

From: [REDACTED]
To: [REDACTED]
Subject: FW: list of reparations 2110 St.Denis
Date: Thu, 15 Jan 2009

Dear Mr. [REDACTED]

I would like to meet with you tomorrow afternoon at the restaurant to review the e-mail sent to you on Monday January 12, 2009. As requested , you wanted the list of repairs below to start the procedures.

I will be available in the afternoon, I am awaiting a time confirmation with someone, and then will be able to set a time for our meeting. Will you be available in the afternoon?

As discussed, you wanted to meet at the restaurant for you to see for yourself the details of the list.

I will contact you by phone as soon as I have confirmation of my prior appointment and we can set a meeting time that will be appropriate for both of us.

Sincerely

From: [REDACTED]
To: [REDACTED]
Subject: re: list of reparations 2110 St.Denis
Date: Mon, 12 Jan 2009

Dear Mr. [REDACTED]

With reference to our telephone conversation of today and our meeting on January 3rd at the restaurant (2110 St.Denis), please find the list of repairs that need to be made in order to make the space clean of all rodents and functional for a restaurant.

As you are aware, I have temporarily closed down the restaurant and removed all food as it was being infested by rats.

1/15/2009

O.V.

During the last month, I have been in discussion with Gregoire Perron about this situation, as I was advised that I was to pay the rent to them due to a repossession of the building, and that they were the ones I had to deal with for all repairs. I have sent him the list and even met with his people to inspect the place and do the necessary work in order for me to be functional again.

However I have been advised as of Friday January 9, 2009, that the payment of the rent as well as the maintenance of the building was now in your care.

I am hereby listing the repairs that require immediate attention on your part in order for the space to be liveable, rat free, hygienic for a restaurant, safe, and up to standard for any tenant that is to rent this space.

I have been dealing with the RAT situation for the past 9 months and have made many requests to clean up the situation however, the repairs have not been to this day done accordingly as to stop the rodents from penetrating my restaurant. I cannot keep any food as these rodents get to it everyday, walking all-over my counters, shelves etc..... How can you operate a restaurant in these conditions?????

#1: The storage space that has been assigned to me is infested with rats,,,, everyday upon opening the door to this space, I am faced with rats walking above my head on the water pipes and roming around the floor. This space is where I kept my food supplies of pasta, cookies, and canned goods.

(So much food has been wasted as these rats go through boxes of pasta everyday, I am sure I do not have to mention to you that this is no way safe and clean,,,, I have thrown out boxes every day due to this situation.)

(This has also affected myself and employees psychologically as no-one wants to face these rats everyday, it is not human)

THIS SPACE HAS TO BE EMPTIED AND BE CLOSED OFF FROM THE EXTERIOR , ALL HOLES THAT INVITE THE RATS TO PENETRATE.

- As once they are in this space, they then enter the walls of the building and access my restaurant space through any small opening, of plumbing , air conditioning , etc....

#2- Once that is done, all openings to my space has to be closed off as well, to insure that we are safe, from them roming around, they are coming-in from the wall behind the bar, from the wall in the kitchen that separates the storage room, through the ceiling, and in the front entrance closet. We hear them in the walls and the ceiling, we hear the running and the screaming sound they make.

#3- The air conditioning system which I put in this summer, is no longer functioning as the wires that come out of the ceiling connecting with the unit, has been chewed-up and cut by rodents. This system has to be repaired.

#4- On December 23rd in the evening, there was a water damage done to my space which was caused by the top appartment (broken pipe), which leaked through the walls and damaged part of the ceiling and walls. The firemen had to break-down the door of my space to have access in order to shut-off the main valve which is located under a ceramic tile in my space. This tile has been broken and needs to be replaced and the hole in the floor has to be repaired the way it was .The back door also needs to be replaced. The insurance company from the building came for an inspection, however I have not received information as to the follow-up of this,

#5- (For your information only)

My interac system has been out of usage twice as the rats have chewed up these wires as-well.

#6- The ceiling in the front entrance has had water damage caused by the Latyffa restaurant's terrace which was supposed to be repaired since the beginning of my lease and was never taken

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care of.

The snow and water that accumulated onto this terrace causes leaks through to my ceiling and now the gyproc needs to be changed as it has absorbed too much water and leaked right through to the floor.

#7- The front heaters do not work due to lack of space in the braker box.
I have an estimation for this work that can be forwarded to you.

I hope the situation will be taken care of urgently in order for this space to be occupied.

I will make myself available for a meeting to resolve the situation.

Sincerely

1/15/2009

O.V.