



**RESIDENTIAL BUILDING MANAGEMENT CORP.**

**Z-23456**

**SPECIMEN ONLY**

Attention: Mr. Tom Budler

PERSONAL & CONFIDENTIAL

DATE

PRE-RENTAL REPORT #11

Subject's Name: **Mr. JOHN SMITH**  
Current Address: 53, Bentley Ave, Montreal, Quebec H4E 4X8  
Cell phone: 514 345-7896  
Email: [jsmith@hotmail.com](mailto:jsmith@hotmail.com)

**General information**

Date of birth: October 9, 1976  
Civil status: Living in common law with Adrianna Pallermo.  
Dependent children: 1  
Status in Canada: Canadian citizen

**Present address:** 53, Bentley Ave, Montreal, Quebec  
Owner or tenant: Tenant  
Since: July 20XX  
Rent: \$950 per month  
Expiration date: June 30, 20XX  
Confirmation: A verification with the landlord, Mr. James Darby, tel. 514 222-2121, confirmed the above-mentioned information. The monthly rent was confirmed at \$950, reported well paid and up to date. No returned cheques were reported. Rated as a good tenant.

**Previous address:** 5521, Lady Rd, Montreal, Quebec H1M 2C2 - for 3 years

**Administrative  
Housing Tribunal**

The Association verified the Administrative Housing Tribunal regarding strictly the subject's residential addresses shown in this report. This verification revealed the following information:

- Date: Request for rent reduction, specific performance of an obligation and authorization to deposit the rent (non-performance of the landlord) for the apartment at 5521, Lady Rd, Montreal, Quebec
- Plaintiff/Tenant: John Smith (your subject)
- Defendant/Landlord: Georgette Lalain
- Status: Claim ended by a case suspended on DATE.

Mr. John Smith

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**Current employer:** Frank's Car Repairs, 800, 9<sup>th</sup> Ave, Montreal, Quebec, tel. 514 881-9821.  
Position: Automobile Mechanic  
Since: 20XX  
Salary: \$45,000 gross per year  
Confirmation: A verification with your subject's supervisor, Mr. Frank Di Gregorio, tel. 438 822-3564, confirmed the above-mentioned information.

**Bank:** **TD Canada Trust**, branch at 98, St-Patrick Blvd, Montreal, Quebec, tel. 514 895-9595, fax: 514 895-4651.

Your subject forwarded to our bureau a TD Canada Trust statement dated DATE confirming the following information:

1. Chequing account #0234-5678: balance at that date: \$658.03
2. Savings account #0345-9875: balance at that date: \$2,689.02;
- Your subject would have no other deposit or loan with TD Canada Trust.

**Credit cards:** At the time of the preparation of this report, your subject would utilize the following credit cards:

1. Visa TD Canada Trust, credit limit: \$7,000, balance due: \$2,100 at the time of the preparation of this report.
2. Visa Canadian Tire, credit limit: \$2,000, no significant balance due on this card at the time of the preparation of this report.

**Car vehicle(s):** Your subject is the registered owner of a 2018 Toyota Corolla which would presently be free of any important lien and would have a current market value of \$10,000.

**Legal files**  
(Civil Litigation & Criminal Records)

The Association carried out, through the SOQUIJ website, a verification of the court records databases (civil and criminal) covering the province of Québec under the name of John Smith (born on October 9, 1976) and residing at the addresses mentioned in this report.

This verification revealed nothing detrimental in terms of judgement, seizure, bailiff sales, or others, with the exception of a few violations of the Quebec Highway Code.

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The information given above is in answer to your specific inquiry only and is communicated subject to the following conditions: That the information furnished by Provincial Association of Credit (3217937 Canada Inc.) shall be revealed upon request and under certain conditions accordingly to the Act Respecting the Protection of Personal Information in the Private Sector to the subject of the inquiry, that the facts upon which this information is based were obtained by the Provincial Association of Credit as your agents and employee, from sources deemed reliable, the accuracy of which information is, however, in no way guaranteed.

**The inquirer in accepting this report agrees to be responsible for any damages arising from a violation of any of the above.**