

IN THE SUMMARY COURT AT GEORGE TOWN

No. SC 0113 OF 2021

BETWEEN:



RAVEN LESLIE

Plaintiff

AND:

EDRILYN BODDEN



Defendant

02/08/21

PLAINT

To the Defendant
234 Butterfly Circle,
Savannah, 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 30th day of July 2021.

See overleaf for particulars of the Plaintiff's claim.

PARTICULARS OF CLAIM

1. My tenancy of Unit #2 at 234 Butterfly Circle Savannah (**advertised as an ALL-INCLUSIVE unit**) was **meant to** commence as of June 1st, 2021.
2. As evidenced by my receipts, I provided Ms. Edrilyn Bodden with a CI\$1,500.00 lease agreement deposit (as advertised) on the 23rd of April 2021 and agreed on the move date being set for June 1st. Following this, Ms. Bodden came across a few issues regarding general maintenance and cleaning of the unit before I was able to move in, so we agreed (via WhatsApp messages) to postpone the move in date for commencement on July 1st, 2021, instead.
3. After paying the initial deposit, I was required to pay a pet deposit (I have one puppy, 5 months old) and first month's rent. As this is standard practice, I had no issues with this arrangement. We met up once more on June 16th, 2021, to exchange payment and receipt of the 1st month's rent (CI\$1,500.00) as well as a partial payment of the pet deposit (CI\$300.00). Finally, I provided her with the remainder of the pet deposit on June 30th, 2021 (CI\$200.00). **All in all, I spent \$3,500.00 just to cover initial deposits and rent.**
4. Following this, communication was great, we were both on the same page and in good spirits about my becoming a new tenant of her property. I remained patient and understanding with Ms. Bodden, through and through, as I know the hardships that come with property management / landlord expectancies. Payment squared away, we finally got down to the move-in date. After being provided with a key to the front door of the unit, I began moving in my belongings on Thursday, July 1st, 2021, and completed the move (and unpacking) on Sunday, July 4th, 2021.
5. Whilst trying to settle, get my bearings and get my puppy on a proper walk/feed routine a few issues popped up. Ms. Bodden advised me that:
 - No tenants were allowed to use the outside hose (I complied and if needed, requested either for her or her son to assist when I needed to use the hose).
 - The laundry room door was to remain locked (confusing, as the unit is all inclusive so, I had to kindly request for a key to do laundry [she stated no other tenant has a laundry room key]).
 - She requested that I keep both A/C units off during the day and to open a window and keep a standing fan on for the dog; and if there is over usage of the A/C then I will be charged an extra fee to cover the costs (something that was not stated in my lease agreement).
6. I chose an all-inclusive unit to ensure myself and the pup were comfortable and wouldn't be in extreme heat daily, without having to worry about being charged extra for any meter overages. None of the above points were discussed or laid out in the lease agreement / prior to signing the lease agreement, but I did my best to comply regardless as I understand she is trying to have her tenants remain conservative.
7. On Friday, July 9th, 2021, I received a call from Ms. Bodden notifying me of the kitchen A/C unit being left on with the window cracked open and of the front porch light left on. A mistake that I made in a rush to get to work, of which I was very apologetic.
8. I didn't see this as being an emergency and not a viable cause to enter the unit without my being present, so I assured her I was on my way to turn off the A/C and light and to walk and feed my pup at the same time. She proceeded to ask me if I was uncomfortable with her entering the unit of which I stated "Yes, I'm not fond of people coming in and out of my space", especially for something as miniscule as the A/C and light being left on.
9. She became frustrated over the phone and asked, "you afraid I'll steal something, awa?" to which I responded "No, I am just generally uncomfortable with people being in my space but, if you're already set on entering the unit then go ahead as I have nothing to hide". I got the impression that she was going to proceed with entering and turning off the A/C regardless of how I felt, so to avoid argument, I complied.

10. She proceeded to enter, turn off the A/C and exit the unit. Whilst she was doing this, I had already left work and was still on my way to the property to deal with the pup, as I mentioned to her over the phone. Slightly frustrated by the ordeal, I arrived at the property where she is waiting on her front doorstep to "talk" with me.
11. I proceeded to enter my unit and reiterated that I was uncomfortable by the situation to which she responded "well, I need a trusting tenant so, if you can't trust me to enter your unit upon a phone call then I don't think we should continue tenancy". I stated to her that she advertised the unit as all-inclusive so A/C usage and those sorts of common mistakes shouldn't even be in question. Further, I was not even a full week in to being settled and was just getting used to the parameters she'd laid out; and if these "rules" were important to her then I thought it necessary to revise my lease agreement so I could have a document stating what is to be done vs. not to be done regarding usage and charges that may apply.
12. As I could see she was becoming more and more irate, I proceeded to let her know that I would be terminating my tenancy on that day as I was already uncomfortable and mentally noted that this discomfort would only worsen should I have chosen to stay.
13. Following this statement, she became further irate, making threats such as "I'm not the one to play with" and "if you get hype on me, I will get even more hype on you". Through the entire interaction I remained calm and collected, doing my best to always remain professional as she continued to make threats to warn that she would cause me harm had I escalated her frustration any further.
14. Following all of this, I proceeded to state that I would like my money back in full (\$1,500.00 deposit, required to be refunded following inspection and the first month's rent (less the amount of a week) as I did not stay in the unit for a full month. - totaling \$3,000.00). I requested this be paid immediately. Ms. Bodden then proceeded to state to me that 30 days following my departure from the premises, I would receive a "letter" and then ANOTHER 30 days following the receipt of the letter, is when I would be receiving my funds. A total of 60 days following my leaving the property and certainly NOT what was stated in my lease agreement.
15. After reviewing the lease agreement, I realized she was not being truthful with the above statement and that the lease agreement stated that I would receive my security deposit (not my first month's rent or the non-refundable pet deposit) WITHIN 30 days following my departure from the property and after an inspection (with both parties present) had been executed. To ensure that I was following this clause correctly, my mom, Wendy McIntosh, came to the property to help me finish packing and moving and to act as a third party and explain the lease agreement clause to myself and ensure Ms. Bodden knew what was agreed upon. I had no issues, I just wanted to ensure she understood what I expected out of the situation as I was doing my best to follow what was stated in the agreement.
16. She proceeded to tell my mother that I was being rude, that I got "hype with her", made threats and that I was smoking on her property and claimed to have video proof of this (my mom asked to receive a copy of the video, at which point Ms. Bodden shrugged her shoulders and said, "well the neighbors could smell it", etc. Neither my mother nor I ever saw or received any video as proof of this accusation). In the same breath, Ms. Bodden stated to my mother that she provided me with 30 days' notice (to which I did not agree to utilize) and that if I still needed to enter the property for whatever reason, I have a right to do so. All was said and done so, I left the property taking ALL my belongings and had my mother return the next day to collect 1 left behind item (a dining tray).
17. As I returned to my mother's house that evening, Ms. Bodden proceeded to send me a voice note stating that since I chose not to utilize the 30 days' notice, she would be terminating tenancy effective immediately (which I already stated I would be doing prior to my moving everything out), that she would need her key back, and would be changing the locks.

18. I stated that I had no issues with her changing the locks on the property as it is her right to do so; however, it is common practice to have both parties execute an inspection of the unit at which time I would exchange the key for refund of my deposit. I told her I would await details as to when she would like to execute the inspection. She proceeded to state she wasn't up for arguing and we left the conversation there.
19. The next day (Saturday, July 10th, 2021) I received a phone call from the George Town Police station from SC-506, Ahmed Ali stating that Ms. Bodden filed a report against me (RMS#2021-018206) to return her key to which I stated to the officer that we discussed the key exchange would take place at the time of inspection and that I was awaiting confirmation of when Ms. Bodden wanted to do this and at such time I would happily provide the key. The officer noted this on the report and later closed it out.
20. On July 14th, 2021, my mother messaged me asking if I would like her to reach out to Ms. Bodden on my behalf to get an update on when she would like to execute inspection, take receipt of the key, and refund the security deposit. To this day we still haven't received any response. 30-45 minutes following my mother's attempt to reach out, an officer from the George Town police station called me stating that I am not to return to the premises to return any keys, by any means (which I had no plans of doing until the inspection was to be executed).
21. I was also notified that a second police report with the Bodden Town Police station (RMS# 2021-018284) was made on Saturday of which I was later **contacted with a warning by an officer from the station stating that "I am not to contact Ms. Bodden, that she doesn't want to follow through with any inspection and that I am to do away with the key how I see fit as pertains to the report filed on Saturday, July 10th, 2021".**
22. This raised major concerns that Ms. Bodden was attempting to commit an act of theft as the police cannot force her to provide me with my money and I have now been warned for myself and any third party to not reach out to her under any circumstances and it appeared that she would not be returning my money.
23. I proceeded to file my own report (RMS#2021-018528 with PC-438, Officer Copeland.) stating the above chain of events. Officer Copeland attempted to phone Ms. Bodden whilst I was present regarding the finances that I am owed to which Ms. Bodden responded "ask her to tell me why she left rags with dog pee stuffed down in my sink?! No Man, she is crazy." Completely, ignoring the purpose of the phone call to begin with. There was no mention of returning my deposit or any other monies due to me. As I felt I had no recourse I proceeded with a small claims court filing to receive all monies due to me from Ms. Bodden.

AND the Plaintiff claims:

- (1) The sum of CI\$1,500.00 for the security Deposit
- (2) The sum of CI\$1,125.00 for the first months' rent, less the amount of a week of tenancy.
- (3) Interest calculated at the prescribed rate from 09th July 2021 to date.
- (4) Interest to continue until this matter is settled.

Raven Leslie

Plaintiff's Signature

Tasha Diane Eden
Notary Public in and for the Cayman Islands
My commission expires January 31st, 2022



P.O. (: 12144
Grand Cayman, KY1-1010
Cayman Islands

LEASE AGREEMENT

THIS AGREEMENT made this 16th day of JUNE 2021 between Edilyn R. B. [Signature] (herein after known as the Landlord) and [Signature] (hereinafter known as the Tenant) (the "Lease").

Whereby it is agreed as follow: The Landlord agrees to rent the property located at 234 Butterfly Circle, Grand Cayman, Cayman Islands (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 JULY 2021 and ending on the 30th day of JUNE 2022 with the option to renew.
- 2. **RENT:** The rental amount shall be in the sum of \$ 1,500 CI per month payable in advance on or before the 1st day of each month for the duration of the term of this Lease. The first rental payment in the amount of \$ 1,500 CI 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.

SECURITY DEPOSIT: The Tenant has agreed to pay to the Landlord the sum of \$ 3,000 CI prior to the commencement date of this Lease representing half of the security deposit, \$ 1,500 and first month's rent \$ 1,500 CI. The balance due of the security deposit shall be paid on or before 1st JULY. If full deposit has not been paid by agreed date the lease agreement will be breached and notice to eviction will be made. Total security deposit of \$ 1,500 CI 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 tenable 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 monies less any necessary charges for repairs, cleaning, utilities etc. will be refunded within thirty (30) days from the date of vacating said Premises.

Payment Paid in full would be for July 1st + \$500.00 Rent

[Signature]
Tenant Initials

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 checked="" type="checkbox"/> TV | <input type="checkbox"/> A/C |
- * ALL INCLUSIVE (P13)*

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 1 adults 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. Should the Tenant decide to terminate this Lease before the expiry date, he 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. 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. **ANIMALS:** Absolutely no animals of any description or size shall be brought onto the Premises unless written permission has been received from the Landlord (see Addendum #2). *- C\$500.00 pet DEPOSIT (P13)*
9. **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.
10. **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.

(P13)

Tenant Initials

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;

12. **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.
13. **STAMP DUTY:** Landlord to pay any stamp duty and registration fees that may become due on this Lease.
14. **SMOKING:** Tenant acknowledges that there is to be no smoking within the Premises.
15. **MAINTENANCE, REPAIRS or ALTERATIONS:** Tenant acknowledges that the Premises are in good tenable 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 regards to health issues arising from problems not reported.

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.


Tenant Initials

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.

17. **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.
18. **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.
19. **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.
20. **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.)


Tenant Initials

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 (2004 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.

22. **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.
23. **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.
24. **TV:** Landlord will not be responsible for any outages of the cable or satellite TV due to circumstance beyond his control.


Tenant Initials

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.

26. **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.
27. **AGENTS:** Tenant and Landlord irrevocably release Cambridge Real Estate agent and the Landlord, from any claim in respect to the performance by any of the parties to this Lease.
28. **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.
29. **LAWS:** This Lease shall be construed in accordance with the Laws of the Cayman Islands.
30. **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.


TENANT


WITNESS TO TENANT


OWNER

Edrilyn Hodden


WITNESS TO OWNER

SCHEDULE

Premises:

Legally known as #234 Butterfly Circle, Savannah, Grand Cayman, Cayman Islands.

Rent:

~~\$1,500~~ per month, to be paid on the 1st day of each month for the term of the lease.

Rent to be paid direct to the landlord via CASE.

Rental Period:

12 months from the 1st day of JULY 2001.

Deposit:

~~\$1,500~~ + \$500.00 security deposit to be held by the Landlord for the term of the lease.

Landlords Particulars:

Name: Edrilyn Bodden

Tel: 927-9720

Email: ecarterbodden@yahoo.com

Tenants Particulars:

Name: RAVEN LESLIE

Place of Employment: BUILD CAYMAN LTD.

Tel: 936-6545

Email: RAVEN.LESLIE345@GMAIL.COM.

Transfer Money - Confirm

✓ Your transaction is successful!
Reference Number 2304F427E7F6
Host Reference Number 1001PC1211130618

Transfer To: Edrilyn Bodden
Transfer Amount: KYD 1,500.00

Beneficiary Account Number: 01217511
Transfer Type: Domestic

Bank Details: CNB, CAYMAN NATIONAL, GEORGE TOWN, CNB
From Account: 1361668270012

Transfer When: 23 Apr 2021
Beneficiary Reference: April 2021 Lease Agreement Deposit

Beneficiary Address

RECEIPT No. 237849

DATE: 30 June 2021

FROM: Raven Leslie \$200.00

TWO HUNDRED DOLLARS

FOR RENT FOR Dog Deposit

ACCT. PAID DUE: 500.00 200.00

FROM TO: [Signature]

A-2501 T-46820

RECEIPT No. 237846

DATE: 16 June 2021

FROM: Raven Leslie \$300.00

THREE HUNDRED DOLLARS

FOR RENT FOR Dog Deposit - Non Refundable

ACCT. PAID DUE: 500.00 300.00 200.00

FROM TO: [Signature]

A-2501 T-46820

RECEIPT No. 237845

DATE: 16 June 2021

FROM: Raven Leslie \$1500.00

FIFTEEN HUNDRED DOLLARS

FOR RENT FOR CASH

ACCT. PAID DUE: 1500.00 1500.00

FROM TO: [Signature]

A-2501 T-46820

BETWEEN:

RAVEN LESLIE

Plaintiff

AND:

EDRILYN BODDEN

Defendant

ACKNOWLEDGEMENT OF SERVICE

1. State Defendant's name and address -

Edrilyn Bodden
234 Butterfly Circle
Savannah, Grand Cayman
Cayman Islands

2. State whether the Defendant intends to consent the action.

Yes No

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

Yes No

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

Service of the Plaintiff is acknowledged accordingly.

Edrilyn Bodden

Defendant's Signature

Dated this 30th day of July 2021.