

See my ATTACHED COMMENTS

### Balances

At 02 January 2013 10:39 am

Sort Code	Account No.	Account Type	Balance
			£1,500.51

## Summary “ground rent” demands (at 3 Nov 16)

By Noëlle Klosterkotter-Dit-Rawé ([www.leasehold-outrage.com](http://www.leasehold-outrage.com)) of the supported / unsupported demands “for ground rent” from me – by the “[RICS, ALEP, ARMA et.al. \[NOT\] regulated](#)” [Martyn Gerrard](#) – [Andrew David Ladsky](#) (\*) – and my payments – as appropriate – into the account I specially set-up. ([Latest version of summary](#))

(\*) See e.g. [CKFT-Intro](#) for proof that Ladsky has been driving activities for a long time at Jefferson House, 11 Basil St, London SW3 1AX.

(NB: See also my summary of: (1)- [the fraudulent “service charge” demands](#); (2)- [the unsupported demands “for electricity”](#))

(If the linked PDF documents don't open, try with:



	Demand	Stated Period	Demand (£)	Cumulative (£)	Paid in special account		Cumulative in a/c (£)
					Date	Amount (£)	
1.	<a href="#">16.02.11</a> (MG # 2)	25Dec10- 23Jun11	300				
2.	<a href="#">23.06.11</a> (MG # 3)	24Jun-24Dec11	300	600			
3.	<a href="#">12.01.12</a> (MG # 5)	25Dec11- 23Jun12	300	900	My <a href="#">07.02.12</a> letter to Martyn Gerrard (1)	900	
4.	<a href="#">17.07.12</a> (MG # 6)	24Jun-24Dec12	300	1,200	<a href="#">26.07.12</a>	300	
5.	<a href="#">07.12.12</a> (MG # 8)	24Dec12- 24Jun13	300	1,500	<a href="#">02.01.13</a>	300	1,500.51 at <a href="#">02.01.13</a>
6.	<a href="#">16.08.13</a> (MG # 13)	24Jun-24Dec13	300	1,800	<a href="#">12.07.13</a>	300	1,802.21 at <a href="#">12.07.13</a>
7.	<a href="#">02.12.13</a> (MG # 16)	25Dec13- 23Jun14	300	2,100	<a href="#">30.12.13</a>	300	2,102.72 at <a href="#">30.12.13</a>
8.	<a href="#">16.06.14</a> (MG # 16)	24Jun-24Dec14	300	2,400	<a href="#">25.06.14</a>	300	2,403.50 at <a href="#">25.04.14</a>
9.	<a href="#">18.12.14</a> (MG # 24)	25Dec14- 23Jun15	<b>Falsely</b> claimed to have taken payment of £300 “from my credit card”. With the objective of saving face, confirmed “payment” 1.5 years later (2)				
10.	<a href="#">19.10.16</a> (MG # 34)	24Jun-24Dec15	300 (3)	2,700	<a href="#">03.11.16</a>	300	
11.	<a href="#">02.12.15</a> (MG # 29)	25Dec15- 23Jun16	300	3,000	<a href="#">06.01.16</a>	300	2,717.97 at <a href="#">26.02.16</a>
12.	<a href="#">26.05.16</a> (MG # 32)	24Jun-24Dec16	300	3,300	<a href="#">04.07.16</a>	300	3,019.71 at <a href="#">01.08.16</a>

## My Comments

- (1)- In addition to the long-standing, numerous ongoing breaches of covenants in [my Lease](#) by 'the lessor' (landlord) - after receiving the 3rd demand for ground rent, in my ('Special Delivery Next Day') [07.02.12](#) correspondence to [Martyn Gerrard](#) - I wrote:

"Amount in specially set-up NatWest account # [ ]. Will be released to my 'landlord' - as defined in my Lease - upon provision of strict legal proof of status - information I have been asking since July 2010."

As, in 2013, yet again, a new 'addition' was made to the collection of offshore shell companies (they are just a post box, and are used to hide the identity of the owner) (see [the Panama Papers and Mossack Fonseca](#) - used by Andrew David Ladsky e.g. for '[Steel Services](#)' and [Jefferson House](#))...

- deliberately leaving many questions unanswered ([MG # 12](#)) - with my [10.02.14](#) ('Special Delivery Next Day') document to Martyn Gerrard, I submitted a statutory Notice under the [Landlord & Tenant Act 1985](#) to determine the identity of my lessor.

Of course, in breach of legislation the ruffians (<sup>1</sup>) - did **not** reply.

- (2)- The [18.12.14](#) "approved" 'credit receipt' stating: "**Ground rent received 3 Jefferson House, Kind regards**" – which Martyn Gerrard had **not** asked for. The extremely sick (<sup>2</sup>) sociopaths (<sup>3</sup>) / psychos (<sup>4</sup>) did this hoping to worry me.

At the time, I reported on my website: **it is not my credit card** (I have never given its number to Gerrard), and 'somebody' paid the ground rent for "25Dec14 - 23Jun15" for me, I therefore do **not** owe it.

To save face, **1.5 years later**, the psychos sent me a [08.08.16](#) 'reminder' showing a "**Rent received £300**" - see **note (15a)** on [my summary of "service charges"](#)

Hence, confirmation that 'somebody' paid the ground rent for me.

**However**, the psycho racketeers (<sup>5</sup>) were not going to leave at that.

They found another (<sup>6</sup>) shyster (<sup>7</sup>), [Mark Henry Wagner](#), [Wagner & Co](#), who, in his [19.10.16](#) letter, *illegally* demands payment of ALL the demands (ground rent, "[service charges](#)" and "[electricity](#)") - and threatens me with prosecution.

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<sup>1</sup> Concise Oxford English dictionary (COED) definition of 'ruffian': "A violent or lawless person"

<sup>2</sup> COED definition of 'sick': "Having abnormal or unnatural tendencies; perverted"

<sup>3</sup> COED definition of 'sociopath': "A person with a personality disorder manifesting itself in extreme antisocial attitudes and behaviour"

<sup>4</sup> COED definition of 'psychopath': "A person suffering from chronic mental disorder with abnormal or violent social behaviour"

<sup>5</sup> COED definition of 'racketeer': "A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence"

<sup>6</sup> Previous: [Cawdery Kaye Fireman & Taylor \(CKFT\)](#); [Portner and Jaskel](#)

<sup>7</sup> COED definition of 'shyster': "A person, especially a lawyer, who uses unscrupulous methods"

In the “ground rent” pack enclosed with his letter, is...yes! A “25-12-2014” demand for the “25 Dec 14 – 23 Jun 15 ground rent”.

= Yet another example of how these rotten to the core vermin <sup>(8)</sup> racketeers <sup>(9)</sup> operate.

- (3)- Having *failed* to demand payment as legally required, 1.5 years later, the racketeers included the amount in their [08.08.16](#) ‘reminder’ (item # 42 on their list) - see **note (15b)** on [my summary of “service charges”](#).

Then, 2 months later, in the “ground rent” pack sent by shyster [Mark Henry Wagner](#), he included a “23-06-2015” demand for the “24Jun - 25Dec 15 ground rent” – which [Martyn Gerrard](#) had **not** sent me.

Hence, the ruffians did this – in an underhanded manner - **16 months later** – probably counting on my not seeing it!

As it is still within the statutory limit, I paid the amount into the special account.

**Adding supporting evidence to my position** that the 2011 and 2012 “service charge” demands are even more fraudulent than the others is the following:

with the objective of covering up the particularly outrageous demands, in their [08.08.16](#) ‘reminder’, the racketeers state: “*Ground rent balance brought forward: £5,500*”.

I presume that the claimed amount includes Gerrard's demands of 16 Feb 11, 23 Jun 11 and 12 Jan 12 - as they are not referred to anywhere.

The racketeers have therefore **fraudulently added more than 3.5 years of “ground rent”**: **£2,200** (US\$3,820) (<sup>10</sup>)...

...to the 4 years, pre Martyn Gerrard, i.e. **£2,400 - I do not owe** (£5,500 - £2,400 - £900 (the 3 Gerrard demands) = £2,200).

(This is discussed under **note (15a)** of [my summary](#)).

(With the same objective, their other ploy is to provide detail of *only* the “half year 2013” demand ([printscreen](#))).

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<sup>8</sup> COED definition of ‘**vermin**’: “*Very unpleasant and destructive people*”

<sup>9</sup> COED definition of ‘**racketeer**’: “*A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence*”

<sup>10</sup> Exchange rate used at launch of my website, in Sep 06: **£1 = US\$1.76329**