

TB Holdings
Box 297
Elie, MB
R0H 0H0

Mr Lionel Bouchard
Box 81
Elie, MB
R0H 0H0

Mr Bouchard

We have been unable to contact you to give this directly to you so we are sending it by registered mail. Please sign and return your renewal to us by the end of March. I have also enclosed a notice of termination. If you do not wish to continue tenancy, I would appreciate it if you would fill the form out and send it back to us.

If you have any questions or concerns, please contact us at 204-353-2145.

Thank You
Terri Beaudin

Andre Bouchard using Landlord

to Harrass father for rental renewal

not due until May 31, 2008:

March 27th, 2008

Mr Lionel Bouchard
Box 81
Elie, Manitoba
R0H 0H0

A notice has been put in your door that we will be reading the water meters in your apartment on March 31st, 2008. Please notify us within 24 hours if this will be a problem.

Thank you
Terri Beaudin
TB Holdings

Received
07

Form 1 - Formule 1

Standard Residential Tenancy Agreement
Formule type de convention de location à usage d'habitation

Tenant
Copy

This form of Tenancy Agreement is prescribed under *The Residential Tenancies Act* (the Act) and applies to all residential tenancies in Manitoba, other than tenancies respecting a mobile home, mobile home site, or both. Two copies must be made and signed by both landlord and tenant. One copy must be given to the tenant within 21 days after it is signed.

La présente formule de convention de location est prévue par les règlements pris en vertu de la *Loi sur la location à usage d'habitation* (la Loi) et s'applique à toutes les locations à usage d'habitation du Manitoba, à l'exception de celles relatives aux maisons mobiles ou aux emplacements pour maisons mobiles, ou aux deux. Deux exemplaires doivent être remplis et signés par le locateur et le locataire. Un des exemplaires doit être remis au locataire dans les 21 jours qui suivent la signature de la formule de convention.

This Tenancy Agreement is made in duplicate between:

La présente convention de location, faite en double exemplaire, est conclue entre :

T.B. Holdings, Box 297 Ste Mb 204-353-2145, the Landlord - le locateur,
Name, address and telephone number of Landlord - Nom, adresse et numéro de téléphone du locateur

and - et

Lionel Duchard, the Tenant - le locataire.
Name of Tenant - Nom du locataire

Address of Rental Unit - Adresse de l'unité locative

1. The landlord agrees to rent to the tenant the rental unit at the following location:

Le locateur s'engage à louer au locataire l'unité locative située à l'adresse suivante :

#4 Main Str Elm, Mb RCH040 Apt #2
Address - Adresse

Term of Tenancy

Durée de la location

2. Complete either (a) or (b):

2. Remplir a) ou b) :

(a) Fixed Term Tenancy

(a) Location à terme fixe

The tenancy is for a fixed term beginning on
La période de location commence le

June 1st

and ending on
et se termine le

2007 and ending on May 31st 2009.
(termination date) (date de résiliation)

Unless the tenancy has been terminated in accordance with the Act, the landlord shall offer the tenant a renewal of this agreement at least three months before the termination date. If the tenant does not sign and return the renewal at least two months before the termination date, this agreement will expire on the termination date.

À moins qu'il n'ait été mis fin à la location conformément à la Loi, le locateur offre au locataire de renouveler la présente convention au moins trois mois avant la date de résiliation. Si le locataire omet de signer et de retourner la formule de renouvellement au moins deux mois avant la date de résiliation, la convention prend fin à cette date.

(b) Periodic Tenancy

b) Location périodique

The tenancy is periodic, beginning on
La location commence le

20

and continuing from
et se poursuit ensuite

(week to week, month to month, etc.)
(semaine après semaine, mois après mois, etc.)

1 Key given

Amount of Rent Payable

3. The tenant agrees to pay rent to the landlord on
Le locataire s'engage à payer au locateur, le

10th

Montant du loyer exigible

day of every Month in the following amount:
jour de chaque le loyer suivant :

(Note: both columns are to be completed if a rent increase is due on the rental unit before the termination date of this agreement.)

(Note : remplir les deux colonnes si une augmentation de loyer devient exigible à l'égard de l'unité locative avant la date de résiliation de la présente convention.)

| | Effective À compter du | | Effective À compter du | |
|---|---------------------------------|------------------|---------------------------|----------|
| For rental unit: <i>Pour l'unité locative :</i> | <u>June 1st 2007</u> | \$ _____ | 20 | \$ _____ |
| For <u>1</u> parking spaces: <i>Pour _____ emplacements de stationnement :</i> | | \$ _____ | | \$ _____ |
| Other (specify): <i>Autre (préciser) :</i> | | \$ _____ | | \$ _____ |
| Total rent: <i>Loyer total :</i> | | \$ <u>400.00</u> | | \$ _____ |
| Less discount (if any): <i>Moins la remise (s'il y a lieu) :</i> | | \$ _____ | | \$ _____ |
| Rent payable: <i>Loyer exigible :</i> | | \$ <u>400.00</u> | | \$ _____ |

Services and Facilities – Services et installations

4. (a) The tenant agrees to pay for the following services and facilities:
Le locataire s'engage à payer les services et installations suivants :

Sewer & Water, Telephone

(b) The landlord agrees to provide, or pay the supplier of, all other services and facilities, including the following utilities:
Le locateur s'engage à fournir ou à faire fournir à ses frais tous les autres services et installations, y compris les services publics suivants :

Hydro, basic cable vision

Security Deposit

5. The landlord acknowledges receipt from the tenant of a security deposit of \$ 200.00 on

May 10th, 20 07

Dépôt de garantie

5. Le locateur reconnaît avoir reçu du locataire, le _____ 20 _____,

un dépôt de garantie de _____ \$.

Occupants of Rental Unit

6. In addition to the tenant and any increase in the tenant's family by marriage, birth or adoption during the tenancy, only the following persons may occupy the rental unit:

Leonel Bouchard

Occupants de l'unité locative

6. Seules les personnes suivantes peuvent occuper l'unité locative, en plus du locataire et des personnes qui s'ajoutent à sa famille par mariage, naissance ou adoption pendant la durée de la location :

Use of Rental Unit for Residential Purposes only

7. The tenant agrees to use the rental unit and residential complex for residential purposes only and shall not carry on, or permit to be carried on, any trade or business in the rental unit without the written consent of the landlord.

Utilisation de l'unité locative à des fins résidentielles seulement

7. Le locataire s'engage à utiliser l'unité locative et l'ensemble résidentiel seulement à des fins résidentielles et à ne pas exercer ni permettre que soit exercé un métier ou une activité commerciale dans l'unité locative sans le consentement écrit du locateur.

Furniture – Meubles

8. Check either (a) or (b): – Cocher a) ou b) :

(a) No furniture is provided. – *Aucun meuble n'est fourni.*

(b) Furniture is provided and an itemized list of the furniture is attached. – *Les meubles sont fournis, et une liste détaillée des meubles est jointe à la présente convention.*

*except washer & dryer
stove & fridge*

Obligations under Act

9. The landlord and tenant shall comply with all obligations imposed on them by the Act.

Obligations prévues par la Loi

9. Le locateur et le locataire s'acquittent des obligations que leur impose la Loi.

Termination

10. The landlord or the tenant may terminate this agreement in the manner and under the circumstances described in the Act.

Résiliation

10. Le locateur ou le locataire peut résilier la présente convention selon les modalités et les circonstances prévues par la Loi.

Additional Rules and Conditions

11. The landlord and tenant agree to comply with any additional rules and conditions that are attached to this tenancy agreement. Any additional rule or condition that is inconsistent with the Act cannot be enforced.

Règles et conditions supplémentaires

11. Le locateur et le locataire acceptent de se conformer aux règles et conditions supplémentaires annexées à la présente convention de location. Les règles et conditions supplémentaires qui sont incompatibles avec la Loi ne s'appliquent pas.

May 18/07
Date – Date

May 18/07
Date – Date

Date – Date

PK # 781-6387

L. Beaudin
Signature of Landlord – *Signature du locateur*

Stéphane Gauthier
Signature of Tenant – *Signature du locataire*

Signature of Tenant – *Signature du locataire*

TB HOLDINGS

ADDENDUM TO LEASE

- 1. NO PETS ALLOWED OF ANY KIND
- 2. NO WATERBEDS
- 3. NO ADDITIONAL LARGE APPLIANCES (EX: FREEZER, AIR COND., DE HUMIDIFIER) ALLOWED UNLESS AUTHORIZED BY THE LANDLORD. (RENT IS CALCULATED BASED ON APPLIANCES THAT ARE ALREADY IN APT.)
- 4. NO SUBLETS WITHOUT CONSENT OF THE LANDLORD.
- 5. ALL GARBAGE MUST BE BAGGED BEFORE BEING PUT IN THE GARBAGE CANS.
- 6. GARBAGE PICKUP IS EVERY TUESDAY WITH THE EXCEPTION OF HOLIDAYS, THEN IT WILL BE THE FOLLOWING DAY. PLEASE TRY TO THROW YOUR GARBAGE AWAY ON OR BEFORE THIS DATE.
- 7. TENANT IS RESPONSIBLE FOR THE SEWER AND WATER FOR THEIR UNIT. IT IS DUE UPON RECEIPT OF THE BILL. THE SEWER AND WATER METER IS READ AND CHARGED EVERY THREE MONTHS. (MARCH, JUNE, SEPT, DEC.)
- 8. THE LANDLORD MUST RECEIVE ONE MONTHS NOTICE OF MOVE OR ONE MONTHS RENT. UPON NOTIFICATION ALL OUTSTANDING MONIES OWED TO THE LANDLORD, (EX: SEWER & WATER, CABLE ETC) WILL BE DUE IMMEDIATELY.
- 9. TENANT IS RESPONSIBLE FOR THEIR OWN INSURANCE.
- 10. ANY DAMAGE TO TENANTS PROPERTY DUE TO THEIR OWN NEGLIGENCE WILL BE THE TENANTS RESPONSIBILITY.
- 11. THE LANDLORD WILL GIVE THE TENANT 24 HOUR NOTICE IF THEY REQUIRE ADMITTANCE TO THE UNIT FOR REPAIRS OR MAINTENANCE.
- 12. FIRE EXTINGUISHERS AND SMOKE DETECTORS ARE CHECKED ONCE A YEAR TO MAKE SURE THEY ARE IN WORKING ORDER. THE TENANT WILL BE ASKED TO SIGN OFF ON THIS.
REMOVAL OR DISMANTLING OF DETECTORS IS STRICTLY PROHIBITED

DATE: May 18/07 TENANT: David Bruckner LANDLORD: Th Beaudin

Period: 04/31/07

LIONEL BOUCHARD
Box 81
Elsie, Manitoba
R0M 0H0
(204)781-6387

DATE 18 05 20 07

PAY TO THE ORDER OF

T.B. Holdings
Two hundred

\$ 200.00
09 100 DOLLARS

Caisse

Caisse Populaire d'Elsie Ltee
10 Main Street
Elsie, MB
R0M 0H0

MEMO

deposit

Lionel Bouchard

⑆04⑆⑆ ⑆00247⑆8⑆9⑆ ⑆0⑆000⑆002⑆4⑆

41

05/09/2007

200.00

Damage deposit
Never Returned

LIONEL BOUCHARD
Box 81
Elsie, Manitoba
R0M 0H0
(204)781-6387

DATE 18 05 20 07⁴²

PAY TO THE ORDER OF

T.B. Holdings
Four hundred

\$ 400.00
100 DOLLARS

Caisse

Caisse Populaire d'Elsie Ltee
10 Main Street
Elsie, MB
R0M 0H0

MEMO

sent for June 2007

Lionel Bouchard

⑆04⑆⑆ ⑆00247⑆8⑆9⑆ ⑆0⑆000⑆002⑆4⑆

Account: 100000024
 Total Images: 2

Period: 07/01/2007 to 07/30/2007

LIONEL BOUCHARD
 Box 81
 Elm, Manitoba
 R0H 0H0
 (204) 781-8387

PAY TO THE ORDER OF Desidele Insurance DATE 22 07 2007 47
Three Hundred & Forty Six \$ 346.00
 Caisse Populaire d'Elle Ltee
 10 Main Street
 Elm, MB
 R0H 0H0

MEMO Lionel Bouchard

⑆047⑆ ⑆00247⑆819⑆ ⑆0⑆000⑆002⑆4⑆

47 07/23/2007 346.00

LIONEL BOUCHARD
 BOX 81
 ELM, MANITOBA R0H 0H0
 (204) 353-2425

ACCT. # 2-4 193

PAY TO THE ORDER OF T.B. Holdings DATE July 1/07
Four Hundred \$ 400.00
 Caisse Populaire d'Elle Ltée
 PH: 353-2253 / FAX: 353-2701
 BOX 81
 ELM, MANITOBA R0H 0H0

MEMO July rent Lionel Bouchard

⑆193⑆ ⑆00247⑆819⑆ ⑆0⑆000⑆002⑆4⑆

193 07/04/2007 400.00

Branch: _____ Date: 07/1/07

TRANSFER OF FUNDS

| | | | |
|---------------------------|------------------|-------------------------------------|----------------------------|
| FROM: Account # <u>24</u> | By Phone | <input type="checkbox"/> | TO: Account # <u>46995</u> |
| Chequing <u>400</u> | By Mail | <input type="checkbox"/> | Chequing <u>400</u> |
| Plan 24 | By Fax | <input type="checkbox"/> | Plan 24 |
| Savings | In Person | <input checked="" type="checkbox"/> | Savings |
| Term Deposit | Credit Union | <input type="checkbox"/> | Term Deposit |
| Loan | <u>AB</u> | | RRSP |
| Mortgage | Teller's Initial | | Loan |
| | | | Mortgage |

Member Name: Oct Rent Lionel Bouchard

Lionel Bouchard

PARTICULARS:

yellow copy - member pink copy - credit

overpaid \$200.
+ paid \$200 from Bank of Montreal
\$400 for April/2008.

DATE: March 2/08 523345

RECEIVED FROM: Leonel Bouchard

ADDRESS: Apt #2 - #4 Main St

Elle, Mb DOLLARS (\$ 200.00)

FOR: Rent - partial payment

FROM: _____ TO: _____ TAX REG. NO. _____

| METHOD OF PAYMENT | | ACCOUNT | |
|-------------------|---------------|--------------|---------------|
| CASH | | TOTAL AMOUNT | <u>400.00</u> |
| CHEQUE | <u>200.00</u> | AMOUNT PAID | <u>200.00</u> |
| MONEY ORDER | | BALANCE DUE | <u>200.00</u> |

BY: T L Beaudin

DAD, WHY DOES TERRY SAY YOU PAID \$200. - March 2/2008
BEFORE YOU CAME OUT TO B.C. ? WHAT IS THE STORY
BEHIND THIS ?

Thanks!

uncle
Remillard
on Wed. Gauthier

✓ March /08
✓ April /08

May 2 2008

Caisse Populaire d'Élie

Fax 204-353-2101

Re: Account 2-4

Please note my rent is \$400 a month

An agreement I have with my son Andre Bouchard is for him to pay \$200 a month towards my rent

It appears (though cannot be confirmed as no statements issued to me for the past two months) that he may have paid direct to T.B Holdings the sum of \$200 in the past month or so


Please confirm that this has been paid to T.B Holdings for the month of May

Failing that, you are authorized to transfer the full rent amount of \$400 from my chequing account to T.B Holdings account

The attached cheque apparently has not yet reached T.B Holdings for this month despite having been mailed at the Post Office here in B.C. last Friday afternoon

This represents the last cheque that I received from my son according to his agreement with me dated

Thank you.


Daniel Bouchard

ANDRE L BOUCHARD
PL 127 PO BOX 746
PORTAGE LA PRAIRIE MB R1N 3C2
204-857-5000

418

DATE 22 / 1 / 2008

PAY TO THE
ORDER OF

T B Holdings

\$ 200⁰⁰/₁₀₀

two Hundred dollars

100 DOLLARS

Security features
included.
Details on back.



ROYAL BANK OF CANADA
PORTAGE LA PRAIRIE BRANCH
140 SASKATCHEWAN AVE. E.
PORTAGE LA PRAIRIE, MB R1N 0L1

MEMO

Rent

Andre Bouchard

⑈418⑈ ⑆03777⑈003⑆503⑈197⑈6⑈

*cheque
never
swind*

MAY 16 10:47 A.S.T.

| | | | | | |
|------------------|----------------|---------|--------------|-----------------|---|
| Post-it Fax Note | 7671E | Date | 1/5/08 | # of pages | 3 |
| To | T. B. HOLDINGS | | From | LIONEL BOUCHARD | |
| Co./Dept. | | Co. | | | |
| Phone # | 353-2145 | Phone # | 504-781-6381 | | |
| Fax # | 885-8124 | Fax # | | | |

April 25, 2008

T.B.Holdings.
Box 297.
Elie, Manitoba
ROH OHO

Dear Terry.

Re: Rental Agreement Renewal

In reference to your letter, and renewal for rental agreement, please be advised that I will not be renewing my lease agreement with T.B. Holdings.

Thank you.

Lionel Bouchard
Lionel Bouchard

Att. (1)

RESIDENTIAL TENANCIES
LOCATION À USAGE D'HABITATION

MAY 16 10:47 A.S.T.

R119 - M.R. 157/92

Form 6

Notice of Termination by Tenant

T. B. HOLDINGS
Landlord

Apt. #2, Main Street, Elie, MB. ROH OHO
Address of Rental Unit

I am terminating my Tenancy Agreement on the 31 day of May, 2008
for the following reason(s):

returning to my homestead home of 50 years
as per Life Estate Agreement.

I will be moving out on May 31st, 2008

Lionel Bouchard
Signature of Tenant

* or earlier pending receipt of key
to my home on the Bouchard Farm
Date

May 1st, 2008

Damage walk-through

Form 6

FAX: 885-8124

May 31, 2008

T. B. Holdings,
Box 297,
Elie, Manitoba
ROH OHO
Telephone: 204-353-2145

Attn: Terri Beaudin

Dear Terri,

Re: Rental Unit # 2 - 4 Main Street, Elie, Manitoba ROH OHO

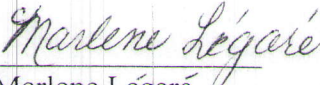
In accordance with the lease agreement dated June 1st, 2007 to May 31, 2008, would you please confirm by **fax to 604-467-5630**, record of any rent subsidized on behalf of Lionel Bouchard by son Andre Bouchard of Portage La Prairie, as per a written agreement previously forwarded to you.

In our last conversation, there was question as to whether for the month of May 2008, a \$200 rent cheque dated January 2008, made payable to T.B. Holdings, written by Andy Bouchard, did finally arrive to your mailbox. A faxed copy of both the cheque and envelope addressed to T. B. Holdings was faxed to you as proof that this cheque was mailed out from B.C. and the address to which it was mailed to.

Please *refund damage deposit of \$200*, less any quarterly costs for sewer and water services, and forward a receipt to Box #81, Elie, for record purposes.

It is my understanding that the unit was left in excellent condition in accordance with the lease agreement.

Yours truly,


Marlene Légaré
Power of Attorney

* P.çS. Would like rental receipts for 2008 & possibly recap for one year's confirmation of rent paid., water & sewer.

Prohibitions on changes to locks and other access

31 (1) A landlord must not change locks or other means that give access to residential property unless the landlord provides each tenant with new keys or other means that give access to the residential property.

(1.1) A landlord must not change locks or other means of access to a rental unit unless

(a) the tenant agrees to the change, and

(b) the landlord provides the tenant with new keys or other means of access to the rental unit.

(2) A tenant must not change locks or other means that give access to common areas of residential property unless the landlord consents to the change.

(3) A tenant must not change a lock or other means that gives access to his or her rental unit unless the landlord agrees in writing to, or the director has ordered, the change.

Landlord and tenant obligations to repair and maintain

32 (1) A landlord must provide and maintain residential property in a state of decoration and repair that

(a) complies with the health, safety and housing standards required by law, and

(b) having regard to the age, character and location of the rental unit, makes it suitable for occupation by a tenant.

(2) A tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access.

(3) A tenant of a rental unit must repair damage to the rental unit or common areas that is caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant.

(4) A tenant is not required to make repairs for reasonable wear and tear. *

(5) A landlord's obligations under subsection (1) (a) apply whether or not a tenant knew of a breach by the landlord of that subsection at the time of entering into the tenancy agreement.

Emergency repairs

33 (1) In this section, "**emergency repairs**" means repairs that are

(a) urgent,

(b) necessary for the health or safety of anyone or for the preservation or use of residential property, and

(7) If a landlord does not reimburse a tenant as required under subsection (5), the tenant may deduct the amount from rent or otherwise recover the amount.

Assignment and subletting

34 (1) Unless the landlord consents in writing, a tenant must not assign a tenancy agreement or sublet a rental unit.

(2) If a fixed term tenancy agreement is for 6 months or more, the landlord must not unreasonably withhold the consent required under subsection (1).

(3) A landlord must not charge a tenant anything for considering, investigating or consenting to an assignment or sublease under this section.

Division 5 — At the End of a Tenancy

Condition inspection: end of tenancy

35 (1) The landlord and tenant together must inspect the condition of the rental unit before a new tenant begins to occupy the rental unit

- (a) on or after the day the tenant ceases to occupy the rental unit, or
- (b) on another mutually agreed day.

(2) The landlord must offer the tenant at least 2 opportunities, as prescribed, for the inspection.

(3) The landlord must complete a condition inspection report in accordance with the regulations.

(4) Both the landlord and tenant must sign the condition inspection report and the landlord must give the tenant a copy of that report in accordance with the regulations.

(5) The landlord may make the inspection and complete and sign the report without the tenant if

- (a) the landlord has complied with subsection (2) and the tenant does not participate on either occasion, or
- (b) the tenant has abandoned the rental unit.

Consequences for tenant and landlord if report requirements not met

36 (1) The right of a tenant to the return of a security deposit or a pet damage deposit, or both, is extinguished if

- (a) the landlord complied with section 35 (2) [*2 opportunities for inspection*], and
- (b) the tenant has not participated on either occasion.

(2) Unless the tenant has abandoned the rental unit, the right of the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to

residential property is extinguished if the landlord

- (a) does not comply with section 35 (2) [2 opportunities for inspection],
- (b) having complied with section 35 (2), does not participate on either occasion, or
- (c) having made an inspection with the tenant, does not complete the condition inspection report and give the tenant a copy of it in accordance with the regulations.

Leaving the rental unit at the end of a tenancy

- 37** (1) Unless a landlord and tenant otherwise agree, the tenant must vacate the rental unit by 1 p.m. on the day the tenancy ends.
- (2) When a tenant vacates a rental unit, the tenant must

- (a) leave the rental unit reasonably clean, and undamaged except for reasonable wear and tear, and *
- (b) give the landlord all the keys or other means of access that are in the possession or control of the tenant and that allow access to and within the residential property.

Return of security deposit and pet damage deposit

- 38** (1) Except as provided in subsection (3) or (4) (a), within 15 days after the later of

- (a) the date the tenancy ends, and
- (b) the date the landlord receives the tenant's forwarding address in writing,

the landlord must do one of the following:

- (c) repay, as provided in subsection (8), any security deposit or pet damage deposit to the tenant with interest calculated in accordance with the regulations;
- (d) make an application for dispute resolution claiming against the security deposit or pet damage deposit.

(2) Subsection (1) does not apply if the tenant's right to the return of a security deposit or a pet damage deposit has been extinguished under section 24 (1) [tenant fails to participate in start of tenancy inspection] or 36 (1) [tenant fails to participate in end of tenancy inspection].

(3) A landlord may retain from a security deposit or a pet damage deposit an amount that

- (a) the director has previously ordered the tenant to pay to the landlord, and

14 days
to pay back
security
deposit.

Residential
Tenancies
BranchManitoba
Consumer and
Corporate Affairs

Interest Calculation from: Friday June 1st, 2007 to Saturday May 31st, 2008 (inclusively)

Initial Value \$ 200.00

Final Value \$ 201.00

Interest Accumulated \$ 1.00

Please select a date range:

June 1 2007 Original Deposit Date

May 31 2008 Deposit Return Date

\$ 200.00 Security Deposit Amount

Submit Query

[Residential Main](#) || [Index](#)

*This application developed by Industrial Technology Centre ©1997-08.09.97
E. Alexander*

There may currently be a slight difference between the interest calculated by this calculator and the Branch's computer system. We are working on this problem and hope to have it fixed very soon. In the meantime, if there is a difference, the interest total generated by the Branch's system will be viewed as the correct one. We apologize for any inconvenience this may cause you.

Le montant des intérêts calculé ici peut être légèrement différent de celui calculé par le système informatique de la Direction. Nous nous employons actuellement à résoudre ce problème et espérons le régler très bientôt. Entre-temps, en cas de différence, le montant des intérêts généré par le système informatique de la Direction sera considéré comme le bon montant. Nous vous prions de nous excuser pour tout inconvénient qui pourrait découler de cette situation.



imgesolutions®

06/30/08

Account: 100000024
Name:
Address:

The image shown below represents an official copy of the original document as processed by our institution

SEE REVERSE FOR LIST OF SECURITY FEATURES ON THIS CHECK. VOIR AU VERSO POUR UNE DESCRIPTION COMPLETE DES ELEMENTS DE SECURITE QUE COMPOSE CE DOCUMENT.

LIONEL BOUCHARD
Box 81
Elie, Manitoba
R0H 0H0
(204)781-8387

010220017
DATE J J M M A A A A

PAY T.B. Holdings \$ 240.00
TO THE ORDER OF Two Hundred & Forty 100 DOLLARS

Caisse Caisse Populaire d'Elie Ltée
10 Main Street
Elie, MB
R0H 0H0

MEMO Rent February Lionel Bouchard

⑆008⑆ ⑆00247⑆819⑆ 10⑆000⑆002⑆4⑆

008 02/04/08 48270630 240.00

7
00247-819
ELIE, MB R0H 0H0
FEB - 4 2008
E. ELIE LTÉE
CAISSE POPULAIRE
7

L. Bouchard
Endossement - Signature

BACK/ENDOS

Caisse

ELIE

DATE: July 19/06 AC # 2-4
 NAME: Robert Bauchard

| | | | | | | | | |
|-----------|----------------|--|-----------------------------|--|--|--|--|--|
| SHARE: | | | | | | | | |
| | | | x 1 | | | | | |
| | | | x 2 | | | | | |
| | | | x 5 | | | | | |
| CHEQUING | <u>510.15</u> | | x 10 | | | | | |
| | | | x 20 | | | | | |
| PLAN 24 | | | x 50 | | | | | |
| | | | x100 | | | | | |
| SAVINGS | | | ARGENT SILVER | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| TERM DEP. | <u>5226.40</u> | | Cheque | | | | | |
| | | | TOTAL | | | | | |
| # | | | REMISS RETURNED | | | | | |
| # | | | MOINS MONTANT RECU | | | | | |
| | | | COMPTANT LESS CASH RECEIVED | | | | | |
| LOANS | | | INITIALES | | | | | |
| | | | X 5 | | | | | |
| | | | X 10 | | | | | |
| | | | X 20 | | | | | |
| | | | X 50 | | | | | |
| | | | X100 | | | | | |
| TOTAL \$ | | | BALANCE \$ | | | | | |

Deposited by

Teller

Caisse

ELIE

(RENT)

DATE: July 30/06 AC # 2-4
 NAME: R. Bauchard

| | | | | | | | | |
|-----------|---------------|--|-----------------------------|--|--|--|--|--|
| SHARE: | | | | | | | | |
| | | | x 1 | | | | | |
| | | | x 2 | | | | | |
| | | | x 5 | | | | | |
| CHEQUING | <u>200.00</u> | | x 10 | | | | | |
| | | | x 20 | | | | | |
| PLAN 24 | | | x 50 | | | | | |
| | | | x100 | | | | | |
| SAVINGS | | | ARGENT SILVER | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| | | | Cheque | | | | | |
| TERM DEP. | | | TOTAL | | | | | |
| # | | | REMISS RETURNED | | | | | |
| # | | | MOINS MONTANT RECU | | | | | |
| | | | COMPTANT LESS CASH RECEIVED | | | | | |
| LOANS | | | INITIALES | | | | | |
| | | | X 1 | | | | | |
| | | | X 5 | | | | | |
| | | | X 10 | | | | | |
| | | | X 20 | | | | | |
| | | | X 50 | | | | | |
| | | | X100 | | | | | |
| TOTAL \$ | | | BALANCE \$ | | | | | |

Deposited by

Teller

Rent in Ellie
5

LIONEL BOUCHARD
Box 91
Ellie, Manitoba
R0M1 0R0
(204) 781-6387

DATE 08.05.2007

PAY TO THE ORDER OF T B Holdings \$ 200.00
Two hundred / 100 DOLLARS

Caisse Populaire d'Elle Lee
10 Main Street
Ellie, MB
R0M1 0R0
(204) 781-6387

MEMO deput Lionel Bouchard

41 05/09/2007 200.00

LIONEL BOUCHARD
Box 91
Ellie, Manitoba
R0M1 0R0
(204) 781-6387

DATE 2007

PAY TO THE ORDER OF T B Holdings \$ 400.00
Four hundred / 100 DOLLARS

Caisse Populaire d'Elle Lee
10 Main Street
Ellie, MB
R0M1 0R0
(204) 781-6387

MEMO rent for June 2007. Lionel Bouchard

42 05/22/2007 400.00

See: Water
Paid

DATE May 2/08 RECEIVED FROM Apt Lionel Bouchard 523351

ADDRESS Apt #2 - #4 Main Str
Elle MB

FOR Rent DOLLARS (\$) 400.00

FROM May 1st TO May 31/08 TAX REG. NO. _____

| METHOD OF PAYMENT | ACCOUNT |
|-------------------|--------------|
| CASH | TOTAL AMOUNT |
| CHEQUE | AMOUNT PAID |
| MONEY ORDER | BALANCE DUE |

BY T L Beaudin

DATE March 2/08 RECEIVED FROM Lionel Bouchard 523345

ADDRESS Apt #2 - #4 Main Str
Elle, Mb

FOR Rent - partial payment DOLLARS (\$) 200.00

FROM _____ TO _____ TAX REG. NO. _____

| METHOD OF PAYMENT | ACCOUNT |
|----------------------|---------------------------|
| CASH | TOTAL AMOUNT 400.00 |
| CHEQUE <u>200.00</u> | AMOUNT PAID <u>200.00</u> |
| MONEY ORDER | BALANCE DUE <u>200.00</u> |

BY T L Beaudin

RECEIVED FROM Lionel Bouchard DATE April 3/08 523348

ADDRESS Apt #2 - #4 Main Str
Ely, Mb

FOR Rent DOLLARS (\$) 400.00

FROM April 1st TO April 30/08 TAX REG. NO. _____

| METHOD OF PAYMENT | ACCOUNT | TOTAL AMOUNT |
|-------------------|---------|--------------|
| CASH | | |
| CHEQUE | | |
| MONEY ORDER | | |
| | | AMOUNT PAID |
| | | BALANCE DUE |

BY L Bouchard

RECEIVED FROM Lionel Bouchard DATE March 4/08 5

ADDRESS Apt #2 - #4 Main Str
Ely, Mb ROTHO

FOR Rent DOLLARS (\$) _____

FROM March 1/08 TO March 31/08 TAX REG. NO. _____

| METHOD OF PAYMENT | ACCOUNT | TOTAL AMOUNT |
|-------------------|---------------|---------------------------|
| CASH | | |
| CHEQUE | <u>400 00</u> | <u>200 00</u> |
| MONEY ORDER | | |
| | | AMOUNT PAID <u>400 00</u> |
| | | BALANCE DUE <u>200 00</u> |

BY L Bouchard

LIONEL BOUCHARD
Box 81
Ely, Manitoba R0M 0H0
(204) 353-2425

ACCT. # 2-4 193

DATE July 1/07

PAY TO THE ORDER OF T.B. Holdings \$ 400.00
Four Hundred xx/100 DOLLARS

MEMO July rent Lionel Bouchard

193 # 00247-8190 10-000-002-4

LIONEL BOUCHARD
Box 81
Ely, Manitoba
R0M 0H0
(204) 353-2425

DATE 01112007 57

PAY T.B. Holdings \$ 72.46
Seventy Two xx/100 DOLLARS

MEMO _____ Lionel Bouchard

057 # 00247-8190 10-000-002-4

LIONEL BOUCHARD
Box 81
Ely, Manitoba
R0M 0H0
(204) 353-2425

DATE 01112007 60

PAY T.B. Holdings \$ 400.00
Four Hundred xx/100 DOLLARS

MEMO rent Nov Lionel Bouchard

050 # 00247-8190 10-000-002-4

May

WRITE IT!
DON'T SAY IT!

146.63

TO

Lionel Beuchard

DATE

Sept 28/07

Sewer & Water

\$72.46

due on receipt

SIGNATURE

Blueline DC 231

WRITE IT!
DON'T SAY IT!

146167

TO

Lionel Beuchard

DATE

Jan 9/08

Sewer & Water

To Rec 31/07

\$44.79

SIGNATURE

L Beuchard

Blueline DC 231

DATE July 1/07 523333

RECEIVED FROM Lionel Bouchard

ADDRESS Apt #2 - #4 main St
Elie, Mb

FOR Rent DOLLARS (\$) 400.00

FROM July 1/07 TO July 31/07 TAX REG. NO. _____

| METHOD OF PAYMENT | | ACCOUNT | |
|-------------------|--|--------------|--|
| CASH | | TOTAL AMOUNT | |
| CHEQUE | | AMOUNT PAID | |
| MONEY ORDER | | BALANCE DUE | |

BY T. Boudin

*Sewer
&
Water
72.46*

DATE Nov 1/07 523334

RECEIVED FROM Lionel Bouchard

ADDRESS Apt #2 - #4 main Str
Elie, Mb

FOR Rent DOLLARS (\$) 400.00

FROM Nov 1/07 TO Nov 30/07 TAX REG. NO. _____

| METHOD OF PAYMENT | | ACCOUNT | |
|-------------------|--|--------------|---------------|
| CASH | | TOTAL AMOUNT | |
| CHEQUE | | AMOUNT PAID | <u>400.00</u> |
| MONEY ORDER | | BALANCE DUE | |

BY T. Boudin

DATE Dec 1/07 523337

RECEIVED FROM Lionel Bouchard

ADDRESS Apt 2 - #4 main Str Elie, Mb
Four hundred dollars

FOR Rent DOLLARS (\$) 400.00

FROM Dec 1/07 TO _____ TAX REG. NO. _____

| METHOD OF PAYMENT | | ACCOUNT | |
|-------------------|--|--------------|--|
| CASH | | TOTAL AMOUNT | |
| CHEQUE | | AMOUNT PAID | |
| MONEY ORDER | | BALANCE DUE | |

BY T. Boudin

DATE Jan 1/08 523339

RECEIVED FROM Lionel Bouchard

ADDRESS Apt #2 - #4 main Str Elie
Four hundred dollars

FOR Rent DOLLARS (\$) 400.00

FROM Jan 1 TO Jan 31/08 TAX REG. NO. _____

| METHOD OF PAYMENT | | ACCOUNT | |
|-------------------|--|--------------|--|
| CASH | | TOTAL AMOUNT | |
| CHEQUE | | AMOUNT PAID | |
| MONEY ORDER | | BALANCE DUE | |

BY T. Boudin

WRITE IT!
DON'T SAY IT!

146168

TO *Lionel Bouchard*
Apt # 2

DATE *April 10/08*

Sewer & Water
from January 1/08 - March 31/08

\$62.26

Due upon Receipt of Invoice

SIGNATURE

L. Bouchard

Blueline DC 231

WRITE IT!
DON'T SAY IT!

146162

TO *Lionel Bouchard*
APT # 2

DATE *July 12/07*

Sewer & Water to June 30/07.

\$ 11.98

SIGNATURE

L. Bouchard

TB Holdings
Box 297
Elie, MB
R0H 0H0

June 11, 2008

Mr Lionel Bouchard
Box 81
Elie, MB
R0H 0H0

Dear Mr Bouchard

The following is a reconciliation of the balance owing for your apartment as of May 31st, 2008. I have enclosed a copy of the Condition Report signed by Mr Mike Slegers acting on your behalf.

| | | |
|---------------------|--|---|
| Repair and Painting | Bedroom wall behind door Kitchen Wall beside stove | |
| Damage to Shower | Shower stall written on in black permanent marker (unable to remove) | |
| Kitchen Fan | Cleaning of light and fan (extremely dirty) | |
| Kitchen Cabinets | Cleaning of kitchen cabinets | |
| Stove | Cleaning of Stove | |
| Bathroom | Cleaning of Shower Stall | |
| Walls | Washing down of all apartment walls | |
| Carpet | Not shampooed | |
| Window | Clean inside windows (living room and bedroom) | |
| Water Meter | For cleaning purposes. | |
| Cost | \$30.00 | Repair & Paint Walls |
| | \$40.00 | Carpet cleaning |
| | \$75.00 | Cleaning walls, cabinets, shower, stove, windows, fan and light |
| | \$25.00 | Damage to shower stall with marker |
| | <u>\$10.00</u> | Water |
| Total Due | \$180.00 | |

Balance owing is due upon receipt.

If you have any questions, please feel free to give me a call.

Thank you
Terri Beaudin

July 1, 2008

Hi Dad!

Just talked to Terri. She says all the rent has been paid and to forget the bill she gave you. However, she would like to see if you can find the 100' yellow extension that Denis took from tenant upstairs for your vehicle. If you can find it great, otherwise don't worry about it.....

If Aurele Remillard wants to talk to me tomorrow, I will be at my desk all morning, so he can call me!

Thanks!

Marlene

P.S. The way I see it, she still owes your damage deposit of \$200 but not worth fighting for. That can more than cover the letter "H" & "C" on the shower enclosure & cleaning the fan and holes from pins and things taped on wall that ripped drywall when you take it off. Also, no more holes or pinning things on any more walls - or being a "pack rat". Can't get new stuff when you keep everything! If she needs the damage deposit more than you, let her keep it!~



Residential Tenancies Branch

Rental laws are different in each province and in the U.S.A. If you have a question about your rights or responsibilities as a landlord or tenant in Manitoba, you can contact us by phone or fax, in person, by mail or email.

- **Residential Tenancies Branch**
302 - 254 Edmonton Street
Winnipeg, Manitoba R3C 3Y4
Telephone: (204) 945-2476
Toll Free in Manitoba: 1-800-782-8403
FAX: (204) 945-6273
email: rtb@gov.mb.ca
- **Our Office in Brandon:**
Residential Tenancies Branch
157 - 340 9th Street
Brandon, Manitoba R7A 6C2
Telephone: (204) 726-6230
Toll Free in Manitoba: 1-800-656-8481
FAX: (204) 726-6589
email: rtbbrandon@gov.mb.ca
- **Our Office in Thompson:**
Residential Tenancies Branch
113 - 59 Elizabeth Road
Thompson, Manitoba R8N 1X4
Telephone: (204) 677-6496
Toll Free in Manitoba: 1-800-229-0639
FAX: (204) 677-6415
email: rtbthompson@gov.mb.ca

Making a complaint or giving a compliment

At the Residential Tenancies Branch (RTB) we believe that open communication is the key to success. Receiving feedback from you allows us to continue to improve the quality of our service we provide to you. We welcome any comments you may have and there are a variety of ways for you to express your concerns or provide positive feedback about your experiences with our Branch. We encourage you to get in touch with us, either in person or by telephone, mail or fax.

If you have a complaint or encounter a problem

The initial step in resolving a problem or voicing your concerns is to speak to an officer in our Branch. The officer will attempt to solve your problem or address your complaint. If you are not satisfied with the response from the officer you can ask to speak to a manager.

A manager will speak to you immediately or if a manager is not available he/she will contact you within 1 business day. If after speaking to a manager you are still not satisfied you can ask to speak with the Director of our Branch. The Director will contact you within 2 business days to discuss your concerns or problems.

If you have a compliment

Positive feedback is very important to us and if you have had a positive experience with a member of our