

Subject: Without Prejudice – Continued Collections, Builder Inclusion, and Co-Defendant Filing Preparation

██████,

Receipt of your correspondence is acknowledged. Collections have **not** ceased, and no documentary evidence has been provided confirming:

- closure and expungement of file with **Credit Bureau of Canada Collections**, and
- correction or removal of any bureau reporting.

Until that documentation is provided, the matter remains active and harmful.

██████'s position that the obligation originates through the **Agreement of Purchase & Sale (APS)** now requires the builder's inclusion. If ██████ asserts that liability and contractual acceptance exist due to the APS, then ██████ becomes a **necessary party** to any proceeding.

Accordingly, as of this communication:

████████████████████ is now on notice as a co-defendant.

Co-Defendant Contact:

████████████████████
████████████████████

██████ cannot retain contractual benefits while disclaiming responsibility for:

- improper account setup,
- misaddressing and third-party billing,
- escalation to collections during active dispute,
- and ongoing harm from unresolved reporting.

Required Cure in 7 Business Days

1. Written confirmation from **Credit Bureau of Canada Collections** that the file is **closed and expunged**.
2. Written confirmation that:
 - no bureau reporting occurred **or**
 - instructions have been issued to remove/correct reporting.

3. Selection of one lawful closure path:
 - A) Transfer ownership at no cost, all charges waived; or
 - B) Buyout at *true wholesale/depreciated value*, not retail; or
 - C) Removal at Enercare expense, without service interruption.

██████████ retail buyout tables are not valuation, they are internal pricing. Market value, not ██████████ policy, controls.

Small Claims Filing

As you are Aware the filing is ready and will now be updated to include:

██████████

- ██████████ (Builder)
- Collections harm & emotional distress damages
- Improper pressure/threats of penalties at closing obstructing the statutory cooling-off right

Damages remain as originally stated with reserve to increase due to lack of cessation of improper credit bureau collections:

- **\$7,500 General**
- **\$2,500 Special**
- **\$10,000 Punitive/Aggravated**
- **\$20,000 + costs at time of filing**

This is not a negotiation tactic. It is the next procedural step without further notice.

Final Deadline

A full cure must be received by noon on the **7th business day**.

Any delay or partial response will result in immediate filing with both parties named.

Immediate acknowledgement of receipt is required.

Regards,

Daryn Bozek- DSB Management, Agent for ██████████

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