



BLOCK MANAGEMENT DEPARTMENT
Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP
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"50 years of fulfilling dreams"

Ms N Y S Klosterkotter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Attempting to counteract my exposing in my 10.02.14 doc their sinister plan about electricity charges, the criminal psychos have been mixing up the electricity for: 1) the block; 2) my apartment - See my comments
The 'Census' form, sent for the home also amounts to a continuation of the criminal psychological harassment.

31 March 2014

Our Ref: RD/12906

Dear Ms Klosterkotter-Dit-Rawe,

**RE: 3 Jefferson House - Electric 7-13 Basil Street SW3 1AX
ELECTRICITY**

Please find enclosed our "Request for Payment" for the Electricity for period 21/12/2013 to 20/03/2014.

Also attached is a Census Form which we would be most grateful if you would complete and return to us by either email fax or post.

To further assist you we are able to take payment from you over the telephone using your Debit card alternatively you can make online payment directly to: NatWest Bank, Harrow Town Centre, Sort Code: 60-10-10, Acc. Number: 85806072, Acc. Name: 72 Client Account.

Should you choose to pay directly into our bank account please ensure you use first line of the property address with wording 'electrics' as your reference, in order for us to allocate your money correctly.

Please note that the payment is due 14 days from date of this letter and should we not hear from you, you will be automatically charged the Late Payment Fees.

However, we are sure you will make every endeavour to ensure that the payment is with us by return.

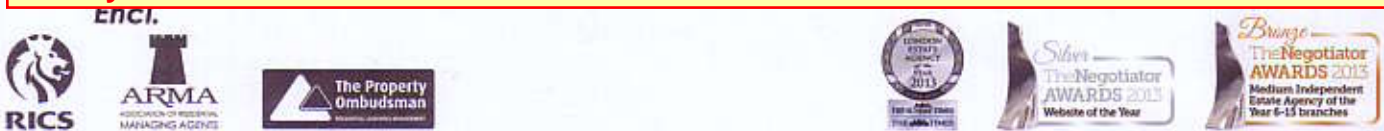
VERY SICK PSYCHOS

Yours sincerely

Roshane Dias
MARTYN GERRARD ESTATES AGENTS
blockmanagement@martyn Gerrard.co.uk

A new addition to the stable. (1st time her name appears)
Very clearly, there is no shortage of extremely sick individuals only too happy to dish out criminal psychological harassment

See my assessment of these decorations



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
Registered Office: 5th Floor, 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters
Directors: M. Gerrard MRICS FNAEA, S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price FNAEA, S.M. Gerrard MA MRICS FICBA, G. Tsuman MARLA
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Martyn Gerrard

197 Ballards Lane, Finchley Central, London, N3 1LP
T: 020 8343 4340 F: 020 8343 1470

Ms N Y S Klosterkotter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Tenancy: 12906
Date: 31/03/2014

Budget Report

3 Jefferson House - Electric (12906)

For the period - 21/12/2013 to 20/03/2014

A "budget" for 3 months of electricity - PASSED the end of the period - preceded by A "Budget" for the whole year 2012-13!!

Jefferson house Electrics (21/12/2013 - 20/03/2014)

Electricity	1,967.21
Total - Jefferson house Electrics (21/12/2013 - 20/03/2014)	1,967.21
Your contribution (0.5815%)	11.44

= An invention! See my Comments

Martyn Gerrard

197 Ballards Lane Finchley Central London N3 1LP
T: 020 8343 4346 F: 020 8343 1470

Ms N Y S Klosterkötter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Tenancy Code: 12906
Invoice Date: 31-03-2014
Ref: 6747

Request for Payment

Re: 3 Jefferson House - Electric 7-13 Basil Street London	Net	VAT	Gross
21-12-2013 Electrics 21/12 - 20/03 for the period 21/12/2013 to 20/03/2014	11.44	0.00	11.44
Total Amount	11.44	0.00	11.44
Arrears as at 31/03/2014			481.94
Total Amount Due			493.38

PLEASE MAKE CHEQUES PAYABLE TO:- "MARTYN GERRARD"

Please note payments not received within 14 days will automatically incur a Late Payment charge of £30.00. Each and every time it is necessary for us to chase payment you will incur a further Administration cost of £60.00

NOTICE IS HEREBY GIVEN pursuant to the Landlord and Tenant Act 1987 Section 48 that all notices (including notices in proceedings) may be served upon the Landlord:

Greyclide Investments Ltd, Martyn Gerrard House, 197 Ballards Lane, Finchley, London, N3 1LP

Address?

S.47 of the
Landlord &
Tenant Act 1987

NOTE Made in
BREACH of statutory
Requirements the
MAJKA FAILED to
Respond to my
10.02.14 Notice
under s.12.2 of the
Act.

Census Form October 2013



Property Address:

Name of Owner 1:

Landline:

Mobile:

Email Address:

Name of Owner 2:

Landline:

Mobile:

Email Address:

- Sent now for the 4th TIME! (Previous: 02.12.13; 10.01.14 - 27.01.14 - 3 Men reported on my website - stating that the psychos were having a laugh as they ALREADY have the information (GERRARD #19) - PROVING it and to add to their sadistic Kicks, 2 wks after sending it for the 4th time AIMAR HA' (Jon Wolbram's ltr of 10.01.14) left a message on my mobile on 16 Apr asking me to call her. - She repeated this c. 2 wks later

These psychos ARE SICK beyond words

In the light of the extremely sick, perverse psyche of the Ladsky mafia, I conclude that when it first sent the form, with the 13.12.02 demand - it had just been provided with the key to my apartment by my "security-lock" provider, Banham: 20.02.14 letter from Banham, with my Comments.

In the event that the owners are unavailable please provide an alternative contact for access to your property like a relation, family friend or key holding company:

Name:

Contact Details:

If your property is let please provide contact details for your tenant(s):

Name:

Contact Details:

From time to time we are asked by the buildings insurers when dealing with insurance claims for details of your mortgage ie: who is it with and a roll number, this is part of compliance of the claim forms please provide those details below:

Bank/Building Society Name:

Roll Number:

Please sign below and return it to us:

Name: Date:

Signature:

1. The **31.03.14** correspondence from [Martyn Gerrard](#)...AND [Andrew David Ladsky](#)

In my ('Special Delivery Next Day') **10.02.14** document (to which they never replied), under header 1.3 (pg 18) / [summary # 4 on the Martyn Gerrard page](#), I was able to demonstrate that the claimed "electricity charges" reached a point, since 2013, of my 'apparently' using a **negative amount of electricity**.

As part of the reprisals for my exposing their intended Machiavellian plan ([MG # 17](#)) the **satanic psychos** (based on my religious beliefs these individuals are more than evil: they are satanic) have been mixing up **deliberately** the "**Electricity for [Jefferson House](#)**" with that claimed "**for [my] flat**".

1.1. The "**Budget report (1) – 3 Jefferson House – Electric (12906) – For the period – 21/12/2013 to 20/03/2014**"

"Jefferson house Electrics (21/12/2013 – 20/03/2014)" (2)		
"Electricity	1,967.21"	(US\$) (*)
" Total – Jefferson house Electrics (21/12/2013 – 20/03/2014)	1,967.21" (3)	(14,068)
" Your contribution (0.5815%) (4)	11.44"	(20)

(*) Exchange rate at launch of site in Sep 06: £1 = US\$1.76329

(1) - Passed the end of the period – [the mafia](#) still calls that a "**Budget**"

(2) - A "budget" for 3 months of electricity!?!?!...when, in fact, it already issued a "budget" for the whole of 2014: [23.12.13](#) - for which it "budgeted: Communal electricity: £3,000.00**" (US\$5,300)**

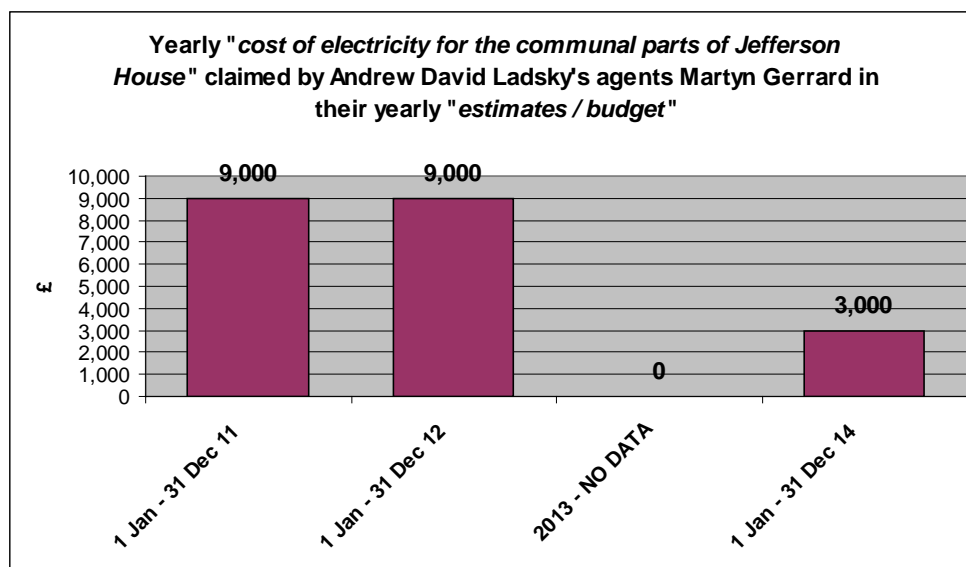
(3) - Interestingly, this latest '3-month- budget' suggests that the total 'communal electricity' for year 2014 'will be' "£7,978**" (US\$14,068) (£1,967 for 90 days = £21.85779 per day; £21.85779 x 365 days = £7,978) = a **166% increase!****

The previous "**estimates of electricity charges for the communal parts of Jefferson House**" – since [Martyn Gerrard](#) took over the 'management' of [Jefferson House](#) in early 2011:

Year	Demand	Electricity	"[My alleged] share"	Amount
Year 2011	16.02.11 " Service charge estimates for the period ended: 31 Dec 2011 "	" Communal electricity: £9,000.00 "	"1.732000%"	" £155.68 "
Year 2012	12.01.12 " Service charge estimates for the period ended: 31 Dec 2012 "	" Communal electricity: £9,000.00 "	"1.732000%"	" £155.68 "

Year 2013	11.01.13 – “Request for payment for the period 1 Jan – 30 Jun 13” i.e. ONLY 6 months	From a priced list of items - NO source data supplied	NO information	“£ 25.98”
	16.08.13 – “Request for payment – 2 nd ½ of 2013”	NO data	ONLY a total amount stated under 2 “Schedules”	Using the above, ‘suggests’ £51.96 for the year
Year 2014	23.12.13 “BUDGET report 3 Jefferson House (12820) – For the period – 01/01/2014 to 31/12/2014”	“Communal electricity: £3,000.00”	“1.732000%”	NOT specified – but = £51.96 Thereby ‘suggesting’ ‘same’ as for 2013.

Or, visually:



Isn't that fascinating!?!? A 67% reduction between 2011 and 2014!

...although, as calculated above – in yet, another “Budget”, 3 months *after* the start of the year - it ‘could be’ £7,978.13 for 2014.

IT REALLY IS whatever that criminal vermin dreams up on a particular day.

In fact, **IT IS** as “*there is no separate meter relating to the electricity charged for the common parts*” – as stated in [the 1993 accounts](#) (the last Lease-compliant accounts I received = more than 20 years ago!)

Of course, the so-called “accounts” - produced by the [ICAEW-endorsed lapdog, Errington Langer Pinner](#) - with input from Martyn Gerrard *fail* to state this – see [Martyn Gerrard # 15](#) that discusses the start of its issuing “accounts”.

Just as well that **Clause 2(2)(c)(ii) of my Lease** states: "**The lessor will use its best endeavours to maintain the annual service charge at the lowest reasonable figure consistent with the due performance and observance of its obligations**"

(4) - “Your contribution (0.5815%)”

Two percentages have been used by [the mafia](#) in claiming “service charges” from me.

As discussed in e.g. my [10.02.14](#) document to [Martyn Gerrard](#), on pages 6 and 7:

- **1.956%** - It has been my share since buying the leasehold apartment ([in 1986](#)) – as evidenced in e.g. the [31.12.93](#) accounts; MRJ-‘Steel Services’ (=Ladsky) [07.08.02](#) Application to the then [London Leasehold Valuation Tribunal](#).
- **“1.732%”** – I have *never* been informed of how this was arrived at. (I have been asking since at least 2008 e.g. header 14.1 of my [03.06.08 Witness Statement](#)).

Hence, the **“0.5815%”** is *an invention* devised as part of the reprisals for my exposing the mafia’s sinister plan, (as well as add to its sadistic kicks in anticipation that I would spend time explaining it) - as further demonstrated irrefutably under the next header.

1.2. The fraudulent “Electricity” demand

The [31.03.14](#) demand states:

“Request for payment”			
<i>“Re. Jefferson House – Electric 7-13 Basil Street London</i>	Net	VAT	Gross”
<i>“21-12-2013 Electrics 21/12 – 20/03</i>	11.44	0.00	11.44”
<i>“for the period 21/12/2013 to 20/03/2014” (1)</i>			
“Total amount	11.44	0.00	11.44” (1)
“Arrears as at 31/03/2014			481.94” (2)
“Total amount due			493.38”

(1) - See above, the “Budget report”

The start period of “21 Dec 13” follows on from the [27.01.14](#) demand – that covers the period from 15 Oct to 20 Dec 13.

As can be seen under header 1.3 of my [10.02.14](#) document to Gerrard / [summary 4 on the Martyn Gerrard page](#) - the previous demands link up all the way back to the [09.07.10](#) demand for 14 Apr- 8 Jul 10 from the then [Martin Russell Jones](#).

As is glaringly obvious - **these demands refer to my apartment – NOT to the communal parts.**

Hence: [the mafia](#) is DELIBERATELY mixing up the electricity for the block with the electricity for my apartment.

Further, as this 31.03.14 demand spans "21 Dec 13 to 20 Mar 14" – in addition to breaching [my Lease](#)...

...- [the mafia](#) is also committing BREACHES of:

- [Fraud Act 2006; Theft Act 1968 s. 17 False accounting](#);
- [Malicious Communications Act 1998](#)

(ALL criminal offences) – as:

- it has ALREADY asked me one part of the £11.44 in its [16.08.13](#) "Request for payment",
- and the other part in its [23.12.13](#) "Budget report for the period 1 Jan to 31 Dec 14"

This is in addition to, likewise, [continuing](#) to commit breaches of:

- [Protection from Harassment Act 1997](#) (criminal offence);
- [Equality Act 2010](#).

(2) – "[Arrears as at 31/03/2014 - 481.94](#)"

As detailed under header 1.3 of my [10.02.14](#) document, at the time of the last demand of [27.01.14](#) (covering up to 20 Dec 13) the claimed "arrears" amounted to "[£561.31](#)".

I stress: *contrary* to the claim of "[arrears as at 31/03/2014](#)" – by the time of this [31.03.14](#) demand - I had **NOT** received a demand since the [27.01.14](#) demand.

With my [10.02.14](#) document, I sent a cheque for £514.34. (It did not cash it within the 6-month statutory limit).

And, of course, this 30 Mar 14 correspondence makes NO reference to my 10 Feb 14 correspondence.

2. The "Census form" sent for the 4th time

The 'Census form' enclosed with the 31 Mar 14 correspondence makes it the 4th time that Martyn Gerrard is sending it.

The previous ones are: [02.12.13](#) ; [10.01.14](#) ; [27.01.14](#) – at which point I reported them on [my website](#), stating that the psychos were having a laugh as they *already* have the information ([Gerrard # 19](#)).

PROVING it – and to add to their sadistic kicks – **2 weeks after sending it for the 4th time, a 'Marta'** (Jon Wolbrom's letter of [10.01.14](#)) **left a message on my mobile, on 16th April, asking me to "call [her]"**. She repeated this c. 2 weeks later.

In fact, in the light of the extremely sick, perverse psyche of the Ladsky mafia, I conclude that by the time it first sent the form with the 2 Dec 13 demand – my "[security-lock provider](#)" **Banham had just given it the key to my apartment** (see my Comments attached to the [20.02.14](#) letter from Banham).

These monsters are the personification of evil on earth. (I place ALL those who have / are currently aiding and abetting their [criminal activities \(Extortion\)](#) in the same category).

'Great ambassadors' for the Jewish community that frequently complains of "*antisemitism*"!

3. CONCLUSION – Where ALL of [that mafia](#) should be:



...**BUT: [that's what this island-Kingdom opts to actively assist and protect \(Persecution # 6\) \(Case summary\)](#)**.