

| | Demand (at 10 Nov 16) | Period | # Days during period (A) | Demand (£) | “Arrears” claimed / not claimed (£) | Total demanded / not demanded (£) | My estimates (£) (B) |
|--|----------------------------------|--------|--|---------------|--|--|-----------------------------------|
|--|----------------------------------|--------|--|---------------|--|--|-----------------------------------|

Summary of “electricity” demands – and graphs (at 10 Nov 16)

Demands made by [Martyn Gerrard](#) – [Andrew David Ladsky](#) (see e.g. [CKFT-Intro](#) for proof that he has been driving activities for a long time at Jefferson House, 11 Basil St, London SW3 1AX).

Summary compiled by Noëlle Klosterkotter-Dit-Rawé (www.leasehold-outrage.com). ([More recent version of summary](#))

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



(NB: See also **my summary of:**

1. [the fraudulent “service charge” demands;](#)
2. [the ground rent demanded / not demanded;](#)
3. [my assessment of Martin Gerrard's memberships and awards\).](#)

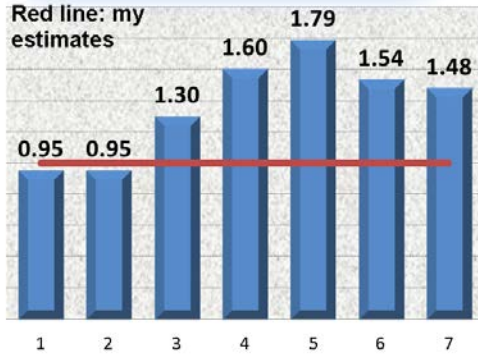
| | Demand | Period | # Days during period (A) | Demand (£) | “Arrears” claimed / not claimed (£) | Total demanded / not demanded (£) | My estimates (£) (B) |
|-----|---------------------------------------|--|--|------------------|--|--|-----------------------------------|
| 1. | 09.07.10 (MG # 2) | MRJ- 14Apr- 8Jul10 | 86 | 32.07 (1) | | | 32.62 |
| 2. | 01.11.10 (MG # 2) | MRJ - 18Jul- 12Oct10 | 87 | 32.45 (1) | | | 33.00 |
| 3. | 18.01.11 (MG # 2) | MRJ - 14Oct10- 11Jan11 | 90 | 37.84 (2) | | | 34.14 |
| 4. | 04.01.12 (MG # 4) | MG (thereafter)- 11Jan-6Apr11 | | 48.61 (3) | | | 33.14 |
| 5. | Ditto | 7Apr-10Jul11 | | 56.69 (3) | | | 33.60 |
| 6. | Ditto | 11Jul-28Oct11 | | 60.90 (3) | | | 42.38 |
| 7. | Ditto | 29Oct- 19Dec11 | 343 | 28.30 (3) | | 194.49 (2) | 20.04 (Total: 132.16) |
| 8. | 17.07.12 (MG # 6) | (1)- 20Dec11- 22Jun12- <u>No</u> detail of units (4) | 187 | 106.35 | 232.33 | 338.68 | 72.05 |
| 9. | 05.11.12 (MG # 7) | (2)- 23Jun- 25Sep12- <u>No</u> detail of units | 95 | 45.35 | 323.85 (5) | 369.20 | 36.60 |
| 10. | 28.01.13 (MG # 10) | (3)- 26Sep- 20Dec12- <u>No</u> detail of units | 86 | 41.09 | 369.20 | 410.29 | 33.14 |

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|-----|--|--|-----------------------------------|---------------|--|--|----------------------------|
| 11. | 15.08.13 (MG # 14) | (4)- 21Dec12- 4Mar13- <u>No detail of units</u> | 74 | 29.99 | 410.29 | 421.23 | 28.51 |
| 12. | 21.08.13 (MG # 14) | (5)- 5Mar- 11Jun13- <u>No detail of units</u> | 99 | 21.52 (6) | 421.23 | 442.75 | 38.14 |
| 13. | 31.10.13 (MG # 14) | (6)- 12Jun- 14Oct13- <u>No detail of units</u> | 125 | 25.75 | 442.75 | 468.48 | 48.16 |
| 14. | 27.01.14 (MG # 18) | (7)- 15Oct- 20Dec13- <u>No detail of units</u> | 67 | 13.46 | 468.48 | 481.94 | 25.82 |
| 15. | 31.03.14 (MG # 20) | This demand for "£11.44"- is based on a made-up "share" of "the electricity for the block" (7) | | | | | |
| 16. | (8)- No demand | 21Dec13- 16Jul14 (8) | 208 | 22.57 | 481.94 | 504.51 | 80.14 |
| 17. | 10.07.15 (MG # 27) | (9)- 17Jul14- 24Jun15- <u>No detail of units</u> | 343 | 49.31 | 504.51 | 553.82 | 132.16 |
| 18. | 05.10.15 (MG # 27) | (10)- 24Jun- 30Sep15- <u>No detail of units</u> | 98 | 16.81 | 553.82 | 570.63 | 37.76 |
| 19. | 12.02.16 (MG # 31) | (11)- 30Sep15- 11Feb16- <u>No detail of units</u> | 134 | 29.25 | 570.53 | 599.78 | 51.63 |
| 20. | 07.07.16 (MG # 31) | (12)- 12Feb- 6Jul16- <u>No detail of units</u> | 146 | 18.81 | 599.88 | 618.69 | 56.25 |
| 21 | 05.09.16 (MG # 31) (9) | (13)- 7Jul- 1Sep16 - <u>No detail of units</u> | 57 | 14.26 | 618.69 | 632.95 | 21.96 |
| 22 | 10.11.16 (MG # 31) (10) | (14)-2Sep- 4Oct16 - <u>No detail of units</u> | 33 | 12.21 | 632.95 | 645.16 | 12.71 |
| 23 | (15)- No demand | 5Oct-2Nov16 (11) | 29 | 19.61 | 645.16 | 664.77 | 11.17 |
| | Sub-total | | | £763.19 | | | £918.13 |
| | Less "EDF VAT credit" – stated in 15.08.13 demand (3) | | | (19.05) | | | (19.05) |
| | Total electricity | | | £744.14 | | | £899.08 |
| | Less Row1: £32.07 + Row 2: £32.45 (1) | | | (64.52) | | | |
| | Total | | | £679.62 | | | £899.08(8) |

Shortfall of £14.85 started
with the [05.11.12](#) demand

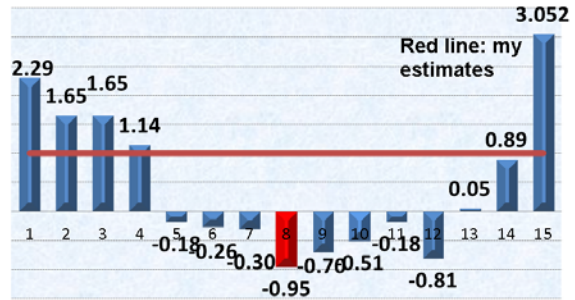
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|--|-----------------------|--------|--------------------------|------------|-------------------------------------|-----------------------------------|----------------------|

Daily average units of electricity claimed by Ladsky's agents MRJ and Martyn Gerrard 'I used' during Apr 10 - Dec 11 v. my estimates



(I do NOT have access to the electricity meter)

Daily average units of electricity claimed by Ladsky's Martyn Gerrard 'I used' from Dec 11 onwards - without providing supporting information v. my estimates



ALL 14 based on my assumptions from the total demanded - except the 8th one for which NO demand (I do NOT have access to the electricity meter)

Notes on the "electricity" demands (at 10 Nov 16)

I stress that I do not have access to the electricity meter. (ALL are under lock and key).

- (A)- Note the variations in the length of the periods between the demands – from 57 days to 343 days.
- (B)- For an explanation of the calculations of 'my estimates' ⁽¹⁾ see header 3 (from pg 18) of my [10.02.14](#) ('Special Delivery Next Day') document to Martin Gerrard (to which it never replied) / the sections relating to the electricity demands on the [Martyn Gerrard page](#). (On the above summary, the section numbers are stated below each demand). ⁽²⁾

As can be seen from the summary, I had to resort to doing this, in particular from the second demand from Martyn Gerrard, of [17.07.12](#) (item # 8), as it stopped providing the number of units alleged to be used – information I am, clearly, legally entitled to be provided with.

The extremely sick sociopaths ⁽¹⁾ / psychos ⁽²⁾ did this with the objective of adding to the [criminal psychological harassment](#) – (see [summary of "service charge" demands](#)) - assuming that I would not be able to work a way around it.

Having been caught at their own game, the monsters ⁽³⁾ have since continued doing it. The more time I have to spend attempting to figure their demands, the greater the number of sadistic ⁽⁴⁾ kicks they (and their equally extremely sick, "arslikhan" ⁽⁵⁾ [supporters](#)) derive.

(1)- I arrived at my 'daily average' I rounded up to one unit, through detailed calculations of the use of all my electrical equipment. I highlight that:

- my fridge and washing machine broke down in 2006;
- I have not used the freezer since 2006;
- television unusable since 2011 (when transmission switched from analog to digital);
- the combination microwave and oven broke down in 2013;
- c.90% of the time, I do not have more than one low-voltage light on.

(2)- To arrive at a value, I used the unit cost of electricity, daily standing charge and climate levy as previously supplied - although I have no means of knowing whether or not they are right. (In the then MRJ demands (items 1 to 3, above e.g. [18.01.11](#)), the daily standing charge was 24.23p per day. In the demand from Gerrard, [04.01.12](#) (item # 4), it increased to 24.35p).

(Why haven't I replaced the electrical equipment? I have a death threat hanging over my head since [15 Jun 09](#) "*Enjoy your life. You don't have long to live*". It was, by implication, repeated on [14 Jun 14](#). To these are added other attempts to make me fear for my life ([My Diary # 2.1](#)). True, I could at least make my remaining days/weeks/months...on earth a bit more pleasant.

No, there is absolutely *no point* my calling on [Her Majesty's police](#) – as it operates hand in glove

¹ Concise Oxford English dictionary (COED) definition of 'sociopath': "A person with a personality disorder manifesting itself in extreme antisocial attitudes and behaviour"

² COED definition of 'psychopath': "A person suffering from chronic mental disorder with abnormal or violent social behaviour"

³ COED definition of 'monster': "An inhumanly cruel or wicked person"

⁴ COED definition of 'sadism': "The tendency to derive sexual gratification or general pleasure from inflicting pain, suffering, or humiliation on others"

⁵ "Arslikhan": one of [Private Eye](#)'s unique expressions.

with the [Andrew David Ladsky mafia](#) – as can be seen from e.g.

(1)- the [Home page # 13, # 16, # 17 and # 18\(1\)](#); (2)- the detail in the [Persecution page](#); (3)- [summary # 4 relating my legitimate 'cries for help' and complaints to the police](#).

More recently, I have reported numerous examples of events in:

- my [25.11.14](#) letter to [Theresa May, then Home Secretary](#), as well as 19 other individuals, including the [then Prime Minister, David Cameron](#); 2 weeks later, (again under separate post to each), I sent them a copy of my letter; the only 'response' was a continuation of the persecution ([Home Office # 3.1\(4\)](#));
- my [24.07.16](#) letter to 'the faith leaders' et.al., and [24.07.16](#) letter to Alison Saunders, Crown Prosecution Service; 'the response' was a [28.07.16](#) 'get lost' from Saunders, and a [08.08.16](#) 'reminder' from [Martyn Gerrard](#) asking "for payment" of its £41,500 fraudulent demands.

Yes, I AM a (long-standing) innocent victim of organized crime ([Case summary](#)).

Yet, it is 'I' who is hounded and persecuted; has all my means of communications interfered with by the British state, etc. e.g. my [19.07.11](#) Witness Statement to Theresa May...

...while [the criminals](#) who *have and continue* to do this to me are laughing their head off at me.

- (1)- These amounts of **£32.07** and **£32.45** were included by [Martyn Gerrard](#) in the [16.02.11](#) "service charge" demand – stating "**Balance brought forward from previous managing agents as at 9th February 2011: £24,066.87**".

The 'managing' agents were the then (equally corrupt and criminal) "RICS regulated" [Martin Russell Jones \(MRJ\)](#). (See [summary # 6.2](#), my [05.02.05](#) complaint – in vain - to the RICS, against MRJ).

As discussed under 'Background' on the [Martyn Gerrard page](#): in its (= [Andrew David Ladsky's](#)) [09.07.10](#) demand, MRJ stated: "**Brought forward balance: £24,002.35**" - "**14 Apr – 8 Jul 10 electricity: £32.07**" - "**Balance to pay: £24,034.42**"

The only 'response' to my repeating to MRJ's Joan Doreen Hathaway, then MRICS, that the demand of £24,002.35 was totally unsupported (my letters of: [15.07.10](#), [17.11.10](#) and [16.12.10](#)) - was to repeat the demand – while adding demands "for electricity":

- [01.11.10](#) – adding "**18 Jul – 13 Oct 10 electricity: £32.45**" – "**Balance to pay: £24,066.87**"
- [18.01.11](#) – adding "**14 Oct 10 – 11Jan 11 electricity: £37.84**" – "**Balance to pay: £24,104.71**"

Hence, from the beginning, Martyn Gerrard's [demands "for service charges"](#) have included "**£64.52 for electricity**" - covering: "**14 Apr – 8 Jul 10 electricity: £32.07**" and "**18 Jul – 13 Oct 10 electricity: £32.45**".

- (2)- In its typically extremely sick, perverse, sadistic style, **Gerrard only included the "£37.84" in the demand after next**, of [17.07.12](#) (item # 8) – by including it in "**the arrears**" – without, of course, referring to the fact that it had done this.
- (3)- **Illegally**, in the [04.01.12](#) demand, Martyn Gerrard **added VAT to each amount** – bringing the total to **£32.42**.

Following my discussing this on my website - **1.5 years later** - in its [15.08.13](#) demand (item # 11), it introduced a "**19.05 credit**" falsely describing it as an "**EDF credit for VAT**".

Hence, relative to the [04.01.12](#) demand, the racketeers (⁶) **failed to deduct** "**£13.37 of VAT**" (£32.42 - £19.05).

- (4)- This [17.07.12](#) demand marked the **start of asking payment "for electricity" – without providing the number of units alleged to have been used.**

As can be seen from the summary, the shysters (⁷) have continued ever since...whilst adding other twists. (See also note # 2, above).

- (5)- From the [05.11.12](#) demand onwards (item # 9), **Gerrard understated the "arrears" by £14.82.**
- (6)- The [21.08.13](#) demand (item 12) marked the start of my apparently 'using a negative amount of electricity. It continued in the next 7 demands – until the [05.09.16](#) demand (item 21).
- (7)- The [31.03.14](#) demand (item # 15) for "**£11.44**" is based on a made-up "share" of "**the electricity for the block – based on a 3-month budget, from 21 Dec 13 to 20 Mar 14**".

In fact, the **Martyn Gerrard racketeers had already charged me** "for electricity for the block" – **for the whole of 2014** - in their [23.12.13](#) demand ([MG # 20](#)).

- (8)- Then, it was followed by **no demand for '21 Dec 13 – 16 July 14'**.

Consequently, item 16 is based on - even more of my assumptions on my alleged usage of "electricity" (I had to start making from the [17.07.12](#) demand) (item # 8) – by using the totals in the previous and subsequent demands.

As can be seen from the above graph, it represents the highest amount (so far) of my alleged **negative use of electricity: -0.95 unit per day** (!!!).

Reason for the above two events?

As explained e.g. in my Comments to the [22.12.14](#) and [08.10.15](#) demands "for service charges", **the mafia** (⁸) **very clearly 'did not like' my** ('Special Delivery Next Day') [10.02.14](#) **reply to its [27.01.14](#) demand** – as it undermined its - et.al. in the [Jewish-Freemason Brotherhood \(Persecution # 6\)](#) obvious, sinister Machiavellian plan: to forfeit the lease on my apartment i.e. take it away from me ([copy of definition of forfeiture](#)) ([MG # 17](#)).

Indeed, since then, the only 'response' has been to add to the fraudulent demands, as well as limit the 'supporting information' even further ([Summary "service charges"](#)) – as well as add other forms of [criminal psychological harassment](#) ([MG # 28](#))...

– thereby **endorsing undeniably the content of my [10.02.14](#) document** ([MG # 19](#)), as well as conclusions as to the intended plan.

NOTE that with my [10.02.14](#) document, **I enclosed a cheque for '£514.34 for electricity'** – based on my estimates. **The racketeers did not cash it within the 6-month statutory limit.**

- (9)- The [05.09.16](#) demand "for 7Jul-1Sep16" makes it **the 13th unsupported demand** (so far) - added to the [31.03.14](#) fraudulent demand (item 15; note 7, above) + the 'no demand'(item 16).

Breaking the trend in the previous 8 demands, this one claims "[I] used 3 units of electricity over the 57 days".

⁶ COED definition of 'racketeer': "A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence"

⁷ COED dictionary definition of 'shyster': "A person, especially a lawyer, who uses unscrupulous methods"

⁸ COED definition of 'mafia': "A group exerting a hidden sinister influence"

(10)- Some points of note about the [10.11.16](#) demand:

- it makes it the **14th unsupported demand**;
- it continues with the trend set in the previous demand of my now making 'a positive use of electricity' – and coming close to my estimate;
- at 33 days, it then represented the shortest period of time between demands; likely to be in response to my adding, for the first time, the number of days in my previous update;
- sent one month **after** the end date of 4th October. WHY? Reason under my next comments

(11)- In their [10.11.16](#) demand, the thoroughly evil monsters included a summary which, at the end, states: "**05/10/2016 – Electricity 5/10/16-2/11/16 - £19.61**".

They did not send me the demand – making this the second time, and adding to the tally **15th unsupported demand**.

Hoping to catch me out, in their covering letter they wrote "*enclosed our request for payment for the electricity for period 02/09/2016-02/11/16*" – but **only enclosed** a demand for "*02/09/16-04/10/16*"


Covering the shortest period to date: **29 days**, **the demand is now 3 times my estimated amount**.

How much more evidence of their racketeering method of operating is required to put these monsters in jail?

But, being Jewish, they are not only protected by the British state, it also assists them ([Advisors-Intro](#)).

Got the overall message?

If you are one of 'the little people' thinking about buying property in this island-kingdom, the overall message from my experience should be very loud and clear to you:

| | |
|---|--|
|  | <p>AVOID <u>RESIDENTIAL LEASEHOLD</u> <u>PROPERTY</u> LIKE THE PLAGUE (*)</p> |
|---|--|

(*) Don't be fooled by those who try to sell you the concept that "a long lease is better".

Whether it is 99 years, or 999 years (as talked about by some) - **it is STILL a lease** i.e. you **still** do **not** have control over your home – as you are **still** at the mercy of, more often than not, criminal landlords and their equally criminal 'advisors'...

...not to mention the housebuilders e.g. "[The new-builds catching house buyers in a leasehold property trap](#)", The Guardian, 29 Oct 16...

– *all* of whom *know* that, in this laissez-faire island-Kingdom that does not give a damn about 'the little people', they do *not* have to fear sanction of *any* kind (as is undeniably demonstrated by my experience following [my 50+ legitimate 'cries for help' and complaints – in vain](#); [Case summary](#)).

See also [Home page- Note # 9](#) that includes extracts from media reports on the residential leasehold sector.

Most recently by the newspaper, the FT, both in Aug 16:

(1)- [“Leasehold flats: what estate agents won’t tell you”](#), (contrast ‘the options for challenging service charges’ v. my experience: [kangaroo courts and tribunals](#));

(2)- [“Conveyancing Association demands leasehold sector overhaul”](#).

And from the [Leasehold Knowledge Partnership](#) in Aug 16: [“Leasehold sales are bedevilled with ‘extortionate’ charges and game-playing, says the Conveyancing Association”](#).

The Guardian had already reported on this 4 years previously, on 6 July 12: [“Unregulated admin fees hit leaseholders as they try to sell”](#).

What did you expect? Of course the greed-ridden (⁹) ruffian (¹⁰) predators (¹¹) will have their claws sunk deep into you until the very end – because *they know* that, in this context as well, there is *nothing* to stop them from ripping you off - at will. (Under [Business model # 29](#), I have been highlighting this practice since the launch of my website in 2006).

⁹ COED definition of ‘**greed**’: “Intense and selfish desire for wealth, power or food”

¹⁰ COED definition of ‘**ruffian**’: “A violent or lawless person”

¹¹ COED definition of “**predator**”: “A person who exploits others”