



Claim Form

In the CCMCC

Fee Account no.

Help with Fees - Ref no. (if applicable)

H W F - -



CCMCC 16/12/2016

Claim no.

Issue date

C35YP643



You may be able to issue your claim online which may save time and money. Go to www.moneyclaim.gov.uk to find out more.

Claimant(s) name(s) and address(es) including postcode

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

Defendant(s) name and address(es) including postcode

Noelle Yvonne Sylvie Klosterkotter-Dit-Rawe, Flat 3 Jefferson House, Basil Street, London SW3 1AX

Brief details of claim

Unpaid ground rent due under a residential lease.

- Having ignored my 10.11.16 reply to his illegal 19.10.16 letter and hence Civil Procedure Rules Pre-action conduct,...
...in his 14.11.16 letter (includes my Comments)
Mark Henry Wagner, Wagner & Co (Advisors # 5A)
informed me that he would be filing a claim against me "for unpaid ground rent"
- See my summary of the ground rent demanded / not demanded

DATE OF SERVICE

21 DEC 2016

Value
£3,600.00 plus interest and costs

It makes this the **3rd claim** filed against me by the mob since 2002: **(1)- 29.11.02** (Particulars) for "**£14,400**" - that ended with a **21.10.03** 'offer' that was **£8,000 less** than the claim - and was endorsed by a **01.07.04** Consent Order (**Overview # 3**); **(2)- 27.02.07** claim for "**£10,357**" and "**£8,933**" (2 'landlords', each represented by different solicitors) - that ended with a **06.06.08 Notice of Discontinuance of "all the claims" against me (Overview # 11).**

You must indicate your preferred County Court Hearing Centre for hearings here (see notes for guidance)

Central London County Court

'Happy' New Year 2017 to me!
I am sure many of the whistleblowers are not going to have a great year either.

Defendant's name and address for service including postcode
Noelle Yvonne Sylvie
Klosterkotter-Dit-Rawe,
Flat 3 Jefferson House,
Basil Street,
London SW3 1AX

Amount claimed	4,484.78
Court fee	205.00
Legal representative's costs	80.00
Total amount	£4,769.78

For further details of the courts www.gov.uk/find-court-tribunal.

When corresponding with the Court, please address forms or letters to the Manager and always quote the claim number.

Claim No.

Does, or will, your claim include any issues under the Human Rights Act 1998? Yes No

Particulars of Claim (attached)(to follow)

1 The Claimant is the freehold owner of a property situate at and known as Flat 3 Jefferson House, Basil Street, London SW3 1AXB ("the property").

2 The property is let to the Defendant pursuant to a lease ("the lease") dated 10 March 1986 for a term of years from 29 September 1979 to 1 September 2052 and made between Acrepost Limited and the Defendant.

3 Clause 2 (1) of the lease contains a covenant by the Defendant to pay the rent reserved by the lease. By clause (ii) of the Third Schedule of the lease, rent is payable at a rate of £600.00 per annum. By clause 1 of the lease, the said rent is payable on 24 June and 25 December in each year.

4 Despite demands to the Defendant, the Defendant owes the following amounts to the Claimant:-

(i) Ground rent due for the period 25 December 2010 – 24 December 2016 in the sum of £3,600.00.

5 The Claimant also claims interest at a rate of 8% per annum pursuant to section 69 of the County Courts Act 1984 on payment being due being £884.78 to date and continuing at a daily rate of £0.79 until payment.

Dated 5 December 2016

**Really? In accordance with
Civil Procedure Rules Part 22?**

Statement of Truth

*(I believe)(The Claimant believes) that the facts stated in these particulars of claim are true.

* I am duly authorised by the claimant to sign this statement

Full name MARK HENRY WAGNER

Name of claimant's legal representative's firm WAGNER & CO

signed  position or office held _____

*(Claimant)(Litigation friend)

(if signing on behalf of firm or company)

(Claimant's legal representative)

**delete as appropriate*

Wagner & Co
25 Church Crescent
Whetstone
London N20 0JR
Tel 0208 361 5588
Fax 0208 368 4871
E-mail: mark@wagnerandco.com

Claimant's or claimant's legal representative's
address to which documents or payments
should be sent if different from overleaf including
(if appropriate) details of DX, fax or e-mail.