

-----Original Message-----

From: Lynda Staub [mailto:lstaub@skyweb.ca]

Sent: Tuesday, January 17, 2006 6:25 PM

To: Marlene Legare, CFP

Subject: Re: Dad's Birthday

I prefer not to be the first contact - Andre and I discussed it - I am the first contact for Mom and have been for the past two years - and I would appreciate having someone else be on call - I am back in my new position as Document Examiner at my office and I don't want to jeopardize my new job. *WAG. LAND TITLE - Broadway St.* I have had to miss work for Mom and don't want to miss more if I can help it.
- Andre agreed and that's the way we would like it so please reverse your instructions -
Thanks!!
P.S. It is best if you email me before proceeding on things - or else it will cause confusion amongst everyone. Thanks!!

Requested that you be the first contact at the hospital for Dad as opposed to Andy, and will elaborate further later on in my next email. (above)

Marlene

- Also - cleared something up - Dad was observed on Friday 16th at Grace and discharged on Saturday afternoon the 17th

HOOK & SMITH

Barristers, Solicitors and Notaries Public

201 - 3111 Portage Avenue
Winnipeg, Manitoba
CANADA
R3K 0W4
Tel: (204) 885-4520
Fax: (204) 837-9846
E-Mail: wsmith@hookandsmith.com

Dennis A. Smith, U.B.
Bernard Toews, B.A. U.B.
Winston F. Smith, Q.C.
Grant W. Davis, B.A. U.B.
Sarah Thurmeyer, B.A. Adv. U.B.
Gordon P. Hook (Retired)
Garry N. Harvey (1944-1998)

File No 110905

September 8, 2008

CONFIDENTIAL

Winnipeg Land Titles Office

276 Portage Avenue
Winnipeg, MB R3C 0B6

Attention: Mr. Barry C. Effler, Deputy Registrar General and District Registrar

Dear Sir:

Re: Complaint concerning employee Lynda Staub

I act for Mr. Lionel Bouchard, an 84-year-old gentleman, who is in the midst of a dispute with his son, André Lionel Bouchard. Your employee, Lynda Staub, is a daughter of my client and her recent actions could have caused serious financial loss by my client.

To protect his claim against his son as an unpaid vendor and his entitlement to a life estate in a residence on land sold to his son, my client caused two caveats to be registered in the Portage La Prairie Land Titles Office. With knowledge that her father, my client, had retained our firm to enforce his rights against his son as claimed in the caveats, it is our belief that Lynda Staub drafted discharges of those caveats for her brother so that he could have my client sign them. Luckily, my client resisted signing the discharges.

It is our opinion that an investigation by your office will confirm that your employee acted outside her authority as an employee of the Land Titles Office in drafting and providing the discharges of two caveats to her brother. Such an investigation will also confirm that your employee not only purposely acted in such a manner as to effectively deprive my client of his right to consult counsel, but also interfered with my professional relationship with my client when I believe she had full knowledge of her father's claims as stated in the

caveats and the fact that he had retained legal counsel to pursue those claims. Furthermore, she took advantage of an 84 year old gentleman.

If the discharges had been signed and registered, my client would have suffered substantial and irreparable damage, especially when the issue of his entitlement to a life estate was before the court and due to be heard only a few days (August 13, 2008) after the discharges were presented to him to sign.

Enclosed herewith are copies of the discharges that were brought to my office by my client with the explanation as to how he received them and with advice that they had not been signed, fortunately, although my client was under substantial pressure to sign them. Also enclosed are copies of the caveats themselves.

I respectfully request your investigation into the actions of Lynda Staub and such discipline as is justified by the results of your investigation.

Yours truly,

HOOK & SMITH

Per: **COPY**

Winston F. Smith, Q.C.

WFS/ca
Enclosure

- cc. The Law Society of Manitoba
- cc. Lionel Bouchard
- cc. Chapman Goddard Kagan
Attention: Kelly Land, Solicitor for André Bouchard

THIS IS EXHIBIT "L" REFERRED TO IN THE
 AFFIDAVIT OF
 Lionel André Bouchard
 SWORN BEFORE ME AT THE OF
 IN THE PROVINCE OF British Columbia
 THIS DAY OF 20.....

DISCHARGE Form 12

District of PORTAGE LA PRAIRIE

1. APPLICANT(S) include address and postal code
LIONEL ANDRE BOUCHARD, c/o 12345 - 234th Street, Maple Ridge, B.C. V2X 0N7

see schedule

2 NATURE OF APPLICATION

Full Discharge of Instrument No. 1112240

Mortgage Caveat

Other (specify) _____

Partial Discharge of Instrument No. _____

Mortgage Caveat

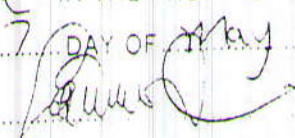
Other (specify) _____

3 LAND DESCRIPTION

Complete only for a Partial Discharge.
DO NOT Complete for a Full Discharge.

THIS IS EXHIBIT "A" REFERRED TO IN THE
AFFIDAVIT OF _____

Lionel Andre Bouchard
SWORN BEFORE ME AT THE City of Maple Ridge IN THE PROVINCE OF British Columbia
THIS 7 DAY OF May 2009



CHERYL BENNEWITH
2009-05-07 10:10
Maple Ridge, B.C. V2X 3C1
467-6665

TITLE NUMBER(S) 1901750 & 1901751

see schedule

4 SIGNATURE OF APPLICANT(S)

Strike out inappropriate statement(s) and initial

Please discharge the above instrument
~~IN FULL~~ all money due or to grow due on same has been paid.

~~OR~~
~~IN PART~~ only as to the land set out in Box 3,

~~asset of \$ _____~~ acknowledged:

2. The above instrument has not been assigned except as follows:

DATE
Y M D
2008

LIONEL ANDRE BOUCHARD

..... Name Signature

Witness

BY SIGNING THIS SECTION OF THE REAL PROPERTY ACT, ANY STATEMENT SET OUT IN THIS DOCUMENT AND SIGNED BY ME, MEAN, I AM MAKING A STATUTORY DECLARATION GIVEN PURSUANT TO THE MANITOBA EVIDENCE ACT



PORTAGE LA PRAIRIE

APPLICANTS (include address)

LIONEL ANDRE BOUCHARD, c/o 12345 - 234th Street, Maple Ridge, B.C. V2X 0N7

* see schedule

NATURE OF APPLICATION

(attach evidence as schedule, if required)

Full Discharge of Instrument no 1112241

Mortgage Caveat

Other (specify) _____

Partial Discharge of Instrument no _____

Mortgage Caveat

Other (specify) _____

DESCRIPTION

Complete only for a Partial Discharge
DO NOT Complete for a Full Discharge

THIS IS EXHIBIT "B" REFERRED TO IN THE
AFFIDAVIT OF

Lionel Andre Bouchard

SWORN BEFORE ME AT THE City of Maple Ridge IN THE PROVINCE OF British Columbia

THIS 7 DAY OF May 2009

CHERYL BENNEWITH

2009 May 20 10:30 AM
Maple Ridge B.C. V2X 3G1
487-5555

* see schedule

INSTRUMENT NUMBER(S) 1901750 & 1901751

~~STATEMENTS~~ OF APPLICANTS

* strike out inappropriate statement(s) and initial by party(s) signing

~~I discharge the above instrument:
if all money due or to grow due on same has been paid~~

~~XXX~~

~~_____ to the land set out in Box 3~~

~~_____ acknowledged~~

~~The above instrument has not been assigned except as follows:~~

DATE
Y M D

2008

LIONEL ANDRE BOUCHARD

Address Name Signature

Address Name Signature