

Plaint

IN THE SUMMARY COURT AT GEORGE TOWN

CAUSE NO. SC ____ OF 20__

BETWEEN:

LEGOLAND Ltd

Plaintiff

AND:

*ROHAN COMRIE
ANTHONEY DAWES
ANTHONY DAWES Jr
YANIQUE VERON*

Defendants

PLAINT

To the Defendants

*ROHAN COMRIE
ANTHONEY DAWES
ANTHONY DAWES Jr
YANIQUE VERON
Grand Cayman
Cayman Islands*



THIS PLAINT has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Complaint on you, counting the day of service, you must either satisfy the claim or return to the Court Office, PO Box 495, George Town, Grand Cayman KY1-1106, Cayman Islands, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out **full particulars of your defense** in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defense, the Plaintiff may apply for a **default Judgment** without any further notice to you.

Issued this 9-day March of 2021

See overleaf for particulars of the Plaintiff's claim


PARTICULARS OF CLAIM

(Here set out in numbered paragraphs the grounds upon which the Plaintiff claims that the Defendant is indebted to him or is liable to pay damages to him)

- 1 The Plaintiff is the owner of Apartment #83A Lakeside which is located at 391 Easterly Tibbetts Highway Grand Cayman Block 13D and Parcel 261.
- 2 On May 31, 2018 the following people Rohan Comire, Yanique Vernon, Anthony Dawes and Anthony Dawes Jr, signed a lease agreement agreeing to the terms and condition set out in the Lease Agreement including the monthly rent of \$2,100.00 am month and a deposit of \$2,250.00 including the water deposit of \$150.00. (exhibit 1)
- 3 Starting July 1, 2018, the rent started to be short and continued to be in arrears, The Plaintiff however worked with the defendants on promises that the defendants would bring the arrears up to date. However, the defendants continued to be late and short with the rent
- 4 On January 15, 2019, an eviction notice was hand delivered to the defendants, in which they were informed of the balance (exhibit 2.)
- 5 The Plaintiff went to the said apartment to inspect the condition of the apartment and discovered that the furniture was damage or destroyed and the apartment was in a complete mess. Rent A Maid and repair men had to come in and repair the damages (Exhibit 3)
- 6 Since the defendants left up until February 2021 the defendants failed or refused to make any payment on their outstanding balance.
- 7 This outstanding balance was sent to Pro Collect International (debt collector) to collect these funds.
- 8 A demand letter was hand delivered to 3 of the defendants as it is understood one of the defendants is no longer on the island. (exhibit 3)
- 9 One of the defendants (Rohan Comier) contacted the debt collector and stated that he did not want the other defendants involved, and he would assume responsibility to pay the arrears, but he is not paying for any furniture to which he was informed that the entire balance had to be paid as per lease agreement that he signed. He replied that he cannot read or write and do not understand anything Nothing else was heard from the other defendants
- 10 \$503.00 was paid to the debt collector to assist in recovering the outstands balance
- 11 As such as of March 5, 2021 the defendant owes the plaintiff the principal amount of \$6,823.75 \$206.50 for debt collector simple interest of 2.38% P.A. on the amount of \$7,030.75 \$499.80 and \$0.01 per day.

AND the Plaintiff claims:

1. The sum of \$7,030.25
2. Simple interests of 2.38% on the amount of \$499.80
3. Fixed costs of \$175.00, \$25.00 filing fee and process server fee \$125.00 (3 defendants) alternatively costs to be assessed.
4. Total cost \$7,855.05.



Plaintiff's Signature

Legoland
P.O. Box 1145
Grand Cayman KY1-1101
Cayman Islands

LEASE AGREEMENT

THIS AGREEMENT made this 31st day of May 2018 between Legoland Ltd (herein after known as the Landlord) and Rohan Comrie, Yanique Vernon, Anthony Dawes & Anthony Dawes Jr. (hereinafter known as the Tenant) (the "Lease").

Whereby it is agreed as follows: The Landlord agrees to rent the property located at #83A Lakeside, 391 Esterly Tibbetts Highway, Grand Cayman, Cayman Islands, Block 13D and Parcel 261 (hereinafter known as the "Premises") together with the furniture and fixtures set out in the inventory (at Addendum #1) in accordance with the conditions set out here in this Lease and the attached Schedule and Addenda which form part of this Lease;

1. **TERM:** The tenancy shall be for a period of 12 months commencing on the 1st day of June 2018 and ending on the 31th day of May 2019.
2. **RENT:** The rental amount shall be in the sum of CI\$2,100.00 per month payable in advance on or before the first day of each month for the duration of the term of this Lease. The first rental payment in the amount of CI\$2,100.00 shall be made on the acceptance and execution hereof.
3. **RENEWAL:** Any renewal or extension of this Lease must be in writing and signed by all parties hereto, their successors or assigns. Tenants **MUST** notify the Landlord in writing not less than thirty (30) days prior to the expiration of the Lease of their intention to vacate or renew for a further term. Should the tenant continue on possession of the Premises after the expiration of this Lease, without a written extension or renewal hereof, such possession shall be on a month to month basis only and then under the same terms and conditions as herein found except the Landlord has the exclusive right to give the Tenant a twenty one (21) day notice to vacate without reason.
4. **SECURITY DEPOSIT:** The Tenant has agreed to pay to the Landlord the sum of CI\$2,250.00 prior to the commencement date of this Lease representing the security deposit CI\$2,100 and water deposit of CI\$150.00 which shall be held by the Landlord as security for the due performance by the Tenant of his obligations hereunder. The security deposit shall be returned at the termination of this Lease, provided there are no outstanding debts or damage relating to the Premises, without interest thereon and that the Premises is handed over with the fixture, fittings/furniture and contents and additions thereto in good and tenantable condition save normal wear and tear. Tenant shall not have the right to apply the security deposit to the last month's rent. Upon inspection and assessment of vacated Premises, the deposit moneys less any necessary charges for repairs, cleaning, utilities etc. will be refunded within thirty (30) days from the date of vacating said Premises. The Tenants shall forfeit said deposit should the full term of the tenancy not be upheld. Any balance not so applied in accordance with the terms of this agreement shall be refunded to the tenant on termination hereof.

■ R.C
■ Y.V.
■ AD
■ AD

Tenant Initials

5. **UTILITIES/SERVICES:** The Tenant will be responsible for the payment of the utilities marked and indicated herein. Items not marked will be at the Landlord's expense, if applicable. Water consumption by running toilets not reported to the Landlord in a timely manner, will be the responsibility of the tenant:

- | | | |
|---|---------------------------------------|---|
| <input checked="" type="checkbox"/> Electricity | <input type="checkbox"/> Garbage Fees | <input type="checkbox"/> Lawn Service |
| <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Pest Control | <input checked="" type="checkbox"/> Telephone |
| <input type="checkbox"/> Sewage | <input type="checkbox"/> TV/Internet | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Pool Service/Maintenance | | <input type="checkbox"/> Service/Maintenance |

6. **LATE CHARGES:** In the event that the rent and/or any expenses incurred by the Tenant are not received prior to 5.00 p.m. on the 5th business day of the month, regardless of the cause, a late fee of C\$30.00 per day will be charged. In the event that the Tenants' check is returned or dishonoured, the Landlord will charge the tenant a penalty equal to 5% of the overdue amount.

7. **USE:** The Premises shall be used exclusively as a private residence for no more than 4 person as agreed by both parties. The Tenant shall not charge, encumber, assign, underlet or part with the possession of the Premises or any part thereof. Children are permitted to reside at the Premise. Guests staying more than twenty-one (21) days must be cleared by the Landlord prior to their arrival. Tenants leaving the unit for more than seven (7) days must notify the Landlord in writing or via electronic mail (see Addendum #2). There shall be no lodgers.

8. **TENANT OBLIGATIONS:** Not to do or permit or suffer anything in or upon the Premises or any part thereof to be done which may be or become a nuisance, annoyance or cause damage to the Landlord or occupiers of other property in the neighbourhood;

9. **EARLY TERMINATION:** Should the Tenant decide to terminate this Lease before the expiry date, he will be liable for rent until such time a new Tenant moves in. The Tenant may sublet to a third party with the approval of the Landlord or his agent only. An administration fee of C\$250.00 will be payable by the Tenant in this instance.

10. **ANIMALS:** Absolutely no animals of any description or size shall be brought onto the Premises.

11. **DAMAGES TO THE PREMISES:** The Tenant will keep the Premises and the furniture and furnishings therein in good tenantable repair and deliver up the same at the termination of the tenancy with the exception of damage caused by fair wear and tear, acts of God and any other extraneous events beyond the control of the Tenant. The Tenant shall be responsible for damages caused by his negligence and that of family, invitees or guests. If there is anything about the condition of the Premises that is not good (i.e. in need of maintenance, repair or replacement), the Tenant agrees to submit a written report to the Landlord within seven (7) days of taking possession of the Premises. Tenants agree that failure to file any written notice of defects will be legally binding proof that the premises are in good condition at the time of occupancy.

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Tenant Initials

12. **TENANT INSURANCE:** No rights of storage are given with this Lease. The Landlord will not be liable for any loss of Tenant's property. The Tenant hereby acknowledges this and agrees to make no such claims for any losses or damage against the Landlord. The Tenant agrees to purchase insurance, at their own expense, sufficient to protect themselves and their property from fire, theft, burglary, breakage, electrical connections etc. They acknowledge that if they fail to produce such insurance, it is their responsibility and they alone shall bear the consequences.
13. **LANDLORD INSURANCE:** The Tenant agrees not to do or permit or suffer anything whereby the Landlord's policy or policies of insurance in or upon the Premises against fire or any other risk may become void or void-able or whereby the premium thereon may be increased and to repay the Landlord all sums paid by the Landlord by way of increased premium and all reasonable expenses incurred by the Landlord in or about any renewal or such policy or policies or any other expenses or charges incurred by the Landlord rendered necessary by reason or breach or non-observance of the provisions of this clause;
14. **ENTRY AND INSPECTION:** Landlord shall have the right to enter the Premises with 24 hours' notice: (a) to make necessary or agreed repairs (other than when requested by a tenant or in an emergency when no notice is deemed necessary), decorations, alterations, improvements, supply necessary or agreed services, (b) exhibit the premises to, mortgagees, tenants, workmen, or contractors; (c) where the Tenant has abandoned or surrendered the Premises; (d) to check inventory and Premises.
15. **STAMP DUTY:** Tenant agrees to pay any stamp duty and registration fees that may become due on this Lease.
16. **SMOKING:** Tenant acknowledges that there is to be no smoking within the Premises.
17. **MAINTENANCE, REPAIRS or ALTERATIONS:** Tenant acknowledges that the Premises are in good tenantable repair, unless otherwise indicated herein (see Addendum #1). Tenant shall, at his own expense and at all times, keep the Premises including all equipment, appliances, furniture and furnishings in a clean and sanitary manner. Tenant shall not make any alterations inside or outside the Premises, including but not limited to not painting, papering or otherwise re-decorate or make alterations to the premises without the written prior consent of the Landlord.

Where the Tenant is aware of any maintenance problems including but not limited to mould and mildew, roof leaks, water spots appear on ceilings or walls, or at the first sign of termite activity, the Tenant agrees to:

1. notify the Landlord immediately of any such problem.
2. to incur any costs incurred from not reporting these problems.
3. indemnify the Landlord against any claims in regard to health issues arising from problems not reported.

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Tenant Initials

The Tenant specifically agrees that no tacks, nails, screws etc. will be driven into the walls of the Premises, nor will the walls be marred or torn by glue or tape, without written permission. Any marks due to pictures etc, must be repaired at the Tenant's expense. Tenant will be responsible for and pay for any damage caused by leaving windows open during inclement weather. **The Tenant MUST notify the Landlord via e-mail when leaving the island for work or vacation resulting in the unit being vacant for more than one week. The Tenant MUST turn off the water heaters, water valves and main water supplying the unit prior to going away. Should a water leak occur in the Tenant's absence and this has not been done, the Tenant will be liable to any costs for repair of damage incurred.**

18. **HEALTH RISKS.** Upon notice by the Landlord to the Tenant that there are health risks by the continued occupation of the Premises the Tenant shall immediately vacate the Premises. The Landlord shall not be held liable for any claims arising as a result of the failure by the Tenant to comply with the provisions of this clause.
19. **INVENTORY:** Any furnishings or equipment to be furnished by the Landlord are set out in the list of inventory at Addendum #1. The inventory shall be signed by both Tenant and Landlord concurrently with the Lease and shall be part of the Lease. Tenant agrees that all furniture and furnishings thereon will not be removed from the Premises and they shall be responsible for any missing items upon inspection. Any indoor furnishings shall at no time be used outside or moved to another premises.
20. **INDEMNIFICATION:** Landlord shall not be held liable for any damages or injury to Tenant, or any other person, occurring on the Premises or any part thereof. Tenant agrees to indemnify, defend and hold Landlord harmless in any way relating to Tenant's occupancy from any and all claims, damages, expenses, and liabilities of any nature whatsoever with the Tenant's use or involvement at the Premises. The Tenant shall be responsible for obtaining personal insurance to protect their personal property and liability.
21. **ATTORNEYS FEES:** In any legal action brought by either party to enforce the terms hereof or relating to the Premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.
22. **LANDLORD RESPONSIBILITIES:** The Tenant shall be entitled to quiet tenancy provided all rents and deposits are current and tenants obligations are being fulfilled in full. The Landlord agrees to keep the roofs and outside walls in good repair and carry out any repairs as necessary. The Landlord agrees to keep the Premises insured against loss or damage by fire, hurricane, storm or act of God and other risks as the landlord sees fit. The Landlord agrees to pay for maintenance charges of Premises and contents contained therein not including damage by Tenant, normal wear and tear excepted. If the Premises or any part thereof shall at any time during the tenancy be destroyed or damaged by fire or by any other cause so as to be unfit for habitation and use this Lease shall be automatically terminated and neither party shall have any rights against the other in respect of their own property or the Premises, provided such damage shall not have been caused by the Tenant or then Tenant's employee, agents or invitees, it being agreed that the balance of any prepaid rent and the deposit shall be refunded to the Tenant (see Addendum #3 - Natural Disasters.)

AD R.E.
AD Y.V.
Tenant Initials

23. **DEFAULT AND PROPERTY BY-LAWS:** Tenant agrees to obey and comply with the terms and conditions set out in this Lease, as well as the Rules of Occupancy (Addendum #2) set forth for the Premises and any property By-Laws set out for the subdivision on which the Premises is located. Tenant acknowledges that he has a legal obligation to pay their rent on time each and every month regardless of any other debts or responsibilities they may have. The Tenant agrees that he will be fully liable for any back rent owed.

If the Tenant fails to pay the rent or any other charge required to be paid by the Tenant, or if the Tenant breaches any of the terms of this Lease or any rules attached hereto or any property By-Laws, the Landlord may serve a notice in accordance with Section 56 of the Registered Land Law (2018 Revision) (as amended) on the Tenant.

If the Tenant does not meet the requirements of any notice within five (5) days in the case of non-payment or short-payment of rent and within thirty (30) days (which the Tenant agrees is reasonable notice) in any other case other than bankruptcy or arrangement or composition with creditors which are agreed entitle the Landlord immediately to terminate this Lease, the Landlord may at any time after the notice expires, and notwithstanding the waiver of any previous right of entry, enter the Premises so ending this Lease, although without affecting any rights which have accrued to the Landlord under it.

The Tenant further agrees that all expenses incurred by the Landlord shall be borne by the Tenant in recovering possession of the Premises from the Tenant, including but not limited to professional fees and services of an attorney retained by the Landlord in so doing.

24. **VEHICLE POLICY:** The Tenant agrees never to park or to store a large commercial or recreational vehicle of any sort on the Premises. Any boat to be docked at the Premises must be agreed in writing by both parties. Junk cars, cars on blocks, non-functional vehicles, or unlicensed vehicles are not permitted on the Premises. Utility or boat trailers are not permitted on the Premises. Repairing cars on the Premises is not permitted. Removal of any vehicle owned by the Tenant will be at the expense of the Tenant. Tenant agrees that any vehicle owned by the Tenant that is parked on unpaved areas may be towed and stored at Tenant's expense.

25. **LOCK POLICY:** No additional or change of locks will be installed on any door of the Premises without the written permission of the Landlord. Landlord will be given duplicate keys for all locks so installed at the Tenant's expense, before they are installed.

26. **OUTAGES:** Landlord will not be responsible for any outages of the cable, Internet, Electricity or water due to circumstance beyond his control. Any issues with cable or internet service should be reported directly to Logic on 745-5555.

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Tenant Initials

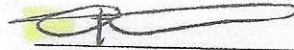
27. **WORK PERMITS:** Notwithstanding the provisions of Clause 4, if the Tenant should repatriate due to non-work permit renewal or transfer, and provides the Landlord with (30) thirty days written notice together with confirmation in writing from his employer or the Cayman Islands Immigration Board, then this Lease shall become void at the time of the expiration of the notice and the security deposit will be returned in accordance with the provisions set out in this Lease.
28. **SALE OF PROPERTY:** If the Premises shall be sold during the term of the Lease the Landlord may at any time after exchanging contracts for such a sale give to the Tenant not less than two (2) months written notice to terminate this Lease and on expiration thereof the Tenant shall yield up possession of the Premises to the Landlord. During the time the Premises is on the market for sale, the Landlord agrees to show the Premises giving the Tenant not less than two (2) days' notice and showings will be conducted between Monday to Friday during the hours of 8:30 am and 5:00 pm. The Tenant agrees to keep the Premises reasonably clean and tidy for said showings.
29. **AGENTS:** Tenant and Landlord irrevocably release REM Services Ltd, agent for the Landlord, from any claim in respect to the performance by any of the parties to this Lease.
30. **NOTICE:** Any notice under this Lease shall be in writing and any notice to the Tenant shall be deemed to be sufficiently served if delivered to the Tenant on the Premises or sent to the Tenant by prepaid registered post to the Tenant's postal address or left at the Tenant's last known address in the Cayman Islands. Any notice to the Landlord shall be deemed to be sufficiently served if sent by prepaid registered post to the Landlord at its address herein. Any notice properly posted to the Landlord or Tenant shall be deemed to have been served within five (5) days following the date on which it was posted.
31. **LAWS:** This Lease shall be construed in accordance with the Laws of the Cayman Islands.
32. **DEFINITIONS:** In this Lease where the context so admits words importing the masculine gender shall include the feminine gender and vice versa and words importing persons and all references to persons shall include corporations and firms and vice versa.
33. **LIABILITY:** It is hereby agreed that where there is more than one Tenant the liabilities, responsibilities and obligations of the Tenant set out or referred to herein shall be joint and several;

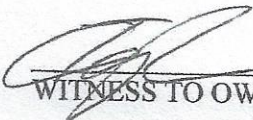
Rohan Cornie
Yanique Vernon Adams

Adams
TENANT


REM Services Ltd
On behalf of owner

R. Cornie


WITNESS TO TENANT


WITNESS TO OWNER

SCHEDULE

Premises: Legally known as #83A Lakeside, 391 Esterly Tibbetts Highway,
Grand Cayman, Cayman Islands, Block 13D and Parcel 261

Rent: CI\$2,100.00 per month, to be paid on the first of each month for
the term of the lease. Rent to be paid direct to the landlord at

Bank: Bank of Butterfield
Acc Name: REM Services Ltd
Acc #: 1360375690060
Reference: 83A Lakeside Comrie

Rental Period: 12 months from the 1st June 2018

Deposit: CI\$2,250.00 to be held by the Landlord for the term of the lease.

Landlords
Particulars: Name: Legoland Ltd

Address: c/o PO Box 30758, KY1-1204

Tel: +1.345.946.8664

Email: rent@remservices.ky

Tenant Particulars: Name: Rohan Comrie, Yanique Vernon, Anthony
Dawes & Anthony Dawes Jr.

Place of
Employment Address: Virtue Construction

Telephone: Rohan Mobile 345.327.8805
Yanique Mobile 345.323.2763
Anthony Mobile 345.928.6125
Anthony Jr. Mobile 345.924.7383

Email: Dawesanthony38@gmail.com

Agent Particulars: Name: REM Services Ltd

Address: PO Box 30758, KYI-1204

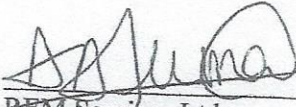
Telephone: +1.345.946.8664

Email: rent@remservices.ky




Addendum #2 to the Lease Agreement between Legoland Ltd and Rohan Comrie, Yanique Vernon, Anthony Dawes & Anthony Dawes Jr. in relation to the Property known as 83A Lakeside, 391 Esterly Tibbetts Highway, Grand Cayman, Cayman Islands Block 13D and Parcel 261.

Rules of Occupancy

- 1 Due to the high humidity and temperatures in Cayman, especially during the spring and summer months, mildew contamination of your apartment can be a serious health issue and cause costly maintenance problems. Therefore it is recommended that the air conditioning is kept on at all times at a maximum of 78 degrees F or lower. This will still conserve electricity whilst maintaining the unit and its contents.
- 2 Families with children are accepted. Management recognises that guests with children may visit from time to time. These visits are restricted to a maximum of 21 days at a time, and your attention is directed to sections 7 and 18 of the Lease Agreement.
- 3 No Animals or Pets are allowed in the Property.
- 4 Not to smoke or allow any invited guests or visitors to smoke in any part of the Property.
- 5 On vacating the unit, it should be left in the same good condition that it was received. Tenants are therefore responsible for the deep cleaning of the unit on vacating. Linens including mattress pads should be washed and comforters should be professionally dry cleaned; any upholstery should be professional dry-cleaned – couches and carpets. Cost of undertaking this will be deducted from the security deposit if this is not carried out. Tenants will be provided with a Tenant Cleaning Check List prior to moving out.
- 6 Clothes, laundry and so forth shall not be hung from balconies.
- 7 Pool and dock side furniture shall not be removed from its designated areas.
- 8 Tenants will not do or permit to be done anything which may be deemed an annoyance to other Tenants.
- 9 Bulbs should be replaced at Tenants expense.
- 10 All tenants MUST notify their Landlord via e-mail when leaving the island for work or vacation resulting in the unit being vacant for more than one week. All tenants MUST turn off the water heaters, water valves and main water supplying the unit prior to going away. Should a water leak occur in your absence and this has not been done, Tenants will be liable to any costs for repair of damage incurred. If you are unsure how to do this, please contact the Landlord.


REM Services Ltd.
 On behalf of owner

June 12/18
 Date

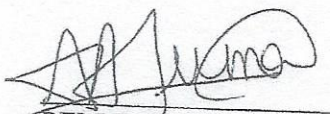
 R.C.
 Y.V.
 A Dawes
A Dawes
 Tenant

12/6/18
12/6/18
6/8/18
6/8/18
 Date


Addendum #3 to the Lease Agreement between Legoland Ltd and Rohan Comrie, Yanique Vernon, Anthony Dawes & Anthony Dawes Jr. in relation to the Property known as 83A Lakeside, 391 Esterly Tibbetts Highway, Grand Cayman, Cayman Islands Block 13D and Parcel 261.

Hurricane Preparedness/ Natural Disaster/Landlord Renovations

- 1 Tenants are responsible for being aware of weather reports in regard to the Cayman Islands and any impending hazardous conditions.
- 2 In the event of an approaching storm, Tenants shall be responsible for the removal of patio furniture and any outside belongings. These should be brought inside the unit and secured.
- 3 Tenants with boat dockage rights shall be responsible for the removal of the vessel from the Premises.
- 4 Doors and windows should be secured. DO NOT TAPE windows and glass doors. However, blinds and drapes should be drawn.
- 5 In the event of catastrophic damage to the leased Premise, whereby hurricane, storm, flood, fire or other occurrences beyond the reasonable control of the landlord, the following conditions shall apply:
 - a) If the occupied Premises are partially damaged, but are still habitable, the landlord may offer to the Tenant a discount to the monthly rate in direct proportion to the loss of full use or enjoyment of the Premises. The proportional rate will be reviewed on a monthly basis whilst the repairs are carried out.
 - b) The Tenant shall allow the Landlord, his contractors and employees access to enter the leased premises to effect repair and restoration. This would be done during reasonable day time hours.
 - c) Alternatively, should the Landlord have available at that time a vacant premise, he may offer to the affected Tenant the option of transferring his lease. The Landlord makes no guarantee that the alternate premises will be in the same location, and the tenant will move at his own cost.
 - d) In the event of total destruction of the Premise, or conditions which present a health hazard either party shall have the right to immediately terminate the lease and refund the tenants their security deposit, and pro-rated rent subject to the conditions set out in the lease agreement.
- 6 The Landlord shall reserve the right to give the Tenant no less than three (3) months written notice to terminate the lease agreement in the event that he wishes to perform major renovations.


REM Services Ltd.
On behalf of owner

June 12/18
Date

Rohan Comrie 12/6/18
Yanique Vernon 12/6/18

A Dawes
6/8/18
Tenant Date

Rohan Comrie, Yanique Vernon, Anthony Dawes, Anthony Jr. Dawes
83A Lakeside Apartments, 391 Esterly Tibbetts Hwy.
Grand Cayman

3rd May 2019

REM Services Ltd.
215A West Bay Road
Grand Cayman

Re: Outstanding Balance

Dear REM Services Ltd.

We, Rohan Comrie, Yanique Vernon, Anthony Dawes and Anthony Jr. Dawes, agree to pay the outstanding balance on my account in monthly installments of CI\$1000. Payments will be made on the 1st of every month until the full balance of CI\$6,823.75 has been cleared.

I am aware and agree that should I miss one payment, REM Services Ltd, will pursue legal action to recover the funds outstanding.

Sincerely,

Rohan Comrie,

Yanique Vernon,

Anthony Dawes

Anthony Jr. Dawes

NOTICE TO QUIT

January 15th 2019

To: Rohan Comrie, Yanique Vernon, Anthony Dawes and Anthony Dawes Jr.

HAND DELIVERED

RE: NOTICE TO QUIT FOR BREACH OF TENANCY AGREEMENT – 83A Lakeside, George Town, Grand Cayman, Cayman Islands

TAKE NOTICE THAT:

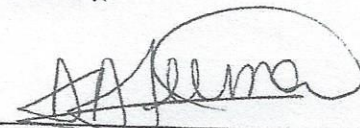
Pursuant to a written lease at the above-named property, we write to inform you that you are in breach of your Lease due to nonpayment of full rent on a timely manner since the beginning of your tenancy, we hereby give you two weeks notice to vacate the property, no later than the 31st January 2019. The outstanding balance as of 15th January 2019 is CI\$6,599.57, should be paid prior to vacating, along with all bills to date for electric and water.

A representative from REM Services Ltd will attend the Property on the 31st January 2019 to complete the checkout inspection and take back all keys to the unit. We attached a check out letter as guideline information on your departure.

Failure to vacate the Property will result in further action.

Issued on: 15th January 2019

Sincerely,



Contact Email Address: rent@remservices.ky

PROCOLLECT INTERNATIONAL

'Managing All Your Collection Needs'

February 18, 2021
George Town
Grand Cayman

DEMAND LETTER

Re: Unpaid Rent with Legoland LTD

Dear Mr. Rohan O'Neil Comrie, Mr. Anthony Dawes Jr, Mr. Anthony Dawes and Ms. Yanique Vernon

This letter is pursuant to your outstanding Bill with LegoLand Ltd.

On the 31st of May 2018 you signed a lease agreement along the following persons:

Yanique Vernon, Anthony Dawes and Anthony Dawes.

The four persons agreed to live at Lakeside with the rent being at CI\$2,100.00 a month. The security deposit of CI\$2100.00 and a water deposit of CI\$150.00 A contract was signed whereby you agreed to pay all fees and charges.

The breakdown as follows:

Please see attached.

A number of attempts were made to contact you to which was unsuccessful.

You have 7 days from this Letter to pay Pro Collect a total of **\$7,847.21 which includes interest and collection fees** at our office located on the 2nd floor Cardinal Building Cardinal Avenue room or pay directly to Cayman National Bank in the account name of ProCollect. A/C 011-14712 (should you chose to pay directly, please inform us)

If unable to pay the full amount, please contact us so that further arrangements can be made.

If you fail to respond to this Demand Letter this will give ProCollect the authority continue with Legal action.

Thank you in advance for your prompt attention to this matter. I look forward to hearing from you. If you have any questions, please do not hesitate to contact me at 1-345-929-7065

Sincerely,



Tyrone Farnum
ProCollect International

4 Floor Cardinal Plaza
Cardinal Avenue
P.O.Box 1145 KY 1-1101
George Town
Grand Cayman
Phone: 1-345-929-7065
Email: pro_collect@yahoo.com
www.procollect.com

No. 2 - Acknowledgment of Service

IN THE SUMMARY COURT AT GEORGE TOWN

CAUSE NO. SC ____ OF 20__

BETWEEN:

LEGOLAND Ltd

Plaintiff

AND:

*ROHAN COMRIE
ANTHONEY DAWES
ANTHONY DAWES JR
YANIQUE VERON*

Defendants

ACKNOWLEDGEMENT OF SERVICE

1 State Defendant's name and address -

*ROHAN COMRIE
ANTHONEY DAWES
ANTHONY DAWES JR
YANIQUE VERON
Grand Cayman
Cayman Islands*

2 State whether the Defendant intends to contest the action.

Yes

No

3 If you do not intend to contest the action, do you want time in which to pay the claim?

Yes

No

4 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defense overleaf.

Service of the Plaint is acknowledged accordingly.

ROHAN COMRIE ANTHONY DAWES ANTHONY DAWES JR YANIQUE VERON

Defendant's Signature

DATED this day of, 2021

Filed by Legoland P.O. Box 1145 KY1-1101 George Town Grand Cayman

PARTICULARS OF DEFENCE

(Here set out in numbered paragraphs the grounds upon which the Defendant says that he is not liable to the Plaintiff, or is not liable for the full amount claimed)

Defendant's Signature

REMINDER - This form must be taken or sent to the Court Office, PO Box 495, Grand Cayman KY1-1106 Cayman Islands within 14 days of receipt otherwise a default Judgment may be entered against you.