


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

[Mr Mark H Wagner  
Wagner & Co](#)  
25 Church Crescent  
Whetstone  
London N20 0JR

[Ms N Klosterkotter-Dit-Rawé](#)  
3 Jefferson House  
11 Basil St  
London SW3 1AX

The [14.11.16](#) 'response' to my letter

(By 'Special Delivery Next Day')

10 November 2016

[See [Advisors to Jefferson House # 5A](#) – for detail]

Mr Wagner,

Further to:

(1)- your correspondence dated [19<sup>th</sup> October 2016](#), received on 20<sup>th</sup> October – containing:

- 3-page letter;
- 14-page pack headed “service charges”;
- 13-page pack headed “ground rent”;
- 3-page pack headed “administration charges”;
- 1-page listing some “electricity” demands,

...and demanding a reply “*by close of business on 4 November 2016*”;

(2)- my [3 November](#) ('Special Delivery Next Day') correspondence stating “*You will receive a reply, at the latest, by Friday 11<sup>th</sup> November*”;

(3)- enclosed is my 15-page response in the form of comments relating to 19 points I have identified in [your letter](#). [See, attached, my 15-page response]

The format is the version I devised for my website, [www.leasehold-outrage.com](http://www.leasehold-outrage.com), on which I placed the document on 9<sup>th</sup> November.

All supporting documents referred to in my comments are also on my website.

N. Klosterkotter-Dit-Rawé  
[www.leasehold-outrage.com](http://www.leasehold-outrage.com)

(Received on  
Thurs 20m Oct 16.)

**WAGNER & CO**

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Your ref  
Our ref MHW  
Date 19 October 2016

**Mark Henry Wagner:**  
a sole practitioner shyster who  
decided that it would be 'such fun' to  
join the mob of assassins in raping  
me psychologically and financially

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

Discussed under  
**Advisors to Jefferson House # 5A**

See also my attached Comments in relation to  
the added references on the letter - **I sent him  
on 10 Nov 16**

Dear Madam

**Re Greyclide Investments Limited** Oh yeah? Any more since? See Headlessors # 7

We have received instructions to act on behalf of the above named in relation to the outstanding arrears of ground rent and service charges due under your lease. 1

We hope that this letter will set out in a convenient format the monies which our client has told us are due to them. 2

**1 Ground Rent**

We attach copies of the outstanding demands for ground rent due from 25 December 2010 to 24 December 2016. 3

You will find copies of thirteen demands.

Ground rent is payable at a rate of £300.00 for six month periods.

The total sum due is £3,600.00.

We are unable to see why ground rent has not been paid.

If you believe that you have a reason for withholding payment, please let us know and we will happily take instructions.

If not, please could you let us know when and how payment will be made.

**2 Service Charges.**

We are aware that there is a sum of £19,466.87 due from you at a time prior to Martyn Gerrard taking over the management of the block. We are currently investigating with our client whether there is any proper reason for such a large sum to be outstanding. 4 5

Principal: Mark H. Wagner LL.B (Hons)  
Consultant: Susan C Isaacs LL.B (Hons)

Mark H. Wagner is admitted to the New York Bar

This firm is authorised and regulated by the Solicitors Regulation Authority number 441635.

In addition to this letter, see Header # 2, summaries, of my complaints to the Law Society against the other mob solicitors - for what this means in practice. In a nutshell: carte blanche to do as they please.

However, in relation to the period when Martyn Gerrard have been managing the property, demands have been made of you for payment for charges due from 1 January 2011 to date.

Again, we attach copies of those demands for ease of reference.

We have calculated that a sum of £19,863.79 remains unpaid. 6

### 3 Electricity charges

We attach the statement of account in relation to your share of the electricity charges.

The amount currently owed is £645.16 and is verified by meter readings. 7

Again, we notice that you have not made any contribution for the use of electricity in your flat. 8

### 4 Administration and late payment charges

We attach copies of demands totalling £210.00 which remain unpaid. These charges are raised due to having to chase you for payment. 9

We are advised by our client that, despite the all the demands and reminders sent to you, no payments have been made for the ground rent, service charges and administration charges.

We have seen that you operate a web site "Leasehold Outrage". We have noted the vast number of complaints and in particular the suggestion that demands are "fraudulent". 10

We would hope that you understand that our clients would like to see exactly why you have not been paying your ground rent, service and administrative charges so that we can have a dialogue to resolve matters. 11

We do hope that you will agree that, given you are a leaseholder and your occupation of the flat is governed by the lease, it is not right that you have not paid any service charges or ground rent for such a considerable period of time. 12

13 14  
If we are not able to enter into a sensible dialogue, it would appear that our client will have to issue a claim in the county court for unpaid ground rent and issue an application to the First Tier Property Tribunal for a declaration as to what service charges are payable by you. 15

16  
These two steps will incur costs for both you and our clients but this may be the only alternative if we are not able to have a sensible negotiation.

If the reason for your non-payment is due to your financial situation, then please let us know. 17

Finally, given the comments posted by you on your web site in the past, we anticipate that you will probably update it to say that you have received a further letter from solicitors and allege that you are a victim of "fraud". If you decide to do so, then in the balance of reporting matters properly, please ensure that a copy of this letter is posted on your web site with an explanation as 18

to why you feel you are entitled to live in the property (which you have unfortunately described as a “concentration camp”) without paying ground rent and/or service charges.

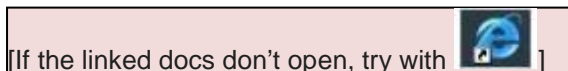
Please let us hear from you by close of business on 4 November 2016 or we shall assume regretfully that the only course of action will be to issue the claims referred to above.

19

Yours faithfully



WAGNER & CO



## Introduction

The 'response' from the racketeering <sup>(1)</sup>, vampiric <sup>(2)</sup> [Martyn Gerrard](#) – [Andrew David Ladsky mafia](#) <sup>(3)</sup> to my [24.07.16](#) letter to Chief Rabbi Ephraim Mirvis – et.al. was a [08.08.16](#) 'reminder' for £47,300.

The then appearance on the scene of [Mark Henry Wagner](#) ([Advisors # 5A](#)) is due to, I conclude, the sociopaths <sup>(4)</sup> / psycho <sup>(5)</sup> monsters <sup>(6)</sup> in the Ladsky mob and its state supporters:

- suffering from acute withdrawal symptoms from not getting their sadistic <sup>(7)</sup> kicks - because I had not reported, on my website, 7 demands and one 'reminder' from Martyn Gerrard in 2016;
- launching another attack, following my defeating their obvious Machiavellian plan to forfeit my lease i.e. take the apartment away from me ([definition of forfeiture](#)) - with my [10.02.14](#) document – to which the mob did **not** reply – and subsequently engaged in conduct that endorses my conclusion ([Martyn Gerrard # 28](#)).

**endorses**

So, for this latest attack, the mob found (yet again) <sup>(8)</sup> an obliging shyster <sup>(9)</sup>, [Mark Henry Wagner](#), only too happy to join the mob of [assassins](#) to rape me psychologically and financially who, I conclude, must also be Jewish ([Advisors, Intro](#)).

Come on! It's *such fun* for them doing that to me:

**(1)**- I am a woman; **(2)**- of Franco-German origin, which, 'apparently', makes me "[a Nazi](#)";

**(3)**- who 'dares' to stand up to 'above the law' criminal Jews who behave like supremacists <sup>(10)</sup> – as well as their ego-grazed, power-corrupted supporters who very actively assist them in their criminal activities, and protect them from the legal consequences (e.g. [Advisors- Introduction](#); [extortion](#); [kangaroo courts](#) ; [section 4 - police](#)) – and must therefore be crushed for 'daring' to do this to them.

**(4)**- I am single; **(5)**- no family in this country, and with little contact with my family and close friends in France - due to the British state interfering [with all my means of communication](#);

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<sup>1</sup> Concise Oxford English Dictionary (COED) definition of '**racketeer**': "A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence"

<sup>2</sup> COED definition of '**vampire**': "A person who ruthlessly exploits others" ; vampiric; vampirism"

<sup>3</sup> COED definition of '**mafia**': "A group exerting a hidden sinister influence"

<sup>4</sup> Concise Oxford English dictionary (COED) definition of '**sociopath**': "A person with a personality disorder manifesting itself in extreme antisocial attitudes and behaviour"

<sup>5</sup> COED definition of '**psychopath**': "A person suffering from chronic mental disorder with abnormal or violent social behaviour"

<sup>6</sup> COED definition of '**monster**': "An inhumanly cruel or wicked person"

<sup>7</sup> COED definition of '**sadism**': "The tendency to derive sexual gratification or general pleasure from inflicting pain, suffering, or humiliation on others"

<sup>8</sup> Previous: [Cawdery Kaye Fireman & Taylor \(CKFT\)](#); [Portner and Jaskel](#)

<sup>9</sup> COED dictionary definition of '**shyster**': "A person, especially a lawyer, who uses unscrupulous methods"

<sup>10</sup> COED dictionary definition of '**supremacist**': "An advocate of the supremacy of a particular group, especially one determined by race or sex"

(6)- of very limited financial means, made a lot worse by [Andrew David Ladsky](#) ensuring that my 10-year employment at [KPMG](#) ended – resulting in my losing over £1million in potential income and pension – not to mention losing a very large part of my very-hard-earned life-savings from being persecuted by [the vampiric Ladsky gang of racketeers](#) since 2002 ([Case summary / Overview](#)).

= **The ideal target for the barbaric** <sup>(11)</sup> **and hate-filled abusive** <sup>(12)</sup> **treatment...**that will also entertain [all the other assassins](#) who, 'of course', perceive themselves as being 'my victims' for 'my daring' to stand up to them – and, as a result of their failure to address their wrongdoings / the situation - expose them on my website.

Oh! And this latest attack will also 'help endorse' the malicious <sup>(13)</sup>, slanderous <sup>(14)</sup> lies about me – spread around by the mob's army of scum <sup>(15)</sup>, to whoever is prepared to give them the time of day e.g. [My Diary 12 Oct 15](#) – the scum who told me:

"[I] owe the service charges claimed." "The problem is that [I] do not want to recognise that [I] must pay service charges that cannot be specified in advance".

Oh! apparently, I am also "enjoying challenging the demands" (!!!) These people are sick <sup>(16)</sup> beyond words!

### Mark Henry Wagner's profile

**Any solicitor prepared to work for [that mob](#) has to share its profile – and [Mark Henry Wagner](#) certainly does!**

The 19 Oct 16 correspondence from Mark Wagner is so outrageous, that I decided to look up his 'specialisation'...aside from freely dishing out [criminal psychological harassment](#).

From the Law Society website on: (1)- [Wagner & Co](#); (2)- [Wagner's areas of practice](#); (3)- [Mark Henry Wagner](#); (4)- [Susan Claire Isaacs](#)

	<a href="#">Mark Henry Wagner</a>	<a href="#">Susan Claire Isaacs</a>
Employment	Him only	-
Family - general	Him only	-
Insolvency and restructuring business	Him only	-
Consumer	-	Her only
Commercial litigation	Both	Both
Litigation - general	Both	Both
Professional negligence	Both	Both

<sup>11</sup> COED definition of '**barbaric**': "Savagely cruel"

<sup>12</sup> COED definition of '**abusive**': "Involving illegality"

<sup>13</sup> COED dictionary definition of '**malicious**': "Characterised by malice; intending or intended to do harm"

<sup>14</sup> COED dictionary definition of '**slanderous**': "Law - The action or crime of making a false spoken statement damaging to a person's reputation"; "A false and malicious spoken statement"

<sup>15</sup> COED dictionary definition of '**scum**': "A worthless or contemptible person or group of people"

<sup>16</sup> COED definition of '**sick**': "Mentally ill or disordered; perverted"

Quite a list for a sole practitioner operating with one assistant - as each area requires some extensive knowledge - not to mention keeping up on legislative changes and precedents i.e. court and tribunal decisions.

I am thinking about "insolvency and restructuring" I know a little bit about, that is a highly specialised accountancy area ([my time at KPMG](#)).

What this list conjures up to me is: **'jack of all trades, and master of none** - which, **based on the 19 Oct 16 letter, certainly holds true in relation to [residential leasehold property](#)** (Abbreviations pg) - *not* mention as one of his "practice areas" – as well as numerous non-sector specific legislation, such as e.g.:

- [Fraud Act 2006](#);
- [Malicious Communications Act 1988](#);
- Theft Act 1968- [s.17 False accounting](#);
- [Protection from Harassment Act 1997](#);
- [Protection from Eviction Act 1977](#).

And more listed at the end of [the Martyn Gerrard page](#) – with links to extracts, under the section 'Breaches of statutes by Martyn Gerrard and its puppet master, [Andrew David Ladsky](#) - amounting to numerous criminal offences' – with some now applying to Mark Wagner, added to aiding and abetting crime.

### **My comments on the 19 Oct 16 illegal demands and threat of prosecution from Mark Henry Wagner, Wagner & Co**

**Ref 1** "...the outstanding arrears of ground rent and service charges **due under your lease**"

Note Wagner starting with the **unequivocal assertion** that **'I owe all that is asked'** – which, according to [Mark Henry Wagner](#)'s "**calculations, is £43,785.82**".

**Ref 2** "...which our client has told us are due to them"

That's what Wagner's "client, [Greyclyde Investments Ltd](#)" – that is **connected with Martyn Gerrard** - that issues the demands – says - so, 'of course: it must be true!'

A Martyn Gerrard that claims to be "[regulated by the Royal Institution of Chartered Surveyors \(RICS\) – et.al](#)"...

...an RICS quoted in an Aug 16 FT article, "[Leasehold flats: what estate agents won't tell you](#)", as saying that

"[its] code cannot strike off managing agents or other "unfit persons" responsible for levying unreasonable charges because there is no compulsory register"

And, when they are "registered with the RICS" = **same difference** e.g. the 'get lost' outcome of my – *more than legitimate* – [02.02.05](#) complaint to the RICS against [the then Martin Russell Jones \(MRJ\)](#) – [summary # 6.2](#).



The outcome demonstrates that the RICS *actively endorses* criminal activities by its members - by turning a blind eye to irrefutable evidence of fraud, false accounting, extortion, corruption, blackmail, harassment, intimidation, etc.

(Undeniable supporting example of this: the claim by [MRJ's Joan Hathaway, then MRICS](#), in 'her' [04.03.03](#) letter that was given to the [then Leasehold Valuation Tribunal](#):

"...**regarding the proposed penthouse**...although [the planning permission](#) was [granted](#) it was subsequently found that **the scheme was not a viable proposition**..."

"...**there are no plans to build the penthouse at the property**"

Translation of this? Fast forward 2 years and 4 months, and an extra floor has been built on Jefferson House, 11 Basil St - to accommodate [a massive penthouse](#) that spans its whole width and length: '[Major works](#)'.

How can this, on its own, **not** be held as very blatant evidence of criminality?

Ahhh! But, *anything* to help the 'dear landlord' [make his multi-million £ jackpot](#) on the back of the leaseholders.)

= [Martyn Gerrard](#) knows that [its membership of the RICS – et.al.](#) – added to being Jewish ([Advisors-Intro](#)) - gives it carte blanche to do *exactly as it pleases* – hence, its conduct.

As to [Mark Henry Wagner](#), the endorsement of: 'if the client says so, it must of course be true' – it means: no need to waste time checking the veracity of the claims by spending time reading, understanding, assessing and, consequently, taking into consideration material evidence, including against legislation and [my Lease](#) (<sup>17</sup>) – as blatantly demonstrated in his letter.

Other benefit: the 'dear client' does not need to pay for the time.

Further, Wagner *knows* he has his so-called 'regulator', [the Law Society](#), behind him blindly saying to *ignore* its code of conduct e.g.:

**Rule 17.05 of the solicitor's code of conduct (SCC) – “Letters before action** – “When writing a letter of claim a solicitor must not demand anything other than that recoverable under the due process of law”.

**Rule 12.02 - Act lawfully** – “A solicitor must not act where the instructions would involve the solicitor in a breach of the law ...”

**Rule 17.01 – Fairness** – “Solicitors must not act in a way that is fraudulent, deceitful...”

**Rule 21.21-4** – “Must check the truth of what client says when relied on before the court or in pleadings”.

...and instead, “**act solely on the instructions of his client, in his client's best interest**”...

– as the Law Society / Solicitors Regulation Authority (it is controlled by the Law Society) kept throwing at my face following my complaints against [the mob's other shysters](#).

Other examples of its 'replies':

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<sup>17</sup> E.g. Stan Gallagher, the barrister I used in 2003 – summary of events: my Comments on [his draft documents](#) 'in response' to the mob's [Part 36 'offer'](#) / Summary of events and Breaches of the law at the beginning of the [Gallagher page](#).



<p>"<a href="#">Portner &amp; Jaskel</a> are clearly acting on the instructions of their client in this matter";</p> <p>"They are entitled to take a robust approach"</p> <p>"There is no misconduct in them doing so and I do not consider that the letter is either threatening or that it amounts to harassment."</p>	<p>Refers to – unlawfully - threatening me with "<a href="#">bankruptcy, forfeiture and costs</a>" if I did not pay immediately the fraudulent sum of "£9,000" to a company <a href="#">I had never heard of</a>, and...</p> <p>after subjecting me to a <i>further 16 months</i> of absolute sheer utter hell – issuing me with a <a href="#">Notice of Discontinuance</a> of "all the claims against [me]" - !</p> <p><a href="#">Summary of my legitimate complaint – in vain # 2.6.</a></p>
<p>"<a href="#">CKFT</a> was at liberty to <a href="#">issue proceedings</a>...to determine whether the sums claimed were due or not"</p>	<p>Clearly, according to the Law Society, a solicitor need not worry himself / herself with the facts – <a href="#">summary of my complaint – in vain # 2.5.</a></p> <p>Put anything you want in the claim; throw it at the defendant and see how s/he responds – concurrently relying on the 'ever so helpful' judiciary (<a href="#">kangaroo courts</a>), as well as your mates within the solicitor and barrister fraternity <a href="#">summaries of my legitimate complaints – in vain # 2.2, # 2.3. # 2.4</a></p>

Ain't life swell in this island-Kingdom!

<p><b>Ref 3</b></p>	<p>"Ground rent – attach copies of outstanding demands for ground rent due from 25 December 2010 to 24 December 2016...thirteen demands...<b>Total sum due is £3,600</b>"</p> <p>"We are unable to see why the ground rent has not been paid"</p>
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**FALSE** – see [my ground rent summary](#)

**25 Dec 14 – 23 Jun 15**

In the 'Ground rent' pack Wagner sent me, a "25-12-2014 - demand for ground rent – 25 Dec 14 – 23 Jun 15" has been included.

**It is the first time I see it.**

Wagner claims to have "[looked at the Martyn Gerrard page on my website](#)" (ref # 10). He could not have failed to see:

- the 'ground rent summary' near the top of the page – clearly stating that Gerrard had sent me a credit card payment receipt – for this period - for "£300" stating "[Ground rent received 3 Jefferson House – Kind regards](#)";
- and, following the link, I provide in the summary, under section 24(3), [the photograph](#) I took of the credit card receipt.

The mafia's objective was an attempt to cause me distress and anguish (just before Christmas) – as I had *not* given it the name of my credit card, nor, of course, the number. (<sup>18</sup>)

<sup>18</sup> In addition to the police stealing my post ([Persecution # 3.2](#) ; my [19.07.11](#) Home Office Witness Statement), in My Diary 2008– '[Surveillance](#)' section, I report detail of extensive hacking by the police and security services of people's private and sensitive information. To this are added law firms and others in the private sector who employ private detectives to spy on people, including obtaining fraudulently all kinds of highly personal information e.g. bank account and credit card details - by using 'bloggers'.

Furthermore, as discussed in [my summary of “service charges”](#), to save face, *20 months later*, in its [08.08.16](#) ‘reminder’, the sadistic, perverse (<sup>19</sup>) crooks (<sup>20</sup>) **deducted** the “£300” as **“rent received”**.

Hence: it is crystal clear that I do **not** owe the amount claimed.

→ [Mark Henry Wagner](#) has ‘very conveniently’ *failed* to see this on my website - thereby amounting to endorsing the conduct.

### **24 Jun – 24 Dec 15**

Also in the ‘Ground rent’ pack, there is a “*23-06-2015 demand – for ground rent 24/06/2015 – 24/12/2015*”.

Likewise, **it is the first time I see it**. Hence, as it had **not** been asked as legally required, it meant that I did **not** have to pay.

This too is *very clearly stated* in the ground rent summary, near the top of the [Martyn Gerard page](#).

(For another fraudulent action by the racketeers – see towards the end of Ref # 6, below)

→ [Mark Henry Wagner](#) has also ‘very conveniently’ *failed* to see this on my website - thereby amounting to endorsing the conduct.

As Martyn Gerrard is now playing catch up – in a typically underhanded manner, probably hoping with Wagner that I would not spot it – as the demand is within the statutory period, [I have placed this amount](#) in the special ‘ground rent’ account.

As to the statement: “*We are unable to see why ground rent has not been paid*”

This is also *very clearly explained* on the [Martyn Gerrard page](#) – *in numerous places* where I refer to my [07.07.12](#) correspondence to Gerrard (sent ‘Special Delivery Next Day’) – in which 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.***

Every time I refer to it, I state: ‘Of course, Martyn Gerrard ignored my letter’.

My insistence at wanting to determine the identity of ‘my landlord’, as defined in my Lease, was justified further following receipt of a [16.08.13](#) letter from Saul Maurice Gerrard – reporting:

*“...we act on behalf of **your former landlord, Rootstock Overseas Corporation** under the Lease.”*

***“The former landlord has on 3 June 2013 transferred its interest in the property to the new landlord, Greyclide Investments Ltd.”*** ([Freehold # 2](#))

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<sup>19</sup> COED definition of ‘**perverse**’: “Showing a deliberate and obstinate desire to behave unacceptably”

<sup>20</sup> COED definition of ‘**crook**’: “Informal - A person who is dishonest or a criminal”

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?** (<sup>21</sup>)

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’.

All of the above is *very clearly* explained on my website, but...

→ ...yet again, [Mark Henry Wagner](#) has ‘very conveniently’ *failed* to see it - thereby amounting to endorsing the conduct.

Furthermore, in the ongoing pursuit of their sadistic kicks, very sick Martyn Gerrard – Andrew David Ladsky, and whoever else might be hiding with him behind the paper companies, are continuing to play games by – in their [21.01.16](#) demand – stating **3 addresses for ‘the landlord’** “[Greyclyde Investments Ltd](#)”:

1. “*Jefferson House*”;
2. “*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).
3. “*197 Ballards Lane, Finchley, London N3 1LP*” (the location that issues the fraudulent demands).

The previous demand e.g. [02.12.15](#) only gave the third address.

This represents the **5<sup>th</sup> version** since [Martyn Gerrard](#) took over in 2011. The previous four are:

1. No address (and no name) for ‘the landlord’ on the 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*”, the “*head lessee*” (referred to earlier) – I have had “*Greyclyde Investments Ltd, Martyn Gerrard House, 197 Ballards Lane...*”

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<sup>21</sup> All these ‘companies’ are just shell companies in offshore jurisdictions, fronted by sham directors, and are used to hide the identity of the owner, making a complete mockery of leasehold legislation – as demonstrated by [the Panama Papers - Mossack Fonseca](#) - used by Andrew David Ladsky e.g. for ‘[Steel Services](#)’ and [Jefferson House](#). He plays monopoly with his paper companies e.g. [Headlessor # 7](#)

I therefore maintain that **I am absolutely justified in withholding payment of the ground rent** – as **I do not know the detail of ‘my landlord’** – and place it into a separate account – as and when it is demanded in the legally required manner.

Why in spite of the mafia’s long-standing, numerous ongoing breaches of [my Lease](#) (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](#)).

**Ref 4** “...a sum of £19,466.87 due from you at a time prior to Martyn Gerrard taking over the management of the block.”

Note, yet again, the assertion: “*due from you*”.

Aside from the fact that is **FALSE** - How is this sum arrived at? See [my summary of the “service charge” demands](#) that contradicts the assertion.

It is also detailed under [Martyn Gerrard \(1\)- Background](#) - including explaining that [the then Martin Russell Jones \(MRJ\)](#) failed to reply to my several letters asking for supporting evidence.

→ Yet again, [Mark Henry Wagner](#) has ‘very conveniently’ failed to see this – thereby amounting to endorsing the conduct.

Suppliers to Mark Wagner – note! Feel free to send him [a £24,000 bill](#) – without any supporting evidence – and tell him he must pay it; he will find that ‘**perfectly acceptable!**’.

**Ref 5** “We are currently investigating with our client whether there is any proper reason for such a large sum to be outstanding”

(1)- Contrast that with the assertion in the previous sentence: “*due from you*”.

(2)- Stating that *after nearly 6 years!*

(3)- **5 years and 3 months ago**, I sent Martyn Gerrard a **07.07.11** letter (by ‘Recorded delivery’), in which I reported the several letters I sent [the then Martin Russell Jones \(MRJ\)](#) challenging the demands, and asking for supporting evidence.

**Martyn Gerrard**, that was *looking* at my website, and could see and access the letters - **failed to even acknowledge my letter**.

This, *in spite* of Tom O’Kane, MCIQB., Assoc. RICS, stating in his [16.01.11](#) letter:

“Obviously we are just getting to grips with the problems related to the property should you have any information that you believe may be useful I would be more than glad to hear from you...”

Martyn Gerrard did **not** want “*to hear from me*” – because *all* it wanted to do, having appointed itself as henchmen (<sup>22</sup>) and henchwomen - was to unleash a sustained regime of [criminal psychological harassment](#) against me – for the reasons detailed in the above Introduction.

<sup>22</sup> COED definition of ‘henchman’: “A faithful follower or political supporter, especially one prepared to engage in crime or dishonest practices”

Yes: my [07.07.11](#) letter to Gerrard *is* on my website, under [Martyn Gerrard # 2](#): has been on it for many years – and I refer to it in numerous other places in the context of reporting that “*Martyn Gerrard is ignoring all my correspondence*”.

→ Yet again, [Mark Henry Wagner](#) has ‘very conveniently’ *failed* to see this – thereby amounting to endorsing the conduct.

**Ref 6** “However, in relation to the period when Martyn Gerrard have been managing the property, demands have been made of you for payment for **charges due** from 1 January 2011 to date.”

“We have calculated that a sum of £19,863.79”

Again: the unequivocal assertion that ‘I owe all the demands’!

“£19,863.79” – How is this calculated?

See [my summary of the “service charge” demands](#)

[Wagner](#) who “looked at the [Martyn Gerrard page](#) on my website” **could not have failed to see the issues** in the summary of “service charges” at the top of the page.

Firstly, **the demands are not supported by accounts that are compliant with covenants in my Lease – a legal contract. Hence, I am not legally required to pay.**

I have stated this ad nauseam on my website. On [the Martyn Gerrard page](#) – starting with the summary of “service charges” under which I provide extracts from [my Lease](#), as well as a link to section 15, where I discuss the issues in great detail, and include more extracts from my Lease.

→ Yet again, [Mark Henry Wagner](#) has ‘very conveniently’ *failed* to see this – thereby amounting to endorsing the conduct.

But yeh! Why bother with a legal contract...when it concerns somebody ‘like me’...added to knowing that the courts will likewise ignore it ([kangaroo courts](#)).

Secondly, the demands have now reached **version 8** – in chronological order:

- **Version 1** - List of items split into “schedules” – and a global sum attached to each; a “percentage share” and “amount” claimed from me – with *no explanation* as to the meaning of the two “schedules” – and hence difference in the “percentage share” e.g. [16.02.11](#) and [12.01.12](#) demands.

On page 6 of my [10.02.14](#) (‘Special delivery next day’) correspondence to [Martyn Gerrard](#), I reported that I have **never** been provided with an explanation about the “1.732%” used for “schedule 1”. It did **not** respond.

- **Version 2** – List of items, each with an amount claimed from me (i.e. no more global sum, nor of mention of “percentage share”) – and *no mention* of “schedules” – of course, *without* explanation e.g. [11.01.13](#).
- **Version 3** – Reappearance of “schedules” – but only as a mention i.e. no details, other than stating the sum demanded from me – still *no explanation* e.g. [16.08.13](#).
- **Version 4** – Back to using a global sum against each item – but there are *no items* listed under “schedule 2” – ditto about *no explanation* e.g. [23.12.13](#).



- **Version 5** – Failing to send a demand – while nonetheless adding the sum to the arrears (refers to no demand for second half of 2014; reason: my [10.02.14](#) document had ‘upset’ the mafia).

What has the mob done? It has included a “*29-07-2014 – 01/07/2014 to 31/12/2014 service charge demand of £958.90*” in the pack sent by Wagner.

- **Version 6** – Failing to send me a demand for year 2015; hence: no information provided, while nonetheless adding to the “arrears” ([08.10.15](#) demand). Objective? To continue to add to the fun - from knowing that I will waste a lot of time trying to figure out the amounts.

Having done that - **waiting: (1)- 20 months** to provide the detail - in the [08.08.16](#) ‘reminder’; **(2)- another 2 months** to supply the demands: in the pack enclosed by Wagner:

(1)- “*27-0-2015 - £1,271.13 demand – for 01/01/2015 to 30/06/2015*”;

(2)- “*01-07-2015 - £1,271.11 demand – for 01/07/2015 to 31/12/2015*”

- **Version 7** – “Service adjustment” – *without* specifying the “schedules” to which it applies – ditto about *no* explanation e.g. [08.10.15](#).
- **Version 8** – From [21.01.16](#) demand: **(1)**- List of items, each with a global amount – *not* split between “schedules”, and of course: *no* explanation; **(2)**- new addition, *after 5 years*, of “*leaseholder contribution per flat*”, with some missing, and a new one added – of course: *no* explanation;  
**(3)**- ‘my share’ – deliberately miscalculated. Oh! And **(4)**- 3 different addresses for the landlord (as discussed above).

At the time Mark Wagner wrote me, **all** of the above – up to version 7 - was reported on, among other, [the Martyn Gerrard page](#), starting with the summary of “service charges”, and discussed at great length in the corresponding sections.

→ Yet again, [Mark Henry Wagner](#) has ‘very conveniently’ *failed* to see **all of it** – thereby amounting to endorsing the conduct.

I note that **Martyn Gerrard – Mark Wagner omitted to refer to the [08.08.16](#) ‘reminder’**. (It was the ‘response’ to my [24.07.16](#) letter to Chief Rabbi Epharaim Mirvis – et.al. – [My Diary 24 Jul 16](#)).

### Why?

Because, in this ‘reminder’ (in which Gerrard “*credited the £300 ground rent*” – Ref # 3, above)...

with the objective of covering up the particularly outrageous [16.02.11](#) and [12.01.12](#) demands - 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 ([my ground rent summary](#)) - as they are not referred to anywhere.

The racketeers have therefore **fraudulently added more than 3.5 years of “ground rent”**: **£2,200**,...

**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 “service charge” summary](#)).

With the same objective, in the [08.08.16](#) 'reminder', their other ploy is to provide detail of *only* the "half year 2013" demand. Looking at this [printscreen](#) – you can see why: "year 2013" is £1,566, or 45.2% less than in each of the previous 2 years.

→ The above amounts to *absolutely undeniable* ongoing [criminal psychological harassment](#), as well as other criminal activities – and shyster [Mark Henry Wagner](#) very clearly endorses them.

Ref 7 "The amount currently owed is £645.16 and is verified by meter reading"

See [my summary of "electricity" demands](#)

"verified by meter reading"...but, according to Mark Wagner who "looked at [my] website" – and could **not** fail to see, near the top of the [Martyn Gerrard page](#), my very clear summary of the demands "for electricity"...

– I am very clearly *not entitled* to be provided with the alleged number of units of electricity used,...

added to the fact that the electricity meters are "under lock and key" - as I reported e.g. under para.231 of my [03.06.08](#) Witness Statement.

Message to suppliers to Mark Henry Wagner e.g.

- gas and / or electricity: don't provide him with *any* data on his consumption – just state the total amount due;
- grocery stores and supermarkets: don't give him an itemised bill – just state the total amount due;
- restaurants: do the same thing as the above;

...because Mark Henry Wagner finds that '**perfectly acceptable!**'

→ Yet again, [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

Ref 8 "...you have not made any contribution for the use of electricity in your flat."

**FALSE** – With my [10.02.14](#) correspondence – clearly stating it - **I sent Martyn Gerrard a cheque for £514.34. It did not cash it** within the 6-month statutory limit.

WHY? Because, in spite of its not providing me with the number of units of electricity "used", I found a way of calculating, at least, the composition of the demands = I caught the monsters out, and exposed their ongoing criminal psychological harassment.

This too, is very clearly stated in the summary of "electricity" demands, at the top of the [Martyn Gerrard page](#) - and supported by graphs which, as well as discussed under the corresponding sections – which, Mark Wagner, who "looked at [my] website" – could **not** fail to see.



→ Yet again, [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to his endorsing yet more lies.

**Ref 9** “Administration and late payment charges – We attach copies of demands totalling £210.00 which remain unpaid.”

“These charges are raised due to having to chase you for payment”

“Due to having to chase payment”. Absolutely unbelievable – considering (among other) all of the above.

= The “arslikhan” (<sup>23</sup>), corrupt (<sup>24</sup>) Wagner continuing to wear his blindfold.

**Ref 10** “...you operate a web site “Leasehold Outrage”

“We have noted the vast number of complaints and in particular the suggestion that demands are fraudulent”

Oh dear! Oh dear! How ‘dare’ I, ‘me’ the little nobody’, complain about being the victim of ongoing fraud (among *many other things*, that include e.g. the ongoing destruction of my apartment [through floodings](#); in the middle of the night, psychos: laughing their head off as they are banging on my windows; hosing my windows, etc., etc., etc. [My Diary section # 2](#) )...

which, evidently, shyster Mark Wagner ‘cannot see’.

→ As blatantly demonstrated by his letter: [Mark Henry Wagner](#) focused *only* on the word “fraudulent” - *opting to ignore* ALL the evidence in support of my use of the adjective ‘fraudulent’ – which, in each instance, I have ensured (for obvious reasons) is there.

**Ref 11** “We would hope that you understand that our clients would like to see exactly why you have not been paying your ground rent, service and administration charges so that we can have a dialogue to resolve matters”

“...would like to see exactly why you have not been paying...so that we can have a dialogue to resolve matters”

The gall of that vermin (<sup>25</sup>) is really beyond words!

**Look** at the correspondence I sent Martyn Gerrard over the last 5 years and 3 months – **it opted to ignore:**

1. [07.07.11](#) (by ‘Recorded Delivery’) – above, Ref # 5;
2. [07.07.12](#) (by ‘Special Delivery Next Day’) – above, Ref # 3
3. [10.02.14](#) (by ‘Special Delivery Next Day’) – that also includes a statutory notice - Refs # 3, # 6 and # 8.

<sup>23</sup> “Arslikhan”: one of [Private Eye](#)’s unique expressions.

<sup>24</sup> COED definition of ‘corrupt’: “Willing to act dishonestly in return for money or personal gain”

<sup>25</sup> COED definition of ‘vermin’: “Very unpleasant and destructive people”

→ I yet again repeat: [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

**Ref 12** “We do hope that you will agree that, given you are a leaseholder and your occupation of the flat is governed by the lease, it is not right that you have not paid any service charges or ground rent for such a considerable period of time.”

Again, in the light of the evidence: **absolutely unbelievable!**

“**governed by the lease**” – in relation to which, evidently, according to Mark Wagner, ‘the landlord’ and its henchmen and henchwomen are at liberty to ignore *all* the covenants they ‘do not like’ – not to mention numerous legislation (end of [Martyn Gerrard page](#)).

→ Yep! Again: [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

**Ref 13** “If we are not able to enter into a sensible dialogue...”

I repeat: in the light of the above: **absolutely unbelievable!**

→ Yep! Again: [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

**Ref 14** “...it would appear...”

Having repeatedly made the assertion that ‘I’ owe **all** the monies claimed’: “**the £43,785.82**” - Wagner is now ‘not sure’ whether his ‘dear client’ has a case against me.

Yep! Definitely a shyster “*regulated by the Solicitors Regulation Authority*” = the Law Society – who, typically for the type, then **goes on to use bullying<sup>(26)</sup> and blackmail<sup>(27)</sup> tactics.**

→ I repeat, yet again: [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

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<sup>26</sup> **‘Bullying’**: Definition sourced from 4 different English dictionaries - “*To intimidate or badger with threats*”; “*Bully – a person who hurts, persecutes, or intimidates weaker people, especially to make him / her do something*”; “*The act of intimidating a weaker person to make them do something*”; “*A bully is an individual who tends to torment others. Bullying is generally seen as a form of harassment*”

<sup>27</sup> **‘Blackmail’**: Definition sourced from 4 different English dictionaries - “*To exact or attempt to exact (money or anything of value) from (a person) by threats or intimidation*”; “*The exertion of pressure or threats, esp. unfairly, in an attempt to influence someone’s actions*”; “*The act of making others do what one wants through fear*”; “*Being made to feel afraid or timid*”

**Theft Act 1968, s.21- “Blackmail”** - (1)- “*A person is guilty of blackmail if, with a view to gain for himself or another or with intent to cause loss to another, he makes any unwarranted demand with menaces...*”

**Ref 15** "...that our client will have to issue a claim in the county court for unpaid ground rent and issue an application to the First Tier Property Tribunal for a declaration as to what service charges are payable by you."

I repeat my above comments.

Re "*claim in the county court*" – Wagner could have added: and you know from your experience with:

- West London Country Court [in 2002-04](#) and [2007-08](#);
- [Wandsworth County Court in 2004](#),...

that 'my dear' client's judiciary friends in the county courts suffer from sudden attacks of extreme blindness to the evidence, as well as amnesia about the rule of law...in addition to being power-mad, extremely vicious (<sup>28</sup>), cruel (<sup>29</sup>) and perverse monsters. Hence, Wagner is adding to the bullying and blackmail tactics.

As to the "*First Tier Property Tribunal*" - a rebranding of the Leasehold Valuation Tribunal, while keeping all the staff, including its then head, Siobhan McGrath ([summary of my legitimate complaint – in vain # 1.1](#))... **And you also know that NONE of these parties are regulated...**

- you also know from [your experience in 2002-03](#), that it is, likewise, at the sole service of 'the dear sacrosanct parasitic (<sup>30</sup>) landlords' – and therefore *ignores* the performance of its statutory duty, and will happily accuse *you* of being 'responsible for the situation' ("[summary of case](#)" on its database / [page summary of case](#)). **...summaries of my complaints - in vain - section 1**

Yep! 'Justice' in this island-Kingdom is 'for people with money'...which, in your case, means [a large amount of stolen money](#). ([Overview Note 2](#))

= Yet more bullying and blackmail tactics by Wagner.

**Ref 16** "These steps will incur costs for both you and our clients but this may be the only alternative if we are not able to have a sensible negotiation."

Hhhha! "**The costs!**" - The other FEAR weapon ([Overview Note 4](#); [Business model- # A](#); [CKFT # 3](#)) - used by crooked landlords and their aides to crush leaseholders into submission = rip them off.

**I repeat my above comment about the use of bullying and blackmail tactics, as well as...**

→ ...repeat, yet again: [Mark Henry Wagner](#) has *deliberately failed* to see my evidence – thereby amounting to endorsing the conduct.

**Ref 17** "If the reason for your non-payment is due to your financial situation, then please let us know"

**Unbelievable! What an evil shyster!**

<sup>28</sup> COED definition of 'vicious': "Morally or practically condemnable; reprehensible; cruel or violent"

<sup>29</sup> COED definition of 'cruel': "Disregarding or taking pleasure in the pain or suffering of others"

<sup>30</sup> COED definition of 'parasite': "A person who habitually relies on or exploit others and gives nothing in return"

**Ref 18** “Finally, given the comments posted by you on your web site in the past, we anticipate that you will probably update it to say that you have received a further letter from solicitors and allege that you are a victim of fraud” (1)  
“If you decide to do so, then in the balance of reporting matters properly, please ensure that a copy of this letter is posted on your web site...” (2)  
“with an explanation as to why you feel you are entitled to live in the property...”  
(which you have unfortunately described as a “concentration camp”)...” (3)  
“without paying ground rent and / or service charges.” (4)

(1)- You bet!

(2)- As can be seen on my website, "*in the balance of reporting matters properly*", I have - throughout - given a voice to my enemies by placing *all* their correspondence to me, and often include extracts, not to mention other evidence such as photographs and [videos](#)...resulting in a very large website.

The objective of this statement is to add further to the blackmail tactics: ‘put this letter on your website, because *I know I am right*’.

(3)- “Unfortunately” for whom?

As the saying goes: ‘You can take a horse to water, but you can't force it to drink’.

(4)- Yep! Definitely a shyster "*regulated by the Solicitors Regulation Authority*" = the Law Society.

As to my "*still living in the property*" (I am not "living"; [this gang of thoroughly evil supremacist racketeers](#) have [robbed me of my life since 2002](#)).

I am *still* in it - **against my will** - as **a direct result** of the action by Mark Wagner's psycho client in 2004 - when I wanted to leave this island-Kingdom forever ([Overview # 6](#)).

But vindictive (<sup>31</sup>) [Andrew David Ladsky](#) would *not* let go, hell-bent on destroying me for 'daring' to stand up to him, and interfere in the realisation of [his multi-million £s jackpot](#).

**Ref 19** “Please let us hear from you by close of business on 4 November 2016 or we shall assume regretfully that the only course of action will be to issue the claims referred to above.”

In my [03.11.16](#) letter, (sent by 'Special Delivery Next Day'), I replied:

"You will receive a reply, at the latest, by Friday 11th November."

"As your “client” has failed to respond to all my correspondence over the last 5 years and 3 months – including a statutory notice requiring a response “within 21 days of receipt” – it can wait another week."

<sup>31</sup> COED definition of ‘**vindictive**’: “Having or showing a strong or unreasoning desire for revenge”

Post Office Ltd. \*  
Your Receipt

6 Raphael Street  
London  
Greater London  
SW7 1DL

Date and Time: 10/11/2016 12:14  
Session ID: 6-33531  
Dest: UK (EU)  
Quantity: 1  
Weight: 0.036 kg  
Special 0 by 1 £0.00 £6.45

Total Cost of Services £6.45

Posted after Last Collection? No

Barcode: AF7694337596B

DESTINATION ADDRESS  
Building Name or Number Postcode  
25 CHURCH CRESCENT N20 0JR  
Address Validated? N

IT IS IMPORTANT THAT YOU RETAIN THIS  
RECEIPT AS IT IS YOUR PROOF OF POSTING

PLEASE REFER TO SEPARATE TERMS AND  
CONDITIONS

SD Guaranteed is an express  
next day service for the UK offering  
a money back guarantee for delay and  
compensation for loss and damage to  
your item. Check delivery at  
[www.royalmail.com](http://www.royalmail.com) or call  
03457 001 200 quoting your ref no.

This is not a VAT Receipt  
Thank You

4 NOV 16

Track and Trace - Track your Item | Royalmail.com

royalmail.com

Your tracking number is between 1-27 characters and may be called a barcode or simply a reference.

**AF769447769GB** **Track item**

How do I get telephone numbers

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**Progress of your item**

Item: **AF769447769GB** Latest update: **Delivered**

via **Special Delivery Guaranteed™** **Your item with reference AF769447769GB was delivered from our WHETSTONE Delivery Office on 04/11/16.**

Where has my item been? Thank you for using our Special Delivery Guaranteed™ service.

Proof of delivery



11 NOV 16

Track and Trace - Track your Item | Royalmail.com

royalmail.com

**Progress of your item**


Item: **AF769439759GB** Latest update: **Delivered**

via **Special Delivery Guaranteed™** **Your item with reference AF769439759GB has been delivered.**

Where has my item been? **Delivered On: 11-11-2016**

Thank you for using our Special Delivery Guaranteed™ service.

Proof of delivery



Printed name: **WAGNER** **Print**

Date: **11 November 2016, 08:38am**