

Ground Rent

List of Account Balances

At 12 July 2013 10:22 am

Sort Code	Account No.	Account Type	Balance	Overdraft Limit	Offset
			£1,802.21		0 N

Addition of £300 for Jun-Dec 13
NOT demanded by 18 July.

Demanded by Martyn Gerrard on 16.08.13
See my attached COMMENTS

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

By Noëlle Klosterkotter-Dit-Rawé (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.	16.02.11 (MG # 2)	25Dec10- 23Jun11	300					
2.	23.06.11 (MG # 3)	24Jun-24Dec11	300	600				
3.	12.01.12 (MG # 5)	25Dec11- 23Jun12	300	900	My 07.02.12 letter to Martyn Gerrard (1)	900		
4.	17.07.12 (MG # 6)	24Jun-24Dec12	300	1,200	26.07.12	300		
5.	07.12.12 (MG # 8)	24Dec12- 24Jun13	300	1,500	02.01.13	300	1,500.51 at 02.01.13	
6.	16.08.13 (MG # 13)	24Jun-24Dec13	300	1,800	12.07.13	300	1,802.21 at 12.07.13	
7.	02.12.13 (MG # 16)	25Dec13- 23Jun14	300	2,100	30.12.13	300	2,102.72 at 30.12.13	
8.	16.06.14 (MG # 16)	24Jun-24Dec14	300	2,400	25.06.14	300	2,403.50 at 25.04.14	
9.	18.12.14 (MG # 24)	25Dec14- 23Jun15	Falsely 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.	19.10.16 (MG # 34)	24Jun-24Dec15	300 (3)	2,700	03.11.16	300		
11.	02.12.15 (MG # 29)	25Dec15- 23Jun16	300	3,000	06.01.16	300	2,717.97 at 26.02.16	
12.	26.05.16 (MG # 32)	24Jun-24Dec16	300	3,300	04.07.16	300	3,019.71 at 01.08.16	

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 (¹) - 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 (²) sociopaths (³) / psychos (⁴) 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 (⁵) were not going to leave at that.

They found another (⁶) shyster (⁷), [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.

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

² COED definition of 'sick': "Having abnormal or unnatural tendencies; perverted"

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

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

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

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

⁷ 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 ⁸) racketeers ⁹) 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) (¹⁰)...

...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](#))).

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

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

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