: 1  
Status in Canada: Canadian citizen

***Present address:*** 53, Bentley Ave, Montreal, Quebec  
Owner or tenant: Tenant  
Since: July 20XX  
Rent: \$950 per month  
Expiration date: June 30, 20XX  
Confirmation: A verification with the landlord, Mr. James Darby, tel. 514 222-2121, confirmed a residential lease under the names of your subject and Mrs. Pallermo started in July 20XX. The present lease should expire on June 30, 20XX. The monthly rent was confirmed at \$950, reported well paid and up to date. No returned cheques were reported. Rated as a good tenant.

***Previous address:*** 5521, Lady Rd, Montreal, Quebec H1M 2C2

**Mr. John Smith**

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**Quebec Rental Board:** The Association proceeded to a verification with the Quebec Rental Board on DATE. This verification was done under the name of your subject residing specifically at the addresses mentioned in this report and has revealed :

- DATE: a request for rent reduction, specific performance of an obligation and authorization to deposit the rent (non-performance of the landlord) for the apartment located at 5521, Lady Rd, Montreal, Quebec H1M 2C2; plaintiff/tenant: John Smith, residing at that date at 5521, Lady Rd, Montreal, Quebec H1M 2C2; defendant/tenant: Mr. Jim Jones, residing at 10000, Landlot Blvd, Laval, Quebec H1Z 2Q1; this claim ended by a case suspended on DATE.

**Current employer:** Frank's Car Repairs, 800, 9<sup>th</sup> Ave, Montreal, Quebec, tel. 514 881-9821.  
Position: Automobile Mechanic  
Since: 20XX  
Salary: \$45,000 gross per year  
Confirmation: A verification with your subject's supervisor, Mr. Frank Di Gregorio, tel. 438 822-3564, confirmed the above-mentioned information.

**Bank:** TD Canada Trust, branch at 98, St-Patrick Blvd, Montreal, Quebec, tel. 514 895-9595, fax: 514 895-4651. Please note that according to the strict internal policy of TD Canada Trust, the average balances maintained in the account of their clients are no longer reported. Your subject forwarded to our bureau a recent bank statement dated DATE confirming the following information:

- Chequing account #0234-5678 opened under the name of your subject and showing a balance of \$658.03 at that date;
- Savings account #0345-9875 opened under the name of your subject and showing a balance of \$2,689.02 at that date;
- Your subject would have no other deposit or loan with TD Canada Trust.

***Credit cards:***

At the time of the preparation of this report, your subject would utilize the following credit cards:

- Visa TD Canada Trust, credit limit: \$7,000, balance due: \$2,100 at the time of the preparation of this report;
- Visa Canadian Tire, credit limit: \$2,000, no important balance was due on this card at the time of the preparation of this report.

***Car vehicle(s):***

Your subject is the registered owner of a 2014 Toyota Sienna which would presently be free of any important lien and would have a current market value of \$10,000.

***Legal files:***

A verification of the legal files covering the province of Quebec, under the name of Mr. John Smith, born on October 9, 1976 and residing at the addresses mentioned in this report, has revealed no entries in terms of writ, seizure, judgment, bailiff sales, or others.

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The information given above is in answer to your specific inquiry only and is communicated subject to the following conditions: That the information furnished by Provincial Association of Credit (3217937 Canada Inc.) shall be revealed upon request and under certain conditions accordingly to the Act Respecting the Protection of Personal Information in the Private Sector to the subject of the inquiry, that the facts upon which this information is based were obtained by the Provincial Association of Credit as your agents and employee, from sources deemed reliable, the accuracy of which information is, however, in no way guaranteed.

**The inquirer in accepting this report agrees to be responsible for any damages arising from a violation of any of the above.**