

Summary “ground rent” demands (at 21 Dec 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	
12.	26.05.16 (MG # 32)	24Jun-24Dec16	300	3,300	04.07.16	300	

13.	15.11.16 (MG # 35)	25Dec-23Jun17	300	3,600	Not paying until due (4)		3,321.59 at (5) 28.11.16
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My Comments (at 21 Dec 16)

Having received my [10.11.16](#) reply to his illegal and threatening [19.10.16](#) letter,...

Mark Henry Wagner, Wagner & Co, continued to ignore my evidence by, in his [14.11.16](#) letter, informing me that his “client” has “*instructed [him] to issue a claim against [me] for unpaid ground rent*”.

And the [21.12.16](#) claim arrived.

What happened to the other £40,186 claimed in the [19.10.16](#) letter? What’s the plan? I don’t know.

Details under [Advisors to Jefferson House # 5A](#)

- (1)- In addition to the long-standing, numerous ongoing breaches of covenants in [my Lease](#) by 'the lessor' (landlord) – a legal contract - 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 ([Freehold # 2](#)) - 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 – as legally required (see attached [s.166 of the CLRA 2002](#)).

The extremely sick (²) sociopaths (³) / psychos (⁴) did this hoping to worry me...(just before Christmas).

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”

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.

(In fact, as stated, above, at the beginning of my Comments, **he filed a claim against me**).

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.

As they – twice – confirmed that it has been paid: I, very clearly, do **not** owe it.

- (3)- **Having failed to demand payment** as legally required (see attached [s.166 legislation](#)), **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 – a fact I had stated very clearly on my website.

Hence, the ruffians did this – in a typically 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.

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"

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"

The racketeers have therefore **fraudulently added more than 3.5 years of “ground rent”**: **£2,200** (US\$3,880) (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](#))).

- (4)- Yes, this time the demand is sent **6 weeks before** the date in my Lease. Something to do with filing [the claim](#), in order to confuse the issue about the confirmed payment of the 25Dec14-23Jun15 ground rent (ref # 9)?
- (5)- In addition to the long-standing, numerous ongoing breaches of covenants in [my Lease](#) by 'the lessor' (landlord) and his lackeys (¹¹) (e.g. my 'Special Delivery Next Day' [10.02.14](#) document - *they ignored*) – which they, evidently, feel at liberty to breach with impunity...

- I maintain that **I am absolutely justified in withholding payment of the ground rent, and place it in a special account** as and when it is demanded in the legally required manner – as **I do not know the detail of ‘my landlord’ – as defined in [my Lease](#)**.

i.e. **I do not know who controls my home – a situation that has existed since 2007 i.e. over the last 9 years – as I reported under header 5 of my [03.06.08](#) Witness Statement**.

Indeed, by early 2016, the information supplied had reached **version 5** since Martyn Gerrard took over in 2011:

1. No address (and no name) for ‘the landlord’ on the actual demands e.g. [16.02.11](#) and [12.01.12](#) “service charge estimates”; [04.01.12](#) demand “for electricity”.
2. “*Head lessee: - Rootstock Overseas Corporation, Edificio PH Plaza 2000, Calle 50, Apartado 6307, Republic of Panama, address for service in the UK c/o Martyn Gerrard estate agents*” e.g. [23.06.11](#) demand.
3. “*Rootstock Overseas Corp, c/o Martyn Gerrard House, 197 Ballards Lane...*” e.g. [17.07.12](#).
4. After “*a transfer of the freehold by Rootstock Overseas Corp to Greyclyde Investments Ltd*”, I have had “[Greyclyde Investments Ltd, Martyn Gerrard House, 197 Ballards Lane...](#)” – which, as can be seen from the linked document – **is linked to Martyn Gerrard**.

Only a freeholder can transfer the freehold to another party. Yet, the party was “*Rootstock Overseas Corp*” ([Headlessor # 3](#)) – which Martyn Gerrard had described as the “*head lessee*” in its previous demands e.g. [23.06.11](#).

Hence, when did “*Rootstock Overseas Corp*” mysteriously transform into “the freeholder” – I believed to be [Jefferson House Ltd](#)? I was **not** informed of this. **Why not?**

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

¹¹ COED definition of ‘**lackey**’: “*A servile or obsequious person*”

In the light of this, 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 i.e. 'landlord'.

Under the statute, it had "21 days to respond from the date of receipt". It did **not**. In fact, it did **not** even acknowledge my document...because it is highly 'inconvenient'.

5. Martyn Gerrard and its master/s have since continued to add to the [criminal psychological harassment](#) regime – by, in their [21.01.16](#) demand stating **3 addresses for 'the landlord'**:

- "[Jefferson House](#)";
- "[89 Claude Road](#)" – without, of course, giving a postcode; (there are 3 'Claude Road' in London alone: in E10; E13 and SE15); (it will add to the psychos' kicks to know I have looked it up)
- "[197 Ballards Lane Finchley, London N3 1LP](#)" (the location that issues the fraudulent demands).

They **continued to do this** in the subsequent demands.

Why in spite of the mafia's long-standing, numerous ongoing breaches of my Lease (e.g. my [10.02.14](#) document to Gerrard) (a legal contract) - **have I been placing the amounts – as they were legally asked – in a special account?**

1. the barbaric, "weapon of mass destruction" [forfeiture legislation](#);
2. my (so far) 9 experiences with courts and tribunals ([kangaroo courts](#))...with a 10th soon to be added. 'Happy' New Year 2017 for me!