








# JOHANNES LOUBSER ATTORNEY2

WHATSAPP CHAT EXPORT [24/12/2021] - [09/09/1011]

NO. MESSAGE

1	[24/12/2021, 11:39:26] Johannes: Messages and calls are end-to-end encrypted. No one outside of this chat, not even WhatsApp, can read or listen to them.
2	[24/12/2021, 11:39:26] Darren de Rodez.: Hi Johannes. Darren here. I wondered if you had time to discuss a (different ) urgent matter.
3	[24/12/2021, 11:42:29] Darren de Rodez.: image omitted
4	[24/12/2021, 12:12:04] Johannes: Hi Darren. You are welcome to call me at your convenience. Johannes Loubser.
5	[24/12/2021, 13:11:20] Darren de Rodez.: Keith
6	16 Leirmans
7	Rented the property for 5 years (2,2,1) it the pre agreed arrangement I will renovate the retry and rent it out
8	Tenancy stated 15 October
9	since e which time spent R2 million transforming it
10	The owner is cantankerous, stubborn, inflexible and has no regard for the law
11	I pay rent quarterly
12	The next rent is due 1st January for the months January to march
13	The owner has tried various means to get me to pay early
14	I have had a number of issues with him. For example his housekeeper that I inherited has been caught trying to defraud us with a scam when we employed decorates. I wanted to dismiss him. Keith insisted I do not. Then he was caught taking photos of the property and the works I was doing at the property as well as person things when challenged Keith (Infront of witnesses ) accepted he was asking the housekeeper to spy. Several times I've been promised his assistance it never came
15	The issue at present is I they agreed that they would store some personal items but if I needed the room they would relocate the items. I am now being asked for a bedroom configuration that requires that room and we have missed a number of high value jobs while we don't have it
16	Keith seized on that and when my staff have gone to the property they refuse them entrance . They have disabled the front doors. And now they are blocking me form getting in
17	In less than two hours we have a guest checking in who has aid R300,000 for her stay and will likely pull out the minute she walks in and the hole is there. They have purposely torpedoed our plans today to force us into early payment and to make us homeless
18	Ive been in property 32 years and in' genuinely shocked
19	If we don't have access and access now we will lose this let. For the most valuable week of the year
20	Aside from tht what he has done is illegal and the agent's role in extorting funds is even more shocking
21	Kind regards
22	Darren
23	[24/12/2021, 13:11:19] Darren de Rodez.: Keith1.docx document omitted
24	[24/12/2021, 13:12:21] Darren de Rodez.: audio omitted
25	[24/12/2021, 13:41:14] Darren de Rodez.: AGENT
26	Anton from Rawsons
27	27828016157
28	LANDLORD
29	Keith broad

30	27837757878	
31	NB: Keiths cousin works with Anton and for Rawsons	
32	Im more shocked t Anton's role in this than the landlord as Anton know netter,	
33	They are working as a double act to extort funds by locking me out of the property	
34	[24/12/2021, 13:48:05] Darren de Rodez.: K BROAD-D DE RODEZ 16 LIERMANS RD, LLANDUDNO LEASE 20.09.2021 (3).pdf document omitted	
35	[24/12/2021, 13:48:44] Darren de Rodez.: image omitted	
36	[24/12/2021, 13:50:56] Darren de Rodez.: It will be essential the housekeeper is dismissed as the minute we leave that place problems will start	
37	[24/12/2021, 13:51:13] Johannes: audio omitted	
38	[24/12/2021, 13:51:54] Darren de Rodez.: Brilliant. Thank you very much	
39	[24/12/2021, 15:08:45] Johannes: Darren, please let me know your intentions so that I know how to proceed.	
40	[24/12/2021, 15:10:41] Darren de Rodez.: audio omitted	
41	[24/12/2021, 15:15:47] Johannes: audio omitted	
42	[24/12/2021, 15:22:50] Darren de Rodez.: Thanks to you it's sorted for now. Of course we can chat after Xmas. And I apologise for encroaching on your Christmas Eve. Have a wonderful Christmas. And thank you again     	
43	[24/12/2021, 15:26:54] Johannes: audio omitted	
44	[13/01/2022, 11:12:35] Johannes: Missed voice call	
45	[13/01/2022, 11:12:43] Darren de Rodez.: Customer Resolution Centre I FNB Chief Risk Office I	
46	[13/01/2022, 12:02:53] Johannes: So received Darren, as well as the emails. Thanks.	
47	[13/01/2022, 12:07:26] Darren de Rodez.: Thank you. I just sent the summary as well. Hope that helps	
48	[13/01/2022, 12:07:51] Darren de Rodez.: Should have done this weeks ago rather than gold faith in what's logical and not	
49	[13/01/2022, 12:08:32] Johannes: Well it was not unreasonable - they were!	
50	[13/01/2022, 12:15:32] Darren de Rodez.: e have just noticed R153k has gone from the balance. which is alarming as we have not agreed the refund of anyone or any amount and the bank knows we e in the process of discounting these claims	
51	[13/01/2022, 12:16:40] Johannes: So noted. We will demand an explanation.	
52	[14/01/2022, 14:33:10] Johannes: Darren, pls confirm the full account number at FNB and the name of the account holder	
53	[14/01/2022, 14:48:57] Darren de Rodez.: Bank: FNB/RMB,	
54	Account Holder: Micheal Sachse	
55	Account Type: Gold Business Account.	
56	Account Number: 62879107037.	
57	Branch Code: 250655.	
58	SWIFT:FIRNZAJJ 	
59	[14/01/2022, 15:00:38] Johannes: So received. Is Hove Heaven a registered company? Is Michael a partner/director? Thanks.	
60	[14/01/2022, 15:02:31] Darren de Rodez.: I will check. Hove heaven was supposed to be registered but Tania (ex pa) only registered what was to be the parent company la collection. Micheal (partner) is the account holder.	
61	[14/01/2022, 15:22:46] Johannes: Ok thanks. If it is a partnership that is fine, just want to know how we explain the relationship to FNB.	
62	[15/01/2022, 16:21:19] Darren de Rodez.: Hi there. My apologies. I just saw your message. Do you need more info ? 	

63	[15/01/2022, 18:26:00] Johannes: Hi Darren. All good, we did fire off a letter to FNB (were unable to reach to reach the investigator on the phone). We can discuss further on Monday. Have a great evening further.	
64	[15/01/2022, 19:21:02] Darren de Rodez.: Thats great. Thank you. Can someone pls pop me over a copy when they have a moment 🙏	
65	[19/01/2022, 17:02:42] Johannes: Hi Darren. Trust you are well. Still no word from FNB. Did you receive my email regarding consulting tomorrow?	
66	[21/01/2022, 16:13:54] Darren de Rodez.: Hi Johannes. Only just saw your message. We had part of the house collapse Wednesday so have been distracted sorting that. Can you resend pls	
67	The banks silence is a huge problem	
68	[21/01/2022, 16:14:51] Johannes: No problem Darren. Agreed that the bank silence is very problematic. If we are going to bring an application we have to jump on it. I will call you first thing on Monday and let's aim to see each other early in the coming week.	
69	[21/01/2022, 16:16:27] Darren de Rodez.: audio omitted	
70	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
71	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
72	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
73	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
74	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
75	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
76	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
77	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
78	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
79	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
80	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
81	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
82	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
83	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
84	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
85	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
86	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
87	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
88	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
89	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
90	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
91	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
92	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
93	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
94	[21/01/2022, 16:17:16] Darren de Rodez.: image omitted	
95	[21/01/2022, 16:17:50] Darren de Rodez.: image omitted	
96	[21/01/2022, 16:26:07] Darren de Rodez.: image omitted	
97	[25/01/2022, 17:48:53] Darren de Rodez.: hi Johannes	
98	I wasn't sure whether I was contacting you or you are contacting me but I'm free to discuss 16 Leirmans Rd and any other matters anytime that suits you. If you let me know when is best I will put whatever time is needed aside	

99	with regards to Keith, I'm not sure if this is simply the pretext for a land grab and a liess than subtle way to take the property back and benefit from easy 2,000,000 in refurbishing costs not to mention the expertise of half a dozen people in transforming it from what was at best a student hostel into a luxury boutique villa
100	not only would he benefit to the tune of that 2 million in refurbish costs and the expertise he could now have a property that would previously would struggle to achieve 6000 a night abut now commands 20,000 a night
101	I'm over stating his aims but with Keith nothing would surprise me. Mayve is the new room who the that in itself property and was not excluded from the lease. I merely allowed them to keep their possessions in it well they sort it out then move from lemons to the end property via his wifes sisters
102	I had conversations where it is clear to me that the room his wife used as an office would be temporarily used to store this stuff but that that would be temporary. and the room was part of the let . The idea that I would have that room excluded from the property is counter intuitive and against the spirit and letter of the agreement.
103	Ironically the item of works to which he refers was actually his idea and his idea mentioned by him at a meeting of Keith myself the manager of the agency and GAIL. At that meeting he acknowledged that the changes made were an improvement. Some of which he had actually wanted to do himself forgot example remove the garden wall which then ghave a view of the ocean that couldn't previously be seen.
104	Whilst it is subjective to my knowledge nothing we have done would be considered "construction". the most we have done the could FALL UNDER THE category might be for example putting up the temporary partition wall, remove the garden wall or creating AN AMPITHEATRE . To my mind none of those are construction. Even if they were she was aware consent with at the time or since he cannot now rely on this to ledge some for breach he's received the rent in full time and we have transformed his property importantly the changes made are not just cosmetic when we started work we found the tacky football result intact thetic's hit yes neglect possibly even unsafe we have not once gone to him for a penny towards issue that would always fold the landlord's account or issues that should have been and were promised to be rectified before our taking occupation
105	The propety was old, neglected, ugly. We have made it new, safe, well maintained and attractive
106	No landlord in his right mind that has a tenant in occupation for in theory five years without a single day's void, without exorbitant letting fees each time the property is let, possibly every six months without the risk of each new tenant being a problem, with a tenant that not only doesn't pester him for the time of money involved in the past actually enhances his property not in a subjective way objective in their right mind and where that money at the property in terms of its problems it's
107	As we saw when the last occasion he threw his toys out of the pram because of contract it started on the opening and he affectedly evicted us by contacting William to tell him to lock all external doors
108	Keith has little respect for the law making this approach again somewhat ironic in light of his behaviour to date. it would not surprise me if you took the goal and I'm concerned without possession we are in a very compromising position

109	therefore my concern is that any wild animal tech if you simply enjoy it it will come back at you but potential more aggressive or angry Keith threats need to permanently relieved of greatest concern is it alright to extend .
110	this project is only worthwhile if we have the full five years requested and understood we got. my understanding is that due to South African law or five year tenancy agreement is not possible therefore we could two years two years and one year the tenant having the right to extend and the landlord not having right to terminate other than in the case of breaches
111	it is important that we look at this to ensure that we do in fact if we don't it is highly likely he will not offer the extra two and one no matter how illogical that may be better we are better to deal with it now even by way of a new agreement rather invest time and money in something that has a two year life expectancy like expectancy this is something we need to address not just on the current listings
112	than have a tenant five 10-15 years add enhance the property and paying their rental to grab the improvements tenant Siri charge the premium they will do so and in doing so manufacture end excuse to justify what is I'm involved bearing in mind they all know from the outset what the setup is takes a number of months if not years xxxthen use us is a free interior design service, free project manager, free building manager
113	and interest free loan on refurbishment works prompt quiet We always had to beg for this because the concept is somewhat alien now we have specific examples of what we can show it should be the other way around come to us to transform their property shoot but this is probably conversation in language a number of other legally relevant issues to tackle if you have the time and you are not with plague you are very welcome yeah one of the properties book discuss who's various it's better school issues urgency including fmb which we have found because John neither said specifically what he needs concerns when I come to submit it weather like this for he needs pieces of paper into it feedback positive or negative issues like disagreement what is luxury and body is not whether an S class Mercedes or E Class Mercedes satisfies the contract or not weather against turning up two days late one day late one week late is a breach of agreement or not weather curb it in a specific country is fierce enough isolation does not qualify for a refund none of this in fact the variety of the issues themselves show it is not for if it was food or some kind of scam there would be a uniform formula there is not suggest one client who might be due refund where we accept your refund is due double booked has any relation to another client to tender and decided in her head the property was not luxurious enough or that they in turn have any connexion to a guest who decided not to turn up but instead to say the next day they would still wish to take up and again don't turn up 44 we would have had to be pre planned the situation but also know that for example one would not consider the property to be luxurious the other would not turn up for two days and the other would be on a property where bookings.com double booked Bose fortunetelling abilities would not need to be letting properties
114	[25/01/2022, 17:50:02] Darren de Rodez.: audio omitted
115	[25/01/2022, 18:05:28] Johannes: Evening Darren, did intend to call you today but had a crises or two to deal with. Can we have a Teams call tomorrow, say at 11h00? I will send the link.
116	[25/01/2022, 18:14:15] Darren de Rodez.: Hi Johannes. No problem at all. I hope you managed to shake the plague. 11am it is. If you send me the link as im not very IT literature so I will ask Kathi to get it all sent up 🙏🙏🙏

117	[26/01/2022, 10:48:48] Darren de Rodez.: Hi Johannes. Thank you very much for the link. If it does not inconvenience you can we do 11.30am. I am only just getting back to my desk, If it does then 11,00am it is.. will need to reboot pc and gather data or itll be too slow for conference calls	
118	[26/01/2022, 10:49:04] Johannes: 11h30 is fine Darren, talk then	
119	[26/01/2022, 11:32:31] Johannes: Hi Darren, is that link working alright?	
120	[26/01/2022, 11:33:05] Darren de Rodez.: will check now,.. im more used to an abacus	
121	[26/01/2022, 11:33:19] Johannes: You and all lawyers!	
122	[26/01/2022, 17:13:52] Darren de Rodez.: K BROAD-D DE RODEZ 16 LIERMANS RD, LLANDUDNO LEASE 20.09.2021 (3).pdf • 13 pages document omitted	
123	[26/01/2022, 17:14:21] Darren de Rodez.: Hi Johannes. Thank you for your time tosay. It was very helpful. Apologies about the lack of an image. I fiddled for a while after the call and still couldnt find it. I have asked the agent for a copy of the original signed lease as when i went to look i had a few versions so i want the actual one. Inthe interim ive sent the one i have	
124	[26/01/2022, 17:15:03] Darren de Rodez.: can you remind me please what the other things were needed to provide, i recall it was background to X or Y but i cant read my own scribbles	
125	[27/01/2022, 11:55:54] Darren de Rodez.: As discussed and the more I think about it the more important this is is that we need to try everything we can and provide everything we can to get FNB to declare that while any client may sue us or take whatever action they feel appropriate the bank considers the matter does not satisfy the bar for fraud or for their involvement and they reopen the account	
126	If that happens it would be by far the single biggest signal or any potential client the police there is nothing of a criminal nature here	
127	If FNB continue to do nothing it continues to send the signal that any client who is not entitled to a refund can circumvent the courts and the costs involved and use FNB like our ATM and simply shout "fraud " and duly receive refund	
128	Worse, if FNB find there is a case to answer then the message that sends could be commercially fatal and seriously add pressure to the police to act	
129	The issue is not helped by the fact we cannot get hold of John	
130	We thought about trying to go over his head but thought if we then found out hes at the top of the tree that may be counter productive	
131	We just need to know	
132	Or does he want broad sweep of all the factors that clearly show there was no fraud	
133	The end result, ie the opening of the account is far far more important than speed. We have managed a month without the account, a few days or however long are insignificant in comparison to the impact of their decision	
134	[27/01/2022, 11:59:42] Darren de Rodez.: audio omitted	
135	[27/01/2022, 12:28:25] Darren de Rodez.: List of items for FNB	
136	I don't want to bombast but the more I think about it the more ridiculous this is. If there were two files, one we fill with things that show this is a normal high end rental company who hit a busy/ bumpy patch and one to show it's a scam, we could fill thousands of pages in the former. The latter would contain the complaints themselves, submitted by people who directly benefit if the matter were fraud	
137	The below is a two minute brain dump; im sure there are dozens more including many that are even more significant	
138	Historical conversations between staff and staff or staff and guests	
139	Invoices and receipts for everything from towels to laundry services	
140	Housekeepers payroll	
141	Copy diaries	
142	Copy profiles	

143	Photo albums per property (professional)	
144	Photo albums per property (amateur)	
145	Bookings receipts	
146	Reservation receipts	
147	Pre reservation communication	
148	Communication with bookings.com	
149	Communications with airbnb	
150	Communications with guests online on platforms	
151	Financial reconciliation of sums spent on projects financial reconciliation of sums spent on properties	
152	Examples or breakdown of receipts demonstrating the ongoing trading open established high end villa vacation business	
153	Copy brushes for each property	
154	Copy photo albums for each property re professional photography	
155	Copy photo albums for each property in house August photos	
156	Online reviews	
157	Breakdown of criteria satisfied for superhost status	
158	Table or graph sharing stuff and their roles and chain of command	
159	Social media sites for each property	
160	Collaborations with professionals and guests on the social media sites	
161	Functions including charitable Dennis held in conjunction with the properties	
162	Messages between stuff and stuff	
163	messages between staff and guests	
164	examples of previous dispute resolution	
165	[27/01/2022, 12:33:29] Darren de Rodez.: audio omitted	
166	[27/01/2022, 12:34:04] Johannes: Hi Darren.	
167	Bit of a crazy week here with the kids in isolation.	
168	I am sending my troops to try get the police statements. As discussed yesterday, best is to have an affidavit drawn as soon as possible.	
169	I asked for the following for purposes of our next step:	
170	1. Lease agreement with K Broad, with you have now provided, thank you;	
171	2. A succinct summary of events with Llewellyn (the housekeeper), regarding his fraud and related documents (minutes);	
172	3. A further succinct summary with names and dates, regarding the incident with the contractor - please provide the quotation if you have one;	
173	4. Signed agreement with the fraud complainant, if you have such. I have a copy with comments;	
174	5. Signed mandate from Michael, in case FNB requires it.	
175	[27/01/2022, 12:35:43] Darren de Rodez.: Hi Johannes. Thank you. Ill make my way through points 1 to 5	
176	[27/01/2022, 12:36:41] Darren de Rodez.: can your troops also kidnap John so he would at least communciate with us 🤔🤔	
177	[27/01/2022, 12:37:08] Johannes: Yes - will get my troops to harass him a bit!	
178	[27/01/2022, 12:52:06] Darren de Rodez.: Or and maybe serenade him with gentle lullabies and woo him to our cause 🤖. the more i think about it the more the unfreezing of the account would solve issues way beyond the account itself and more valuable whereas its closer would create a whole new nightmare	
179	[27/01/2022, 11:46:32] Darren de Rodez.: I remebered one item was the history behind Wellems proposed dismissal but cant recall the other#	

180	[28/01/2022, 17:13:09] Darren de Rodez.: Cancellation notice 28.01.22.pdf • 2 pages document omitted	
181	[28/01/2022, 17:13:31] Darren de Rodez.: Hi Darren	
182	[28/01/2022, 17:13:09] Darren de Rodez.: Cancellation notice 28.01.22.pdf • 2 pages document omitted	
183	[28/01/2022, 17:13:31] Darren de Rodez.: He's willing to meet with us early next week. Are you available for a meeting Tuesday morning @ 10:00am? I can't do Monday unfortunately....only if you want to meet with him??	
184	[28/01/2022, 17:13:45] Darren de Rodez.: Messages from the agent	
185	[31/01/2022, 16:20:58] Darren de Rodez.: Hi Johannes. I hope youre well. Did we make any progress with either Keith's lawyer or the bank?	
186	[31/01/2022, 18:41:38] Darren de Rodez.: Mandate_and_Power_of_Attorney_2022_.pdf document omitted	
187	[02/02/2022, 13:06:35] Darren de Rodez.: Mandate_and_Power_of_Attorney_2022_.pdf document omitted	
188	[02/02/2022, 13:07:04] Johannes: Thanks Darren. So received.	
189	[02/02/2022, 13:07:24] Darren de Rodez.: will call very shortly 🙋	
190	[02/02/2022, 14:07:16] Darren de Rodez.: image omitted	
191	[02/02/2022, 14:07:50] Johannes: Didn't see it Darren	
192	[03/02/2022, 08:53:05] Johannes: Missed voice call	
193	[03/02/2022, 08:53:19] Johannes: Please let me know when you are available for a call Darren	
194	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
195	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
196	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
197	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
198	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
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200	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
201	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
202	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
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208	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
209	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
210	[03/02/2022, 09:59:26] Darren de Rodez.: image omitted	
211	[03/02/2022, 18:12:41] Johannes: Missed voice call	
212	[03/02/2022, 18:14:36] Johannes: Hi Darren. I noted the above. I understand that you are meeting with Keith Broad and the agent tomorrow. His lawyer has already confirmed it will be without prejudice.	
213	[04/02/2022, 14:15:41] Johannes: How did it go?	
214	[04/02/2022, 14:23:09] Johannes: If you are concerned about the fees then we can talk Darren, but very important to act if they are going to keep you locked out. Thus please let me know.	
215	[04/02/2022, 13:56:48] Johannes: Missed voice call	
216	[04/02/2022, 13:56:21] Johannes: Missed voice call	



217	[07/02/2022, 11:30:10] Darren de Rodez.: Hi Johannes. My apologies. The staff onkly just woke me (I managed to sleep through two alarms on solidly since 7am)	
218	Ill send through a update re the meeting very shortly but for now ie for today counsel wont be necessary	
219	But my feeling is we would be foolish to leave this lie where it is#	
220	[08/02/2022, 13:15:02] Darren de Rodez.: Hi Johannes	
221	I hope you re well	
222	How is your diary looking for today in regards to popping by?	
223	Kind regards	
224	Darren	
225	[08/02/2022, 15:26:40] Johannes: Missed voice call	
226	[08/02/2022, 15:27:21] Johannes: audio omitted	
227	[08/02/2022, 15:46:19] Darren de Rodez.: Hi Johannes. Apologies. I'll send you the Leirmans update. We got access but I'm not happy as to the position but will cover that in the mail.	
228	Regarding today/tomorrow I'm not sure if I understand but if the choice was 11am here at the property or the afternoon at the offices then the morning slot plesee as getting away from my office atm is proving a rare luxury 🧐	
229	[08/02/2022, 15:55:52] Johannes: Hi again Darren. I can perhaps do 10h00/11h00 at the property or 14h00/15h00 (also consulting at advocate's chambers tomorrow). Hate to be so commercial but would have to charge travelling time and rate (R4.5/km). If that is alright then I will attend to the property.	
230	[08/02/2022, 16:34:31] Darren de Rodez.: Hi Johannes. 10/11am at the property is perfect. Thank you very much. And i completely understand re travelling time and costs and im totally happy with that. I appreciate you coming the effort to come here and that represents time away from your desk. 🙏🙏🙏	
231	[08/02/2022, 16:34:59] Darren de Rodez.: I am at the main Llandudno property. 32 Fishermans Bend 🙏	
232	[08/02/2022, 16:35:39] Johannes: No worries Darren, look forward to seeing the place and discussing. I will bring Simon Brandt with me (an assistant).	
233	[09/02/2022, 09:50:27] Darren de Rodez.: Hi Johannes. Thats great. If you can let me know when you have an ERTA that would be suoer helpful 🙏	
234	[09/02/2022, 09:51:06] Johannes: We are in hout bay	
235	[09/02/2022, 09:51:18] Johannes: ETA is 10 or just after	
236	[15/02/2022, 20:22:14] Darren de Rodez.: image omitted	

237	<p>[15/02/2022, 20:24:03] Darren de Rodez.: Hi Johannes. It just gets better and better. A client of ours centres this screenshot of the property at Leirmans Road because she thought it looked like a dirty old-fashioned version of hours and she was confused and wanted to know if all the hhouses on the street designed in the same way only when I looked at the photos did I realise this is actually Leirmans. Just in case it was an old advert even though technically that's impossible I got one of the staff to message to pretend they were interested in staying and the screenshot I sent you is the reply so it would seem that they are actively advertising the property and if you look on the diaryOn the Airbnb profile there actually advertising it from the 1st of April so whether he is hoping I can't pay the rent and he takes it back or whether his plan is to manufacture an excuse to take it back on the 1st of April I do not know but I do know is a lie not to advertise the property on Airbnb with availability for the day after the next rent is due a rather the day after the current rent paid runs out is clearly up to something extremely suspicious</p>	
238	<p>[15/02/2022, 15:52:42] Darren de Rodez.: I just took a cal from the Camps Bay police station. One of the primary trouble makers had gone to them because there had been a clash in the diary and Hive rd had been booked for dates that crossed his, to cut a long story short as thissitn the reason for the message we had agreed we would refund him for the days of the cors over and he would stay for the days there was o cross over, which is from Sunday. He tried to change that last minute to a ful refund and talk of us aying some super luxury villa under threat of going to the police if we refused repot a scam (again that word) at which point we said no. the agreement is as far as we will go</p>	
239	<p>Anyway, they call, much debate, we end up back at the agrement I must trasnfer the funs. Sorted</p>	
240	<p>Then a very angry (hard to understand) policemen gets on the phone and from the get go decides we are villain number one as he has two cases from the la[past 6 months, tbh surprised its not more considering how may clients we are battling re demands for refunds not due.. all of who threaten the polcie</p>	
241	<p>I had to prize one name out f him but the minute I said the guy cancelled he launched saying that was proof this was all dodgy as he knows otherwise, I told im we have the email of him cancelling... I can fill you in betetr on the phone re the chat # #</p>	
242	<p>He demanded I came in and then slammed the phone down on me.. clearly, hes decided the outcome before even looking at anything to te contrary</p>	
243	<p>Then a much more reasonable guy called back and asked similar questions. Again, easier to fill ou in on ethe phone as to long winded.</p>	
244	<p>Oi don't want to seem uncooperative but als we should be told names and can prep info as we do hundreds of bookings ,, we are not a one prperty airbnb host</p>	
245	<p>I don't jnow were I at sand and 100% want to address the issues but the guy on the first call realy was vile and clearly decided and on a mission</p>	
246	<p>[16/02/2022, 08:52:51] Johannes: This was noted Darren. Sending you a mail shortly.</p>	
247	<p>[16/02/2022, 11:51:17] Darren de Rodez.: I just got a call. The camps bay police came to the house</p>	
248	<p>[16/02/2022, 12:00:26] Johannes: Ok. That is probably a good thing, though with prior warning would be better. Which house Darren. Do you have contact details for any of the officers?</p>	
249	<p>[16/02/2022, 12:00:47] Darren de Rodez.: The one you came to.</p>	
250	<p>[16/02/2022, 12:00:53] Johannes: Alright</p>	
251	<p>[16/02/2022, 12:00:58] Darren de Rodez.: They didn't get any details</p>	
252	<p>[16/02/2022, 12:01:44] Darren de Rodez.: The guy on the phone asked me to come in tiday. I'm conscious I said yes but also didnt think it wise either</p>	

253	[16/02/2022, 12:02:14] Darren de Rodez.: Especially after speaking to that inspector who had clearly made up his mind	
254	[16/02/2022, 12:03:38] Darren de Rodez.: image omitted	
255	[16/02/2022, 12:05:54] Johannes: Alright let me see what I can do. We will likely have to go to them tomorrow or Friday.	
256	[16/02/2022, 12:06:10] Johannes: Do you know who the complainant is? (Full names)	
257	[16/02/2022, 12:06:16] Darren de Rodez.: Oh great 😊	
258	[16/02/2022, 12:06:46] Darren de Rodez.: Tamoor Ali. Was the one who went there	
259	[16/02/2022, 12:08:18] Darren de Rodez.: audio omitted	
260	[16/02/2022, 12:08:32] Darren de Rodez.: Jason chafaitz	
261	[16/02/2022, 12:09:11] Johannes: Ok I see	
262	[16/02/2022, 12:16:18] Darren de Rodez.: image omitted	
263	[16/02/2022, 12:17:08] Darren de Rodez.: Only just saw this on the other phone. Not the best morning to oversleep. But have been finishing work at 6am every day	
264	[16/02/2022, 12:20:40] Darren de Rodez.: image omitted	
265	[16/02/2022, 12:21:18] Johannes: audio omitted	
266	[16/02/2022, 12:22:43] Darren de Rodez.: 100%. I'll read it again. I did read it last night but it was wee hours of the morning. But all seemed good.	
267	[16/02/2022, 12:25:57] Johannes: No worries. Sergeant agreed with me it is a civil matter. He just wants to close his file. We do have to watch out for home affairs in your case.	
268	[16/02/2022, 12:32:53] Darren de Rodez.: Thank you. That Tamoor: Every time he wanted something the same thing. "If not I'll go to the police". Eg when we refused to fund a villa he found that would have been R553,000 for his stay (triple what he paid) the same again. Agree or I'll go to the police.	
269	Every time a guest doesn't get their way then it must be a "scam"	
270	[16/02/2022, 13:28:10] Darren de Rodez.: Check out this home on Airbnb! <a href="https://abnb.me/KSX1t4s1Gnb">https://abnb.me/KSX1t4s1Gnb</a>	
271	[18/02/2022, 15:22:40] Darren de Rodez.: Hi Johannes	
272	Mercy from Hove road called to say another visit from the police and as I was typing I realised I had not returned the affidavit	
273	Did we make an appointment with the station >?	
274	I did make a couple of minor changes but otherwise is perfect	
275	I don't want the police to think im dodging questions	
276	At same time we are extremely short staffed and busy so im finding hard to put time aside for the important issues	
277	[18/02/2022, 15:50:51] Johannes: Hi Darren. Noted, will have to go on Monday. Let me have your comments for the Camps Bay affidavit please.	
278	[18/02/2022, 15:51:08] Johannes: (See my email of today)	
279	[18/02/2022, 18:27:58] Darren de Rodez.: thank you. is this different to the hout bay one >?	
280	[21/02/2022, 09:57:55] Johannes: Hi Darren. Saw your email, thanks. Yes the above affidavit will be different from the hout bay one. Can I call you in a bit to discuss. SAPS is hounding me and I made a tentative appointment for 10h00 tomorrow at Camps Bay SAPS. Please let me know if that is possible.	
281	[21/02/2022, 10:00:00] Darren de Rodez.: That's fine by me. Anytime	
282	[21/02/2022, 10:00:45] Darren de Rodez.: Why are they getting so aggressive. I'm not dealing cocaine	

283	[21/02/2022, 10:01:38] Darren de Rodez.: Are we able to get the names of the people. Would be far more Productive	
284	[21/02/2022, 10:01:45] Johannes: I think they want to close the docket and get the complainants off their back. Will call in about 30 min	
285	[21/02/2022, 10:33:15] Darren de Rodez.: Okay it just seems to mean two or three visits to the houses seems like overkill 🙄	
286	[22/02/2022, 07:41:23] Darren de Rodez.: Good morning. Can I just double check it was 10 o'clock to meet at the station	
287	[22/02/2022, 08:29:51] Johannes: Yes at Camp's Bay SAPS, so confirmed.	
288	[22/02/2022, 09:54:40] Johannes: We are here now	
289	[22/02/2022, 10:06:12] Darren de Rodez.: We have arrived. At the car park in front	
290	[27/02/2022, 18:52:26] Darren de Rodez.: Hyannis	
291	<p>You're not going to believe this or possibly you will but Keith has gone and done it again. He's asked Wellem to lock us out of our house. This is the third landed you hours ago and you travelling for a full day first three years. I dropped the bags property and Template went to the beach today do you and lock locked. Do you know is there a guess about to move in and their bags are outside so he's chosen his timing on purpose to close them and us maximum damage and distress. After much calling around trying to establish what is his problem to be this time bearing in mind the rent is paid up until April and utilities are also paid now we have a long list new things that he wants me to pay for. He must sit there during the month thinking of things he thinks he might be able to get me to pay for and then wait until the last moment the most opportune moment to change the locks. He is clearly extremely short of money and I am the only way he ends to his income. So this time he's added things he thinks he can get us to pay for because we will be desperate at that point wanted to get access so this is going far beyond simply taking away a tenants rights for peaceable occupation he's actually using occupation as a tool to extort money. There is one thing clear from this third attempt this time round we will have to go Organs blazing right to the final finishing line because unless we do whatever we need to do including if there is such a thing and injunction against them and massive liabilities and damages penalties then he's not going to stop being like this. I don't know if there's anything at all you're able to do at this moment but the guests will be arriving back from the beach at any moment. Apologies if the message is garbled I'm dictating it and it often miss hears Please call me if it's helpful. I appreciate it's a Sunday and I appreciate there is probably very little you can do. I did message Keith and ask him what the hell he's playing it and he sent me a message saying soon my lawyer with an angry face as always he will pay the indignant</p>	
292	[27/02/2022, 19:01:18] Johannes: His lawyer also sent a letter Darren, showing an intention to cancel the lease. I strongly suggest we take this seriously and apply to Court. I will obviously forward and prepare a letter in response to their letter. Do you have access to the house currently.	
293	[27/02/2022, 19:01:20] Johannes: ?	
294	[27/02/2022, 19:02:58] Darren de Rodez.: audio omitted	
295	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
296	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
297	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
298	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
299	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
300	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	
301	[27/02/2022, 19:14:11] Darren de Rodez.: audio omitted	

302	[27/02/2022, 19:14:31] Johannes: Well I am not surprised this situation has repeated	
303	[27/02/2022, 19:17:06] Johannes: Please send me Keith Broad's number	
304	[27/02/2022, 19:17:07] Darren de Rodez.: audio omitted	
305	[27/02/2022, 19:17:22] Darren de Rodez.: Contact card omitted	
306	[27/02/2022, 19:20:53] Darren de Rodez.: He has no money. None. So he can't fund A court battle but on a point of principle I will. If he is prepared to ruin mother and fathers first holiday after Covid first holiday with the child and leave a family with a four month old baby stood outside his property who are effectively homeless as well then the man deserves everything he got coming to him and if that means temporarily funding and expensive legal bill until we get whatever award then I'm prepared to do that. the satisfaction of that man paying for his ego and his bullying would be worth it I've never met a more objectionable man. if you cut him open he would say bully inside like a stick of rock	
307	[27/02/2022, 19:29:16] Johannes: Can't hear what is your message ?	
308	[27/02/2022, 19:29:17] Johannes: 1. You have unlawfully deprived my client, Darren Russel of use and enjoyment of the property leased by him at 16 Liermans Road, Llandudno;	
309	2. By so doing, you are spoliating him of undisturbed peaceful possession of the property;	
310	3. You action are causing damages to my client;	
311	4. You are to restore access / peaceful and undisturbed use and enjoyment and to do so IMMEDIATELY;	
312	5. Should you fail to do so, we will make application on urgent basis and with punitive costs and damages;	
313	6. Our client's rights are served in all respects;	
314	7. The above will be brought to you attorney's attention at the earliest opportunity.	
315	(As an aside, the voice note is very clear to me).	
316	Johannes Loubser	
317	Oosthuizen & Company	
318	[27/02/2022, 19:29:19] Johannes: Fyi	
319	[27/02/2022, 19:29:58] Darren de Rodez.: Thank you.	
320	[27/02/2022, 19:30:10] Darren de Rodez.: audio omitted	
321	[27/02/2022, 19:30:20] Darren de Rodez.: Did that go by what's app	
322	[27/02/2022, 19:30:29] Darren de Rodez.: audio omitted	
323	[27/02/2022, 19:31:34] Johannes: audio omitted	
324	[27/02/2022, 19:31:50] Johannes: Yes. He has not yet read the whatsapp	
325	[27/02/2022, 19:32:25] Johannes: Email and letter was sent today.	
326	[27/02/2022, 19:36:42] Johannes: Spoke to him on the phone just now. He claimed that amounts are outstanding and that there is no lease. I told him that I have no interest in debating this with him on this Sunday evening, he can speak to his attorney about spoliation. He admits to locking you out. I am still unclear on the question of payments - seems all services were paid and they are talking about the rent, which is only due tomorrow?	
327	[27/02/2022, 19:38:53] Darren de Rodez.: audio omitted	
328	[27/02/2022, 19:39:58] Johannes: Well their cancellation was unlawful in any event	
329	[27/02/2022, 19:40:35] Johannes: The main point is spoliation at this stage.	

330	[27/02/2022, 19:40:58] Darren de Rodez.: audio omitted
331	[27/02/2022, 19:42:30] Darren de Rodez.: audio omitted
332	[27/02/2022, 19:44:10] Johannes: No I mean that he cannot lock you out without a court order
333	[27/02/2022, 19:44:20] Darren de Rodez.: Darren all new lease negotiations have been terminated and the status quo is that the original lease we concluded last year October remains terminated. This is clear from my lawyer's letter sent to your lawyer this morning. I am now informed by you that a family from Europe have arrived at the house they having booked a 2 week stay through you. As per the letter you were instructed to make alternative arrangements for any bookings. That said and at the same time I am sympathetic to this family who run the risk of becoming victims of your continued dubious business dealings. I have therefore decided to allow them to stay on my own direct basis and arrangement and with my consent. This is done without giving you any form of actual or seems repossession of my house and without prejudice to my rights to maintain the position stated in my lawyer's letter and under reservation of all my rights as are clearly stated in my lawyer's letter a copy of which I have also just sent to you. You need to acknowledge receipt of this WhatsApp and confirm acceptance of my aforesaid terms as stated following which I will allow the European guests to stay in my house on this basis. I wait your confirmation per return failing which you will need to make alternative arrangements for them. Regards Keith
334	[27/02/2022, 19:44:55] Darren de Rodez.: audio omitted
335	[27/02/2022, 19:45:11] Johannes: That I massive bullying and extortion
336	[27/02/2022, 19:45:14] Johannes: Is
337	[27/02/2022, 19:45:29] Darren de Rodez.: audio omitted
338	[27/02/2022, 19:45:44] Johannes: There is obviously a lease agreement in place.
339	[27/02/2022, 19:46:10] Darren de Rodez.: audio omitted
340	[27/02/2022, 21:26:37] Darren de Rodez.: Thank you very much for everything you did. She's finally agreed to allow the guests in. I sent you his message. He's trying to dress it up as if he allowed them in out of some kind of concern where is I'm quite sure it was your messages and calls to him. But either way we can discuss this tomorrow as we both agree appeasing him is no longer an option. Is the appointment with Pensby police tomorrow morning and what additionally should I be looking to take with I have the email from Josh confirming Cancellation and the screenshots in regards to the payment to Jayson do I take those directly or do I send those to you to include in any fresh affidavit I'm not entirely sure
341	[27/02/2022, 21:28:24] Johannes: Good to hear Darren. We need a firm response to this. The meeting with Camp's Bay is on Wednesday. I will liaise with you tomorrow to move matters forward.
342	[27/02/2022, 21:52:05] Darren de Rodez.: Thank you very much
343	[28/02/2022, 18:38:37] Johannes: Evening Darren. I sent you a letter that we need to get out urgently (a revised one will do too), please have a look and revert.
344	[01/03/2022, 15:01:02] Darren de Rodez.: image omitted
345	[01/03/2022, 17:36:05] Darren de Rodez.: Hi there Wellem came back earlier than expected . deed has been done . he is packing and I'm gonna call him an Uber I don't yet know that's gonna go smoothly but can we please send the letter to his lawyer straight away as he will have called Keith already



346	[01/03/2022, 17:46:39] Darren de Rodez.: Apparently Keith is on his way	
347	[01/03/2022, 17:48:34] Darren de Rodez.: Would you let me know once it has gone	
348	[01/03/2022, 18:18:40] Darren de Rodez.: and now some heavies have arrived	
349	[01/03/2022, 18:36:48] Darren de Rodez.: Keith broke into the house	
350	[01/03/2022, 19:51:38] Darren de Rodez.: image omitted	
351	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
352	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
353	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
354	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
355	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
356	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
357	[01/03/2022, 19:51:39] Darren de Rodez.: image omitted	
358	[01/03/2022, 19:51:39] Darren de Rodez.: video omitted	
359	[01/03/2022, 21:37:36] Johannes: Missed voice call	
360	<p>[01/03/2022, 22:14:37] Darren de Rodez.: My phone is charged now and I will give you a call. But in case I forget when Keith was here he saw a fob on the table. It was one of the new fobs. He put it in his pocket. Oliver saw him and challenged him. But he just simply said it's my fob because it's my house. We asked the guy from the security firm to at least make him return it. But they didn't want to get involved. As such Keith has the new fob that can open both garage doors. the door that they kicked in is split in two. So whilst I would hope they wouldn't do anything so stupid as to return. Should he want to he could literally just walk in. Whilst I may be being paranoid I do think it is worth a very short side letter to say exactly that. Ie That Keith stole the fob with clearly dubious intentions and smashed in the door and threatened both me and Ollie several times.... and is the one who has access to the property so should anything happen clearly he would be in the frame. If it wasn't for the issue of possession I would just stay somewhere else. But after going through today it seems to be pointless to leave now. That said when we go to sleep, if we go to sleep, it is not a pleasant thought that he could literally walk from the street to the bedroom unposed</p>	
361	[01/03/2022, 22:18:26] Johannes: I would disable and lock the garage doors Darren, and to whatever is necessary to secure the property.	
362	[01/03/2022, 22:18:42] Johannes: Do...not to	
363	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
364	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
365	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
366	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
367	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
368	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
369	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
370	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
371	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
372	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
373	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
374	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
375	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
376	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	

377	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
378	[02/03/2022, 08:01:52] Darren de Rodez.: video omitted	
379	[02/03/2022, 08:03:24] Darren de Rodez.: Recorded by Ollie. Apologies I fell asleep at my laptop. So will do the Jasin and josh info now. Do you think pushing it to 11 or something would be ok or irritate them. Conscious there is much to sort 🧐	
380	[02/03/2022, 08:17:43] Johannes: No problem Darren. I will try to push out the attendance to 12h00. We are filling in the forms for the protection order.	
381	[02/03/2022, 08:20:10] Darren de Rodez.: Thank you very much. With regards to Leirmans. Now that I'm in occupation I understand if we had not been in occupation we would apply to the courts but now that I am, do we have to wait for them to apply to court for an order or is there anything proactive we can do re possession.	
382	[02/03/2022, 08:21:16] Johannes: Just secure the property. If they interfere with your possession in any way, then we will launch an urgent application.	
383	[02/03/2022, 08:22:49] Johannes: I have pushed the meeting with Sergeant Matthews to early tomorrow morning (he insist on 08h00-09h00, sorry about that, I am also not a fan of early appointments)	
384	[02/03/2022, 08:26:43] Darren de Rodez.: Thank you very much. I'll just have to try and avoid my habit of working until 4am. (The only time i get some peace and quiet to do my work seems to be when the world sleeps. ) 🙏🧐	
385	[02/03/2022, 09:10:08] Johannes: That I can also understand!	
386	[02/03/2022, 09:10:20] Johannes: Do you have Ken's home address?	
387	[02/03/2022, 09:10:24] Johannes: Keith	
388	[02/03/2022, 09:43:49] Darren de Rodez.: I will check.	
389	[02/03/2022, 09:53:03] Darren de Rodez.: Re the protection order. Would I meet yourself or nadene at the court. And do we then separately go to the police station to file a charge.	
390	Ps. Will also need to include Bobby broad. Gail's husband. As he was one of the guy with Keith. And involved in kicking the door in	
391	[02/03/2022, 09:56:05] Johannes: The protection order covers both direct and indirect actions (thus on Keith's behalf) so a protection order against Keith will suffice to cover the henchmen and his wife.	
392	[02/03/2022, 10:00:18] Johannes: Btw his real name is Cameron Nicolas Tilley	
393	[02/03/2022, 10:00:27] Johannes: I did his antenuptial	
394	[02/03/2022, 10:03:56] Johannes: I am thinking to send Nadene to meet you at Cape Town Magistrates Court. The process is usually quite painless, except for the wait (they refuse to make an appointment). We are preparing an affidavit to explain the need for the PO to the clerk.	
395	[02/03/2022, 10:15:04] Darren de Rodez.: Bobby ?	
396	[02/03/2022, 10:15:23] Darren de Rodez.: Thank you very much	
397	[02/03/2022, 10:54:28] Johannes: Yes	
398	[02/03/2022, 10:56:53] Johannes: Please send Anton's number	
399	[02/03/2022, 11:17:21] Darren de Rodez.: Grind4coffee Prestwich memorial corner of summerset and buitengracht green point	
400	[02/03/2022, 11:18:07] Darren de Rodez.: audio omitted	
401	[02/03/2022, 11:19:26] Johannes: image omitted	
402	[02/03/2022, 11:20:17] Darren de Rodez.: 🙏	



403	[02/03/2022, 11:22:14] Johannes: I emailed you and affidavit and form and Nadene is now on her way with the docs (she will be there around 12h20).	
404	[02/03/2022, 11:22:19] Johannes: An...	
405	[02/03/2022, 11:32:25] Darren de Rodez.: thank you	
406	[02/03/2022, 11:33:07] Darren de Rodez.: will she bring the copy or do i need to orint it	
407	[02/03/2022, 11:33:19] Johannes: She has taken a copy.	
408	[02/03/2022, 11:33:48] Johannes: Show the clerk some of the photos and videos where Keith swears at you and threatens you	
409	[02/03/2022, 12:19:44] Darren de Rodez.: I'm in the taxi. Decided was better than driving and parking. Although he is slower than a funeral procession. Just to check the address. Google says 7-11 parade street ?	
410	[02/03/2022, 12:20:04] Darren de Rodez.: It says arrival time left is 21 minutes	
411	[02/03/2022, 12:20:38] Johannes: Yes parade street is right, magistrates court	
412	[02/03/2022, 12:21:55] Darren de Rodez.: Thank you. Can you send me Nadenes number pls 🙏	
413	[02/03/2022, 12:37:22] Johannes: Contact card omitted	
414	[02/03/2022, 12:37:33] Johannes: She says you are no 10 on the list	
415	[02/03/2022, 12:39:01] Darren de Rodez.: Thank you. Two minutes away.	
416	[02/03/2022, 12:39:20] Darren de Rodez.: Not all Keith's victims I hope 🙏	
417	[02/03/2022, 12:42:51] Darren de Rodez.: Strange. Why does the agreement say Broad	
418	[02/03/2022, 12:43:20] Johannes: Not Keith, I meant Bobby	
419	[02/03/2022, 12:43:40] Johannes: Unless he is an ex	
420	[02/03/2022, 12:45:13] Darren de Rodez.: image omitted	
421	[02/03/2022, 12:45:32] Darren de Rodez.: audio omitted	
422	[02/03/2022, 12:45:51] Johannes: Yes correct 🙏	
423	[02/03/2022, 12:45:55] Darren de Rodez.: Ah. That makes sense	
424	[02/03/2022, 12:50:47] Darren de Rodez.: Arrived	
425	[02/03/2022, 12:51:19] Johannes: Thanks. Hopefully they will help today.	
426	[03/03/2022, 08:30:52] Johannes: Missed voice call	
427	[03/03/2022, 08:34:04] Darren de Rodez.: HI johannes...	
428	.. sh@t. I just woke, slept straight through the alarm.. last thing I remember is sitting in the bed with the laptop at 4am to take my shoes off and finish informaiton for the affidavit and just woke now, still dressed	
429	Itll take me half an hour to do te dates and info	
430	Then can jump in the car	
431	So sorry.. am just exhausted by the last few days and weeks.. should have known beter thn to it in a comfy position	
432	[03/03/2022, 08:47:42] Johannes: No stress!	
433	[04/03/2022, 11:19:01] Johannes: audio omitted	
434	[04/03/2022, 11:27:07] Darren de Rodez.: Okey dokey. Super. Can we also turn to FNB now. Apart from it being helpful to have the 400k back it would be the single strongest message that these issues are civil and not criminal. As the bank freeze just gives the fire so much oxygen. Astonishingly it's been two months now and that in itself says a lot. That nothing thst in any way substantiates or implies fraud has been identified. And we have had a further two months without issue or incident. Plus the fact neither police force is pursuing anything. And anyone who has responded to the guests claims eg Airbnb or the police have found nothing to substantiate a claim of any kind 🙏🙏	
435	[04/03/2022, 15:33:11] Johannes: 100% Darren.	
436	[04/03/2022, 15:33:20] Johannes: This message was deleted.	

437	[04/03/2022, 15:34:09] Johannes: Letter to Oosthuizen and Co - 4.03.22 (1).pdf • 1 page document omitted	
438	[04/03/2022, 15:34:39] Johannes: Please note the above letter and let me know regarding Wellem's passport.	
439	[04/03/2022, 15:37:06] Darren de Rodez.: Thank you 🙏	
440	[04/03/2022, 18:03:06] Darren de Rodez.: is it possible you can send me copies of the documents related to the protection order including warrant etc. I spoke to PPA, the local private security company, and they asked i email all the documents to them so that should another incident occur they are not trying to establish the facts or mediate but instead would simply eject Keith as they will have proof what he was saying was untrue PS: do we know if this has been successfully served on Keith yet	
441	[04/03/2022, 18:03:53] Darren de Rodez.: i can have wellems items sent to him as son as he is able to confirm a time. i will ask stella or clem to look for the passport	
442	[04/03/2022, 18:11:51] Johannes: Broad Protection Order (1).pdf • 31 pages document omitted	
443	[04/03/2022, 18:12:23] Johannes: Noted Darren. Let me know when it has been traced.	
444	[04/03/2022, 18:13:02] Johannes: Warrant can be collected only after service. We were not able to establish today of service occurred. Will try again Monday.	
445	[04/03/2022, 19:00:18] Darren de Rodez.: I spoke with Stella and Clem. They said there was no passport when they first packed. I have asked they take evrything out of the boxes they are in and carefully repack and be sure everything is neat and treated with care. And while doing that double check for the passport. Their view is that there is no passport. Beings somewhat naïve and a tendency to see the best rather than worst in people i cant see what can be gained by Wellem lying. But then he is the Padawan of the Dark Lord himself so who knows what mischief they might be planning. After all Darth Broad did have Krugerands, cash and guns in his possessions of assorted plastic hangers, moth eaten jumpers and well thumbbed books. So who knows what treasures Wellem had in his room. I will know for certain tomorrow . Either way all of his possessions will be carefully packed and ready to deliver to him whenever suits. 🙏🙏🙏	
446	[07/03/2022, 09:25:17] Johannes: Morning Darren. Trust this finds you very well. I will be in the city tomorrow, perhaps it is best if I accompany you to SAPS after all. Can I let Matthews know that we will be there tomorrow?	
447	[07/03/2022, 09:25:34] Johannes: No sign of Keith's urgent application just yet	
448	[07/03/2022, 09:38:15] Darren de Rodez.: Sure thing. Do you anticipate problems or just that it makes sense seeing as you're in town	
449	[07/03/2022, 09:40:18] Darren de Rodez.: I'm shocked. And I chose my best "Defendant in an urgent application " hat this morning 😊	
450	[07/03/2022, 09:41:56] Johannes: I don't anticipate any issues but simply think it will go a little more smoothly and quickly and seeing as I am in town it will not cost a fortune. I will print the affidavits and bring them along.	
451	[07/03/2022, 09:42:03] Johannes: Lol	
452	[08/03/2022, 08:31:57] Johannes: audio omitted	
453	[08/03/2022, 09:38:53] Darren de Rodez.: I only just played your message. Should I jump in car now ?! I literally just woke	
454	[08/03/2022, 09:52:32] Johannes: Let me know when you arrive, I am sitting with the Sergeant so long	
455	[08/03/2022, 10:04:00] Johannes: Missed voice call	
456	[08/03/2022, 10:07:27] Darren de Rodez.: Hi I am on my way but only just left Llandudno as your call literally woke me up. I'm very sorry but I'm not played your voice note Until you called	
457	[08/03/2022, 10:08:33] Johannes: No worries, see you just now	

458	[08/03/2022, 10:32:03] Darren de Rodez.: audio omitted	
459	[08/03/2022, 10:55:48] Darren de Rodez.: video omitted	
460	[08/03/2022, 10:55:49] Darren de Rodez.: video omitted	
461	[12/03/2022, 13:05:58] Darren de Rodez.: Hi Johannes. Is there anything we can get off to Paula. She's now chasing in multiples mediums and I don't want to look like I'm ignoring.	
462	Also, other than what I've sent, what will you need from me and I'll use the relative calm of the weekend to get it all together	
463	[12/03/2022, 13:06:03] Darren de Rodez.: image omitted	
464	[25/03/2022, 11:27:40] Johannes: audio omitted	
465	[25/03/2022, 14:40:40] Darren de Rodez.: image omitted	
466	[25/03/2022, 14:41:08] Darren de Rodez.: Hi Johannes. Thank you for the voicenote., This is the address we have for wellem	
467	[25/03/2022, 14:43:46] Johannes: Yes we gave that one to Home Affairs. Will hold off giving them Keith's details for the moment.	
468	[25/03/2022, 16:39:33] Darren de Rodez.: image omitted	
469	[25/03/2022, 16:40:06] Darren de Rodez.: I was just told this arrived at legend .. im at Bakoven atm .. i assume its the same as you have	
470	[25/03/2022, 16:43:04] Johannes: Hi Darren. Yes, they are obligated to serve via Sheriff. They also served on our offices. We will give notice of opposition on Monday and need to consult either Monday or Tuesday. I am trying to find an advocate who is available for 7 April.	
471	[25/03/2022, 16:47:42] Johannes: Did you manage to look at my FNB letter?	
472	[25/03/2022, 16:55:41] Johannes: I think Adv Lawrie Wilkin would be best. He is the eviction guru at the Cape Bar. I will draft all the papers but we must try get him for arguments.	
473	[25/03/2022, 16:57:58] Darren de Rodez.: I am in your hands. Whoever you feel the very best is 🙏🙏. For both hive and Llandudno > ?	
474	[25/03/2022, 16:58:21] Darren de Rodez.: have it open on my pc and keep trying to get to it then getting deflected 🤖	
475	[25/03/2022, 16:58:26] Darren de Rodez.: will look now	
476	[25/03/2022, 16:58:42] Darren de Rodez.: whenever you and they can do ill be there	
477	[25/03/2022, 17:07:12] Johannes: Ok great. I will however have to ask you a sizeable deposit at this point (particularly if counsel is involved), say R50k, which is where the FNB letter may play a role.	
478	[25/03/2022, 17:52:18] Darren de Rodez.: Hi Johannes. Next time we talk of such sums please pre warn me to pour a brandy 😊😊,,, Thats no problem and understandable. I will do it today from my account. Its a UK account so i will need thw SWIFT code plus branch address and address of 🙏🙏the business just to anticipate the usual questions	
479	[25/03/2022, 17:54:54] Darren de Rodez.: My understanding is that costs are recoverable? i have to say it seems a very strange thing for Keith to do bearing in mind he does not have huge resources and the chances of geting an incumbent tenant who is fully up to date on all rent and bills and who has spent millions on the property must be remote in the extreme ?	
480	[25/03/2022, 17:58:01] Darren de Rodez.: On that subject, arund the 21st of each month Anton from the managing agent Rawsons used to send utilities bills to be paid, If you recall this was one of the reasons for a lock out (even though the lawyers letter pre dated the invoices being sent or falling due). But Rawsons resigned from managing his property due to his behaviour. Can we enquire as to how we will receive these going forward as i dont want them claiming there are arrears	

481	[25/03/2022, 17:58:36] Darren de Rodez.: I will also send the R270,000 due on the 1st of April so he can't use that issue either	
482	[25/03/2022, 18:29:56] Darren de Rodez.: image omitted	
483	[25/03/2022, 18:30:05] Darren de Rodez.: also a copy hand delivered to Luxe	
484	[25/03/2022, 18:48:51] Darren de Rodez.: PS: Re the Airbnb advert Keith secretly placed, when my friend chased their enquiry about availability Inga's reply was they cannot guarantee April or may due to renovation works being done at the property but if they finish early they might be able to accommodate the request	
485	[29/03/2022, 14:41:25] Johannes: Hi Darren. Are you well? Please remind me re the Mini Cooper of Paula - did you say it would be returned at month-end?	
486	[29/03/2022, 14:42:14] Johannes: I think it would be best if we consulted tomorrow morning. I am struggling to find counsel who can assist (given court recess) but regardless, we have to get our show on the road.	
487	[29/03/2022, 14:42:21] Johannes: If we...	
488	[29/03/2022, 15:33:19] Johannes: Adv Peter Coston can see us at 11h30 or 12h00 tomorrow.	
489	[29/03/2022, 17:20:26] Darren de Rodez.: Not really,, im emailing you now, every time i start on the email something deflects me ,, will fire that off now.	
490	[29/03/2022, 17:20:54] Darren de Rodez.: when he and you can all be there 🙏🙏	
491	[29/03/2022, 17:26:07] Johannes: Ok let's aim for 11h30. He has a concall at 11h00 but said he should be done early. His chambers are at 50 Keerom Street, 1st floor.	
492	[29/03/2022, 23:14:07] Darren de Rodez.: Okey dokey. Do I need to bring anything or read over or up o anything prior to?	
493	[30/03/2022, 09:17:09] Johannes: Hi Darren. Just yourself!	
494	[30/03/2022, 11:30:16] Johannes: Location: <a href="https://maps.google.com/?q=-33.925518,18.416460">https://maps.google.com/?q=-33.925518,18.416460</a>	
495	[30/03/2022, 11:30:28] Johannes: 1st floor, Adv Peter Coston	
496	[30/03/2022, 11:30:51] Johannes: No rush 😊	
497	[30/03/2022, 11:33:40] Darren de Rodez.: Hellooo. Sat nav says 10 mins. I was calling Uber and they kept cancelling. Then I realised I had a different Keerom street in Whst looked like settlement. Hence why they were cancelling. So I got a colleague who drives like a demon to take me.	
498	[30/03/2022, 11:34:05] Johannes: No stress	
499	[30/03/2022, 11:48:51] Darren de Rodez.: Just trying to find parking 🙏	
500	[31/03/2022, 16:42:01] Johannes: audio omitted	
501	[31/03/2022, 20:20:47] Darren de Rodez.: Thank you very much, That's potentially good news. it may be the realisation from Keith's perspective that if this does go on for months and they continued to refuse to accept the then Keith will have to fund the legal bill and fund his life without the assistance of the 90,000 rent per month from us. Where it was a case that he expected a quick land grab or then a quick victory (especilly if we threw in the towel) then I imagine he was happy fund that short term. But if it looks as though we're not going to buckle and this could go on for some months I think it is inconceivable that he can find that 90,000 per month	
502	But that is just a theory and it may as you say be another tactic.	

503	I'm sorry I have not got much to you so far although it is far advanced. Bbut the volume of information I am having to wade through is very considerable. Despite shutting myself in my office and asking everybody not to disturb me there has still been a constant stream. But now that their working day is over and my working day can start I am making better progress. So I won't be able to have it all over to you by late afternoon deadline but I will be able to get it over to you this evening. Some shortly and some probably very late. I don't know how this impacts things on the basis that it will come over today but it will be late.	
504	[01/04/2022, 11:53:08] Johannes: Hi Darren. How are things going today?	
505	[01/04/2022, 12:22:09] Johannes: Has Michael checked whether his access to the FNB account has been restored?	
506	[01/04/2022, 12:25:54] Darren de Rodez.: get a couple of hours sleep at 7am and asked the housekeeper to go in and sort the office while I was asleep so it was clean when I started agai and they unplugged my laptop and my document has a only auto saved at paragraph 10 soi im now doing it all over again.	
507	To what time have i got to get all this over? As in a final cut off? I apreciate idealy it was wanted for yesterday. Its way way more time consuming than thought as each thing im having to check back through chats or emails to make sure im not saying anything wrong. With any normal let of 6 months length if I type in the name of the landlord id get a few results. With Keith I get thousands. The amount of time, money and oxygen this main has consumed and in just 6 months unbelievable.	
508	My bigger concern is I wasn't aware that nothing could be done prior to receipt of the R50k.Im currently dealing with a freeze on the UK account because a guest who was not even due to stay yet who had read some review on some site somewhere in the world decided to tel their bank they thought it might all be a scam. Prompted by the fact that ONE of his emails of the 30+ exchanged was not answered within 24 hours. Even though all others had, all calls answered , contracts issued, and despite having followed hove heaven's Instagram since booking. He alleged the scam 2 days before his stay was due to start rather than actually arriving and establishing himself that the property was real and not some CGI recreation	
509	The stop will be lifted as he has not a shred of evidence to back up the claim. Other than third hand accounts about other accounts... but as we speak the freezes is in place., id estimate itll come of over the weekend but a transfer from my uk account will take 2 working days. Considerably more funds than needed are on account but io don't know where that leaves us	
510	[01/04/2022, 12:26:32] Darren de Rodez.: i doubt he has checked for a while,. did the kletter go off? youve just reminded me i didnt get back tk you on it. Totally forgot	
511	[01/04/2022, 12:27:00] Darren de Rodez.: if it has i can do the transfer from that instead so ill check##	
512	[01/04/2022, 12:30:12] Johannes: Yes I think check. I am not so much concerned about my fees and I am still working on this as, as the counsel fees. We (ie you and I) also have to continue working in the meantime. I think have regard to the draft affidavit I sent you (slightly more polished version coming) and comment directly on there in track - this will help	

513	<p>[01/04/2022, 12:40:29] Darren de Rodez.: We are currently dealing with the issue of the party that you mentioned that was included in their bundle. When I go back I checked and the name Charl and today's date coincided with the current guests. I looked back through the notes and the guest had asked at the outset may have a few friends over for his birthday. But when we pressed him for specific members which took some time as he seemed to avoid the question it transpires that to him a few is between 50 and 70. And which point we said not only was that not going to happen any permission for any friends to come withdrawn because he had proved himself to be untrustworthy. He had moved the party to Caprice but out to housekeepers who are on site say that for example four bouncers have turned up at the property we assume to police a party but if the party was moved to Caprice they wouldn't need to be at the house. So we now have our own 4 bounces on the way to ensure that nobody gets through the front doors because the problem is once a party reaches a certain number of people our ability to terminate it falls away. In the issue with this area is that no matter what it will be the party that is the headlines and not our attempts to stop it. As the likes of Shane and Keith have control of the narrative and control of the channels of communication such as WhatsApp groups then it is a little like a North Korean landscape here where people are fed what those in control of the channels wanted to feed them. Service at all possible I'm trying to avoid giving them ammunition. On that subject I will pop up an email at some point today in regards to cases breaches of the protection order and Shane's enablement of him doing that as well as liability in terms of slander but for now I want to focus in the court papers and I'm trying to avoid a party meltdown situation and at the same time trying to get Halifax to reverse the freeze</p>
514	<p>[01/04/2022, 12:42:05] Darren de Rodez.: the funds can be sent the second we have control of the accounts or if FNB is back and operational . i will comment on the draft as that's easier, if we had had the court document in word format it would have been easier to. they don't like to make things easy 😊🤔</p>
515	<p>[01/04/2022, 13:15:27] Johannes: Anton Muller has agreed to give a supplementary affidavit, which is helpful.</p>
516	<p>[01/04/2022, 13:15:40] Johannes: I am going to keep it very short and sweet</p>
517	<p>[01/04/2022, 13:38:06] Darren de Rodez.: That's very good news. I'd use the opportunity to get him to confirm everything we need in case NHS head office pulls him up on it after. He's a real professional with ethics. Usually they'd not get involved let alone assist against their client but he'd not want to see something unjust being done. If it wasn't for his infinite patience things would have broken down long ago</p>
518	<p>[01/04/2022, 13:44:50] Johannes: Yes he does sound like a very reasonable chap.</p>
519	<p>[01/04/2022, 13:44:56] Johannes: This will help a great deal</p>
520	<p>[01/04/2022, 13:46:01] Johannes: Please see the email I have just sent you. Keith has elected to accept the tender of payment of rental and services (as damages paid upfront). This will help us, so I suggest that you do the necessary.</p>
521	<p>[01/04/2022, 16:05:58] Johannes: Is it alright if I forward the draft affidavit to Michael (he wants to assist and to see where he is able to confirm the content)</p>
522	<p>[01/04/2022, 16:39:42] Johannes: Hi Darren. Spoke with our counsel. He says he can't see a Judge holding it against us if we don't file today. Says in actual fact that we should tell them to Fuck Off. So I think we can take the pressure off a little bit and calmly look at the affidavit.</p>
523	<p>[01/04/2022, 16:39:57] Johannes: Sorry if I annoyed you by sending the draft on to Michael.</p>



524	[01/04/2022, 16:56:15] Darren de Rodez.: not at all. You have not annoyed me. Micheal has. I appreciate from your end it's a perfectly normal request. My sense of humour expired after having to retrieve him from Hout Bay police station and then deal with the fallout (clients and staff) of his debut as Queen Elizabeth throwing the half naked maids of the chamber out of their castle. Although he at least had the benefit in his fantasy of not having the 4 guests 6ft+ angry husbands charging towards Cape Town 🙄🤡	
525	[01/04/2022, 17:21:01] Johannes: That does sound intense	
526	[01/04/2022, 19:19:31] Johannes: <a href="https://capebar.co.za/advocates/whitcomb-david/">https://capebar.co.za/advocates/whitcomb-david/</a>	
527	[01/04/2022, 19:19:53] Johannes: This is the opposing counsel. Very junior guy. Does not bode well for them at all.	
528	[02/04/2022, 00:00:28] Darren de Rodez.: Either I'm very old or he's a fetus 🤡	
529	[03/04/2022, 18:52:02] Darren de Rodez.: hola. Sorry to disturb on a Sunday but whenever someone is able can they send me the info needed for an international transfer eg SWIFT CODE, ranch address, address of business being paid. There are so many fields to complete when an international transfer 🤡	
530	[03/04/2022, 18:52:33] Darren de Rodez.: image omitted	
531	[03/04/2022, 18:52:43] Darren de Rodez.: also, it looks like 2 account numbers	
532	[03/04/2022, 19:57:14] Johannes: Hi Darren	
533	[03/04/2022, 19:57:17] Johannes: Absa's SWIFT code is ABSAZAJJ	
534	[03/04/2022, 19:57:47] Johannes: Universal branch code: 632 005	
535	[03/04/2022, 19:58:23] Johannes: The W05649 number is our reference	
536	[03/04/2022, 19:58:42] Johannes: W05629 rather	
537	[03/04/2022, 19:58:57] Johannes: The other (400152047) is the cheque account number	
538	[04/04/2022, 02:03:50] Darren de Rodez.: image omitted	
539	[04/04/2022, 02:04:15] Darren de Rodez.: Thank you very much. All done, Should land Tuesday	
540	[04/04/2022, 02:05:07] Darren de Rodez.: hopefully I'll have some good news from FNB today. Re the offer from Keith I'm not sure I was sent the right attachment as it doesn't mention an offer	
541	[04/04/2022, 16:38:01] Johannes: audio omitted	
542	[04/04/2022, 17:56:06] Darren de Rodez.: That's perfect, thank you	
543	[05/04/2022, 01:37:31] Darren de Rodez.: image omitted	
544	[05/04/2022, 06:20:27] Johannes: Yes Darren, send it there. I told opposing attorney this was happening when we spoke yesterday afternoon	
545	[05/04/2022, 09:39:50] Johannes: FNB have lifted the holds on the account	
546	[05/04/2022, 10:22:21] Johannes: Morning Darren. Please confirm the value of the lost booking for the guests who canceled after staying the one night of 27 Feb? I saw the Steadfast letter with R160k for alternate accommodation	
547	[05/04/2022, 11:08:57] Darren de Rodez.: The booking value was 170,000. They reduced it to 120,000. And we agreed to fund the additional cost of the new accommodation. As yet no invoice has been received for that. But it's worth noting.	
548	Also worth noting. They would enquire a book monthly prior to the incident. Since then however not even a single call. On the most conservative basis possible that lock out will have cost a million per annum The lost relationship. I know that's not a sum we can recover. But worth adding to the list.	
549	[05/04/2022, 11:10:22] Darren de Rodez.: The cost of securing the property after his break in is also in the tens of thousands.	
550	Not to mention the new door which ironically I sorted and paid for which should always fall to the landlords account.	

551	[05/04/2022, 11:10:52] Darren de Rodez.: And of course they cannot surely expect a tenant to pay the rent for the week he was evicted.	
552	[05/04/2022, 11:11:53] Johannes: Noted Darren 📞	
553	[05/04/2022, 11:12:59] Darren de Rodez.: Wonderful	
554	News. 🌿 🌿 🌿 🌿	
555	[05/04/2022, 11:13:23] Darren de Rodez.: Do you know if they took the separate block off if the 150k ?	
556	[05/04/2022, 11:13:41] Johannes: They say "all holds", so I assume so	
557	[05/04/2022, 11:13:45] Darren de Rodez.: How long ago did we meet matthew at the police station.	
558	[05/04/2022, 11:15:10] Johannes: We have not managed to get the bidvest/exchange4free/reserve bank form completed for the incoming transfer (throws up a strange error), so please note deposit has not yet cleared. Please include with the quarterly amount.	
559	[05/04/2022, 11:15:31] Johannes: Best to send proof of payment so we can attach it to the papers.	
560	[05/04/2022, 12:38:27] Johannes: Will have to check my diary Darren	
561	[05/04/2022, 13:18:16] Darren de Rodez.: It says that they need to complete the form and money will be released	
562	[05/04/2022, 13:18:16] Darren de Rodez.: image omitted	
563	[05/04/2022, 13:19:15] Johannes: Ok we will try again - it gives a strange error (have tried 20 times)	
564	[06/04/2022, 06:54:57] Johannes: Morning Darren. Sent the settled version of the affidavit to you last night. We need to get it commissioned asap. Easiest is to go to SAPS, just check my email for pointers. Then please scan and send the commissioned doc to me. Each page must be initialed and the commissioner must do the same and give his full details.	
565	[06/04/2022, 07:03:25] Darren de Rodez.: Hi Johannes. I just saw the email and looking through it now. Is there a private option for commissioning. Im conscious i may have to wait some considerable time to be seen and thought it may be easier to go to a private notary etc ,	
566	[06/04/2022, 07:03:40] Darren de Rodez.: did you have any success with the international payment	
567	[06/04/2022, 07:31:23] Johannes: audio omitted	
568	[06/04/2022, 07:31:49] Johannes: audio omitted	
569	[06/04/2022, 07:52:51] Johannes: I have seen your email and am making final adjustments	
570	[06/04/2022, 07:53:16] Johannes: The form is still not working and no response from support - please make another plan	
571	[06/04/2022, 09:28:29] Johannes: Hi Darren. Did you see my latest mail? Are we in process?	
572	[06/04/2022, 09:40:15] Johannes: Missed voice call	
573	[06/04/2022, 09:45:21] Johannes: Missed voice call	
574	[06/04/2022, 10:00:43] Johannes: Missed voice call	
575	[06/04/2022, 10:18:49] Johannes: Missed voice call	
576	[06/04/2022, 10:18:52] Johannes: Darren?	
577	[06/04/2022, 10:19:09] Johannes: We need to file urgently. Please let me know what is happening.	
578	[06/04/2022, 10:19:46] Johannes: I have sent the unsigned affidavit to opposing attorney but we need to get a signed copy on the court file.	
579	[06/04/2022, 10:55:00] Darren de Rodez.: I will head to Kloof street in ten mins if that's ok?	
580	[06/04/2022, 10:55:22] Johannes: 📞 📞	
581	[06/04/2022, 10:55:28] Darren de Rodez.: Re the transfer. I don't know if it can be recalled but I'll try now	
582	[06/04/2022, 10:55:41] Johannes: Don't worry. Do the affidavit first pls.	



583	[06/04/2022, 10:59:14] Johannes: I am asking my associate to print the bundle	
584	[06/04/2022, 11:01:13] Darren de Rodez.: Will do. Apologies. Just woke. Didn't got to bed until last 7am 🧑	
585	[06/04/2022, 11:05:30] Johannes: No problem. 8 Kloof Street, 505 Buitenkloof Studios, 5th floor. Stephen Chapman will meet you. Take some form of ID along if possible.	
586	[06/04/2022, 11:05:54] Johannes: We want to take the affidavit up to the Judge by 12h00	
587	[06/04/2022, 11:28:43] Darren de Rodez.: is the ID crucial as cant find my passport and its a big huse to rturn upside down. if it is ill just havbe to find it. if ot, ill ead there nmow	
588	[06/04/2022, 11:29:20] Johannes: No no just go. We have printed all.	
589	[06/04/2022, 11:30:04] Johannes: Contact card omitted	
590	[06/04/2022, 11:30:35] Johannes: This was sorted thanks	
591	[06/04/2022, 11:46:00] Darren de Rodez.: image omitted	
592	[06/04/2022, 11:41:22] Darren de Rodez.: <a href="https://photos.app.goo.gl/7zTb1hJn3DqoWtSY8">https://photos.app.goo.gl/7zTb1hJn3DqoWtSY8</a>	
593	[06/04/2022, 11:41:38] Darren de Rodez.: created a side by side comparison	
594	[06/04/2022, 11:41:56] Johannes: Please send a copy of your passport, if you have one	
595	[06/04/2022, 12:10:00] Johannes: Thanks!	
596	[06/04/2022, 12:32:13] Darren de Rodez.: All done ✅ 🙏	
597	[06/04/2022, 12:32:41] Johannes: Thanks goodness 🙏	
598	[06/04/2022, 12:32:56] Johannes: Stephen will now run to court and file	
599	[06/04/2022, 13:59:23] Darren de Rodez.: Super, thank you very much. So much oxygen consumed by one man 🤔	
600	[06/04/2022, 22:31:29] Darren de Rodez.: this might be a silly question but doi and Keith attend the hearing and if so where and when	
601	[07/04/2022, 07:39:10] Johannes: No need Darren	
602	[07/04/2022, 09:37:30] Johannes: Please confirm: the R291k has not yet been paid to our trust account?	
603	[07/04/2022, 10:16:43] Johannes: audio omitted	
604	[07/04/2022, 10:20:03] Darren de Rodez.: just waking	
605	[07/04/2022, 10:20:11] Darren de Rodez.: micheal said he did it yesterday	
606	[07/04/2022, 10:21:18] Darren de Rodez.: i went to do nit but the date it gave to clar at your end being international was past todays date son when the FNB freeze was lifted i asked micheal to do it from there and i would transfer to that account as its already on my payee list and therefore a little quicker	
607	[07/04/2022, 10:24:07] Darren de Rodez.: Hi Johannes. Just charging my phone and will be on hand	
608	[07/04/2022, 10:24:42] Johannes: 100% 🙏	
609	[07/04/2022, 10:24:57] Johannes: Will update you/call you in a bit	
610	[07/04/2022, 10:26:08] Darren de Rodez.: if the judge does grant the relief re wellem then he can have his room and i wil introduce a perimeter inside the walls of the property, secure the front doors, increase the number of cameras to include the area his rom is and double the number of live in housekeepes sp the property s never empty. I cannot be forced to gibve him a job here and	
611	[07/04/2022, 10:26:37] Johannes: Agreed.	
612	[07/04/2022, 10:26:56] Darren de Rodez.: if the judge does grant the relief re wellem then he can have his room and i wil introduce a perimeter inside the walls of the property, secure the front doors, increase the number of cameras to include the area his room is and double the number of live in housekeepers so the property is never empty. I cannot be forced to give him a job here and he will be given no access to the house or garden	

613	[07/04/2022, 10:30:08] Darren de Rodez.: Personally, i dont believe wellem wats to come back. Keith is using him as a pawn. but if the judge grants him relief then he certainly wont stay beyond the first few days as he realsie there is no job, there is no opportunity to enter the main house, his area will be restricted to his room and the single garage which you enter and leave. He will need to sort his own wifi, his own cooking facilities etc. AND ON THE FIRST SIGN HE IS UPM TO SOMEHTING I WILL CALL THE POLICE WHO CAN THEN TAKE HIM TO A NEW ACCOMMODATION PROVIDED BY THE STATE FOR FREE BEFORE DEPORTING HIM,
614	[07/04/2022, 10:30:21] Darren de Rodez.: speaking of which did we establish his immigration status
615	[07/04/2022, 10:46:31] Darren de Rodez.: while i appreciate its a possibility it would be a very strange situation if a judge gives occupation to someone who has so far been instrumental in illegally evicting us and on the last occasion instrumental in allowing Keith and Bobby into my home to what was clearly a plan to beat the crap out of me
616	[07/04/2022, 10:46:40] Darren de Rodez.: Payment Notification (1).pdf • 1 page document omitted
617	[07/04/2022, 10:48:49] Darren de Rodez.: the funds have been paid .. but i remain unhappy to provide the funds for Keith to sue me and would like these held by an independent party pending the outcome of the cased. If this went to Keith and he was successful id never see any of it back. and importantly, this is our only leverage with Keith himself as we are his only decent source of income. if he receoves this he will be emboldened. if he does not he will be desperate
618	[07/04/2022, 11:24:12] Johannes: Missed voice call
619	[07/04/2022, 10:59:43] Johannes: Missed voice call
620	[07/04/2022, 11:00:56] Darren de Rodez.: just charging my phone so i cna see yoiur call on my laptop but can only ansrr it when the phone is charged
621	[07/04/2022, 11:01:09] Johannes: Ok in 5 min pls
622	[07/04/2022, 11:03:19] Johannes: We could include safeguards to prevent further unlawful actions by Keith/Wellem in a court order taken by agreement. Keith will have to concede the lease remains in place.
623	[07/04/2022, 11:04:28] Johannes: Let me know when I can call
624	[07/04/2022, 11:05:09] Darren de Rodez.: we would have to but mny concern is that would not stop Keith who might just take the property back and reverse the roles so we have to sue him. unless by having an order of the court means hed be arrested and removed.,
625	
626	
627	
628	[07/04/2022, 11:52:53] Johannes: Seems they are willing to relent on Wellem (will fill you in later) but they want a new lease.
629	[07/04/2022, 11:57:19] Darren de Rodez.: I thought they might relent on wellem if they know he has no job and no access to the house as keith no longer has use for wellem. Keith has zero interest in wellems welfare. The conditions he had him living in were worse than you would have a yard dog lice in. And i genuinely dont think wellem wants to be here. There will never be a job for him , hell be restricted to his small room and watched by housekeepers and CCTV

630	[07/04/2022, 12:06:00] Darren de Rodez.: the new lease per se isnt an issue. and monthly rent is also fine too. my priority is the 5 years occupation. so the property can pay me back what invested. And of course not handing Keith a lease that means every month we have a fight or every time a utility bill gets sent through its classes as arrears 2 minutes later
631	[07/04/2022, 12:06:18] Darren de Rodez.: EXAMPLE STRUCTURE FOR THE 5 YEAR OCCUPATION.xlsx document omitted
632	[07/04/2022, 12:07:17] Darren de Rodez.: if Keith actually chilled and sat back and just let the money roll in he would find the whole experience much more pleasurable, he has soured he relationship out of greed and penny pinching. attached i a very rough guide as the value of a lease with me. ,
633	[07/04/2022, 12:17:49] Darren de Rodez.: I'm not sure he has factored in that if I'm not here and they return to doing the letting themselves i take every stick of furniture, every plant, every enhancement, the art and sculptures, the cabins, the lighting. Its all portable and whats not i will return to how it was so they get the property they gave me back. and they will return to having to rent a property they never managed to rent before i came along. plus if he has his greedy eyes on the kind of guests we have and the kind of rents we achieve then he too will need a staff of 6 managers, multiple housekeepers, social media experts, bespoke touches like the monogrammed picnic baskets. he will need the relationships with agents that we have. he will need the contacts i have in the banking, governmental. diplomatic and business fields. in particular the UK and USA. He has none of this so the idea he has in his head he can put luxe on airbnb and get what we get is a fantasy and maybe he needs a reality check. He cannot do what we do. he does not have the design flare, or the patience to deal with guests at this level, or the resources to offer concierge services, private chefs, chauffeurs, butlers, and i doubt he is ok to work the hours i work and my team to make all this happen, etc. He would lose R7.5 million and possibly R17 million of literally easy money and exchange it for a unpredictable income, on a property that looks as it did 7 months ago and which from the day he took occupation would start deteriorating with none of the contacts and relationships we have and no ability to charge a premium on the rent. it will be empty winter and if he wants to pitch at a higher value rental market he will find the guests very unforgiving and a couple of bad reviews (which is inevitable) and his new airbnb business will be finished. So all these imponderables and unpredictables where he should just view this as a pension, guaranteed money every month without the slightest need to lift a finger
634	[07/04/2022, 12:20:06] Darren de Rodez.: <a href="https://photos.app.goo.gl/7zTb1hJn3DqoWtSY7">https://photos.app.goo.gl/7zTb1hJn3DqoWtSY7</a>
635	[07/04/2022, 12:21:17] Darren de Rodez.: Maybe he needs a reminder of what the house will look like if i have to give it back. If i have to spend a large sum to get it back to how it was itll be a pleasure. then he can market to the student sector again
636	[07/04/2022, 16:28:17] Johannes: Hi Darren. Realized that I had not yet updated you. Will email to, but for now:


637	We negotiated until shortly before 13h00, when we went to Judge and asked him to keep the file until we have further explored options. Matter is tentatively postponed until Wednesday, when it will be argued if there is no resolution. We pointed out Wellem is unlawful, based on their own replying affidavit. Seems they will relent on Wellem but want a little more rental (the R5k for the office, plus likely a little more to sweeten the deal regarding Wellem). The idea is that a better/fuller commercial lease is drafted. I stressed it must be until 2026. The ball is in their court. I think we did well today.
638	[07/04/2022, 18:10:35] Darren de Rodez.: Brilliant, thank you VERY much. There was a much cheaper and simpler way for Keith to archive his primary and actual goals and its a shame he chose this route. But now that he has we have handled things well and importantly legally. I think maybe he underestimated our resolve or our appetite to fight him. But as I said in chambers if it costs more than the rent we bank or more than perhaps technically justifiable it is worth every cent on points of principle and denying his bullying and extortion any successful outcome. It may well in the end serve us well if it makes our tenure more secure. That is if he can handle the stress of a guaranteed pay cheque every month for 60 months, a tenant who never asks for a penny and spends huge sums on his property. Thats a big ask ;)
639	[11/04/2022, 11:34:51] Johannes: Hi Darren. Please let me know when I can give you a call.
640	[12/04/2022, 09:05:25] Darren de Rodez.: Hi Johannes. I'll send you back the email with your suggestions on. I'd drafted it but just realised not finished it. If it's easier can chat after too. But I might have to call you as my phone seems to go directly to answerphone and I've no idea why
641	[12/04/2022, 11:07:48] Johannes: Missed voice call
642	[12/04/2022, 10:25:29] Johannes: Please let me know when I can call Darren
643	[12/04/2022, 11:07:57] Johannes: Missed voice call
644	[12/04/2022, 16:37:33] Johannes: audio omitted
645	[13/04/2022, 13:17:57] Johannes: Missed voice call
646	[14/04/2022, 10:16:47] Johannes: Missed voice call
647	[14/04/2022, 10:24:10] Johannes: Please call me urgently
648	[14/04/2022, 10:14:57] Johannes: Missed voice call
649	[14/04/2022, 17:26:37] Darren de Rodez.: imam only jusyt seeing all these mesages and emails, sorry, i geyt 500-1000 a day. going forward ill gibve you the number of my PA and operations manager and EA who can find me and slap me if im not responding
650	[14/04/2022, 17:26:52] Darren de Rodez.: can you call me on the SA phine when youy gtet this. im totaly lost as to where we are up to
651	[22/04/2022, 13:42:20] Darren de Rodez.: image omitted
652	[22/04/2022, 13:42:56] Darren de Rodez.: someone just came out and cut off the electricity . it looks like keith has not been paying it for month 🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔🤔
653	[22/04/2022, 13:53:31] Johannes: Yes typical. Best is to pay it directly to CoCT and then reconcile the account.
654	[22/04/2022, 13:54:04] Johannes: We will obviously complain, given that the services were previously paid by you
655	[22/04/2022, 13:54:13] Darren de Rodez.: i was about to send the money for the utility account. should i rather pay this and then deduct from that
656	[22/04/2022, 13:54:54] Johannes: CoCT will enter into arrangements, but obviously not with us (only Keith). No point threatening him/them with litigation on this point.

657	[22/04/2022, 13:56:07] Darren de Rodez.: so every month when he is screaming about payment and the utilities was the excuse for 2 of the 4 lockouts and multiple threats to	
658	[22/04/2022, 13:56:21] Johannes: I could obviously pay this from the amount from what I have trust	
659	[22/04/2022, 13:57:35] Darren de Rodez.: how much is that?	
660	[22/04/2022, 13:58:09] Darren de Rodez.: we have guests checking in at 10am tomorrow .. he must have had multiple reminder and ever more serious chaser letters,	
661	[22/04/2022, 14:02:26] Johannes: Yes there would have been a 14 day notice	
662	[22/04/2022, 14:02:35] Johannes: It must be served at the property	
663	[22/04/2022, 14:02:56] Johannes: But in my experience fighting with CoCT is a complete waste of time	
664	[22/04/2022, 14:04:47] Johannes: audio omitted	
665	[22/04/2022, 14:11:40] Darren de Rodez.: On a seperate but related I doubt his lawyers are aware that he does not have the funds to pay them when all this is over.	
666	[22/04/2022, 14:13:21] Darren de Rodez.: Chandre just spoke to the city of Cape Town and they said much the same as you the only way they will reconnect is when the arrears have been paid. They made clear that the arrears are considered extremely substantial and that there is a history of late payment and non-payment. We have no choice but to use the funds you have to pay them. Apart from anything else it would take days. At the moment there is no electricity so whatever's in the fridges are rotting and anything that relies on electricity obviously it's starting to degrade. Plus the housekeepers who live there will have no electricity. I'm just checking in tomorrow at 10 am also have no electricity. He would've known this was coming for weeks if not months	
667	[22/04/2022, 14:20:48] Johannes: audio omitted	
668	[22/04/2022, 14:21:00] Johannes: audio omitted	
669	[22/04/2022, 14:28:48] Johannes: I mailed you Darren, you can just respond on that mail	
670	[22/04/2022, 14:43:05] Johannes: Please confirm the account number	
671	[22/04/2022, 14:43:37] Johannes: Unclear whether it is CA 115858410	
672	[22/04/2022, 14:44:58] Darren de Rodez.: image omitted	
673	[22/04/2022, 14:45:03] Darren de Rodez.: is rthat clearer?	
674	[22/04/2022, 14:45:44] Johannes: No we can see it, just want to verify the account no. On the phone with them now	
675	[22/04/2022, 14:45:56] Johannes: Look for a utility statement as forwarded by Keith	
676	[22/04/2022, 14:49:01] Johannes: Found it	
677	[22/04/2022, 14:49:10] Johannes: image omitted	
678	[22/04/2022, 14:49:39] Darren de Rodez.: is that the sums they allehgedly paid that we paid them for	
679	[22/04/2022, 14:49:51] Darren de Rodez.: D Russel - Utility Statement - (01.03.2022 - 31.03.2022).pdf • 1 page document omitted	
680	[22/04/2022, 14:49:51] Darren de Rodez.: D Russel - Municipal Statement - Jan 2022.pdf • 1 page document omitted	
681	[22/04/2022, 14:54:36] Darren de Rodez.: D Russel - COCT Acc - Jan 2022.pdf document omitted	
682	[22/04/2022, 14:54:40] Darren de Rodez.: from anton	
683	[22/04/2022, 15:17:59] Darren de Rodez.: D Russel - COCT Acc - Jan 2022.pdf document omitted	
684	[22/04/2022, 15:17:59] Darren de Rodez.: image omitted	
685	[22/04/2022, 15:17:59] Darren de Rodez.: D Russel - Municipal Statement - Jan 2022.pdf • 1 page document omitted	



686	[22/04/2022, 15:18:20] Darren de Rodez.: Just forwarding what Anton sent for your files	
687	[22/04/2022, 15:18:44] Darren de Rodez.: Thank you very much for jumping on that so quickly. If we haven't done so then we will be looking at days without power.	
688	[22/04/2022, 15:50:03] Johannes: No worries, hope they reconnect soon	
689	[25/04/2022, 11:05:34] Johannes: Morning Darren, hope you are well. Please see my emails	
690	[26/04/2022, 14:09:53] Johannes: Missed voice call	
691	[26/04/2022, 14:10:32] Johannes: audio omitted	
692	[26/04/2022, 14:10:38] Johannes: audio omitted	
693	[26/04/2022, 16:32:52] Darren de Rodez.: I replied yesterday	
694	[26/04/2022, 16:38:38] Johannes: I received your emails Darren, as resent.	
695	Maybe we should see each other on coming Thur/Fri to talk through the various matters.	
696	I am also concerned about the Jason Chafietz potential summons.	
697	[26/04/2022, 16:57:15] Darren de Rodez.: I think a meeting would be very helpful. I'm very conscious that was so much to do during the course of the day I'm either not answering emails quickly enough or thoroughly enough. Whereas a meeting would allow us to address everything that's currently on the table. Although please do send anything that arises between now and then through and anything from last week that I may not of got back to you on. Which of the two days suits you best. I am flexible. Although possibly sooner rather than later. And where should we meet. I think I'm actually at Hove road from Thursday so possibly there. It'll give you a chance to see the place. Which could be helpful in regards to our battle with Paula. If that's not convenient then pls let me know where. I'm totally flexible as to time	
698	[28/04/2022, 11:07:48] Johannes: Hi Darren. Let's meet tomorrow then. Shall we say at around 11h00 at our CT office?	
699	[28/04/2022, 11:08:16] Johannes: I see you mentioned Hove Road. That is fine too.	
700	[28/04/2022, 11:10:06] Darren de Rodez.: Hove road would be perfect pls	
701	[28/04/2022, 11:15:00] Johannes: We are proceeding to make the R233 745.81 transfer to Keith. Kindly confirm whether you have made the R98 718.70 payment to us for fees yet, and if so which reference you provided (we have some unallocated payments)	
702	[28/04/2022, 11:24:31] Johannes: Opposing attorney is attempting to contact me. Please confirm I can proceed and let me have your response.	
703	[28/04/2022, 11:33:25] Darren de Rodez.: Yes. Please send the funds and I will be making a payment today in regards to the invoices	
704	[28/04/2022, 11:33:50] Johannes: Thanks and noted.	
705	[28/04/2022, 11:34:29] Darren de Rodez.: Also in regards to Wellem can we establish that I assume he must either take up the court order and go back into occupation or walk away from that. I.e. it is not something that remains on the table indefinitely for him for example in four weeks time to just decide that he is going to remedy his homelessness by lodging at Leirmans. The premise of the ocean application roof over his head. Obviously the court order was a week ago. There's been no rush to get back in. We all know he doesn't want to live there. So surely he can't have an option open on a permanent basis that has to be a window which closes at some point	
706	[28/04/2022, 11:37:15] Johannes: Hi Darren. We can return to Court to argue this in August, anything else is likely to be a waste of money. They have demanded that we make keys available at our Oostco office for collection on or by tomorrow. I will thus collect a set of keys and drop them at our Oostco office for collection.	

707	[28/04/2022, 12:01:10] Darren de Rodez.: I will need to have different keys done because it needs to only do access to one garage and his room and that's it if I give you the set the keys we have therefore has access to the house And that is a nonstarter	
708	[28/04/2022, 12:17:38] Johannes: Well we do need to comply with the order. He must be able to get into the property and into his room.	
709	[28/04/2022, 12:18:06] Johannes: Note that is actually R234 745.81.	
710	[29/04/2022, 08:28:22] Johannes: Morning Darren. An urgent matter has come up on my side - can we please shift to Wednesday, 4 May at 11h00?	
711	[29/04/2022, 08:51:30] Johannes: Please let me know when I can call	
712	[29/04/2022, 09:33:59] Darren de Rodez.: Thats no problem	
713	[29/04/2022, 09:39:48] Johannes: Thanks 🙏	
714	[29/04/2022, 11:29:00] Johannes: Missed voice call	
715	[29/04/2022, 13:13:51] Johannes: We do not work on a credit basis Darren. Invoices are payable on presentation. Please make payment right away and send POP.	
716	[29/04/2022, 13:23:35] Darren de Rodez.: Apologies. I went to pay it last night and could not find you on the intentional payee list then realised the previous transfers had been done via SA accounts for speed. I know you have sent the info before but it'll take an age to find it but can someone send me the international info needed (sift, branch address, company address as per bank statements ) and I will sort now	
717	[29/04/2022, 13:39:54] Johannes: ABSA Bank Ltd	
718	Swift: ABSAZAJJ	
719	Universal branch code: 632005	
720	Oosthuizen & Co	
721	Cheque Acct no: 400 152 047	
722	Ref: per invoices	
723	Thanks.	
724	[29/04/2022, 14:19:59] Johannes: We were also supposed to deliver a set of keys for Wellem by this afternoon.	
725	[29/04/2022, 14:20:12] Johannes: Please can you arrange to have same delivered to our CT office.	
726	[29/04/2022, 15:13:44] Darren de Rodez.: will get a key delivered to your offices today. The only key he will get and the only key he will need is the key to his room. Access onto the property through the garage door which is from the remote which controls the garage doors and the alarm system. So he will not be given a fob. But I have positioned a housekeeper there 24 seven so there will always be somebody in to let him in and let him out. Although to let yourself out you simply press the release button.	
727	If he intends to take up occupation then I will need to introduce a second security ring that circles the property itself rather than just a perimeter to the property. Including CCTV trained at his portion of the property or at the very least the courtyard where his front door would meet our front door. Other than power and water we won't be providing any other facilities	
728	Returning to the original questions. I assume there is a period within which must take up occupation for right. The premise of the original application is that he is homeless and clearly he cannot simply sort up to the property until three weeks time and moving. But is there anything laid down or specific in this regard.	

729	Also their issue was that he was somehow forcibly removed and against his will and not serve the proper notice. Although what notice you need to serve somebody who has been fired for gross misconduct and Ford I am unsure specifically when he does not have any form of tenancy agreement. But I assume the standard one month would be accepted as reasonable. Bearing in mind he has no tenancy agreement as I'm aware he has no I'm going right to stay at the property the issue was with his immediate eviction and not his tenure in general then I assume we can serve notice today for him to leave one month from today
730	[29/04/2022, 15:13:49] Darren de Rodez.: 505 Buitenkloof Studios, 8 Kloof Street, Gardens, Cape Town 7999
731	[29/04/2022, 15:13:53] Darren de Rodez.: to here?
732	[29/04/2022, 15:14:09] Johannes: Yes 
733	[29/04/2022, 15:14:14] Johannes: Noted
734	[29/04/2022, 15:14:18] Darren de Rodez.: Okey dokey
735	[29/04/2022, 16:33:06] Johannes: Contact card omitted
736	[29/04/2022, 16:33:32] Johannes: audio omitted
737	[03/05/2022, 11:18:12] Darren de Rodez.: do you know if anyone dropped the keys? either way, Silvester is at the house 24/7 so wellem can go to the property any time to collect his room key. Just to reconfirm he will only be given a room key. Silvester will let him in and out of the garage as and when he needs as Silvester will be there 24 hours a day, 7 days a week. I assume as per original two questions a) he must confirm if he does or does not wish to take up occupation as it's not a hotel reservation he can choose to either take up or not take up and b) we can also serve notice on wellem immediately so he has whatever due notice the law deems appropriate
738	[04/05/2022, 08:58:57] Johannes: Morning Darren. No keys have been delivered to our offices as yet. See you at 11h30 and at 12 Hove Road. Pls also see my email of yesterday.
739	[04/05/2022, 12:36:51] Darren de Rodez.: Contact card omitted
740	[06/05/2022, 10:55:50] Johannes: Hi Darren. I handed the key to Jan Roux and explained about Sylvester and gave his number. I assume there has been no contact?
741	[06/05/2022, 15:28:34] Johannes: Please note that no payment has reflected on our side yet Darren - perhaps trace it from your end. Have a great weekend.
742	[06/05/2022, 19:52:46] Darren de Rodez.: Hi Johannes, saw your message now. I transferred the 80,000 last Friday. It was after banking so on the online banking app it showed as planned to leave on the Monday. I did a few transfers over that same period. I've checked and all landed safely. To my knowledge the funds have not been returned to me. But this is not the first time a UK to SA payment has had problems. It seems to happen to least one and five
743	I called Halifax and as per usual after an hour in the queue I am none the wiser. The details are correct and according to them nothing has been rejected. All they could suggest was to resend it. But if I do that bearing in mind it is Friday it'll be mid next week at best it lands.
744	As I had already put Jess in funds for other transfers (The lady who came with me to the meeting) I asked her to do the large invoice of 80,000. If you can confirm that has shown I will ask her to do the other one as well
745	In the interim I will also do a transfer of a nominal sum to your account so that you are set up as a Payee which should help reduce problems going forward. Although I am still none the wiser in regards to Fridays transfer



746	Apologies for asking but you know admin is not my strong suit. Did I pay the utilities or anything other than the rent for Leirmans? As if anything is due I can arrange Jess to make that transfer as well
747	[06/05/2022, 19:57:23] Darren de Rodez.: Payment Notification (003) 2nd attempt. Johannes.pdf • 1 page document omitted
748	[06/05/2022, 19:57:25] Darren de Rodez.: 🙏🙏
749	[06/05/2022, 21:33:37] Johannes: Thanks Darren! No stress just wanted to double-check it was in transit, thanks for the effort. Have a good weekend.
750	[06/05/2022, 22:29:09] Darren de Rodez.: Sorry. Was just stressing you had got it. I think the FNB transfer should be immediate though 🙏🙏
751	[06/05/2022, 22:30:30] Darren de Rodez.: not sure if you saw the email I sent as it was after hours. I thought I had sent it earlier but seem to have written not sent it I will do a copy and paste in a separate message but it will be a long one. Apologies for disturbing you at the weekend but it could be Nothing and it could be something. But if Russel is involved you can guarantee It can never be good
752	[06/05/2022, 22:31:09] Darren de Rodez.: Apolgies, I was just about to chase and ask of you got the email and then realised it was still in my drafts and unsent
753	From: clientservices@hoveheaven.co.za <clientservices@hoveheaven.co.za>
754	Sent: 06 May 2022 21:43
755	To: 'Johannes Loubser' <johannes@oostco.co.za>
756	Cc: 'Nadene van der Mescht' <nadene@oostco.co.za>
757	Subject: URGENT/IMPORTANCE
758	While I was at Hove Road I got a call from the housekeepers at Legend saying that the police had a boom round with one of our ex-contractors Russell. Asking for me. The housekeepers correctly told them I was not there and I think when asked where I was mentioned Hove. Although then I got a call from the housekeepers at Leirmans Road send Police and Russel have been there. I was on my way to Legend so continued there. I am unsure if they called at Hove Road but nobody has mentioned anything so I assume not.
759	I have no idea what this could be concerning. Just when I thought the number of issues was declining. Russell was a contractor who started here the day we completed and worked through until a couple of months ago when he effectively walked out because we were challenging him about the quality of the work, damages caused, irregularities in his invoice, and overcharging in regards to labour. Since then the accounts people and Russel have exchanged emails corrections to invoices et cetera et cetera. I will find out where that got to but the main issue was he was charging us almost double but he was paying labour himself therefore skimming money off of each day. But I can't think what he would have to do with the police. Russel is the one who sent the screenshots of the conversation with regards to the hole in the wall. So clearly he's on a little bit of a vendetta but I don't know of anything more significant than that. But it can never be good that they are calling at the house
760	[09/05/2022, 15:29:06] Darren de Rodez.: himJohannes. i have noheard back from you.
761	[09/05/2022, 19:05:39] Johannes: Evening Darren.Funds were received and allocated with thanks.
762	[11/05/2022, 18:43:42] Darren de Rodez.: Hi Johannes. Just saw your email. The policeman said to ollie he would be back today at 7pm. Basically to repeat to me what he said to Ollie. I.e. get this man off our backs

763	But something doesn't feel right about it. Why all this effort, they are the police. If Russell is pestering them they swat him away like a fly. I have no problem speaking to him or him coming in to chat. So long as it is as he says, i.e. a chat about Russell. I don't want to appear unhelpful. But equally don't want to invite a tiger dressed as a lamb into my home if there is an agenda beyond what he has said to Clement and Ollie	
764	[11/05/2022, 18:47:53] Darren de Rodez.: I'm more interested to be helpful in case there are ever any other issues unrelated to this. If this is all the fuss was actually about then I'm not phased at all. But if something that was actually serious came up it would be good to have decent relations with them	
765	[11/05/2022, 18:49:30] Johannes: Well in that case give them some coffee and cookies and wish them well ☺☺	
766	[11/05/2022, 19:02:04] Johannes: When were the plumbing contractors at Hove Road (last week), i.e. which day?	
767	[11/05/2022, 19:11:32] Johannes: I.e. most recently	
768	[20/05/2022, 15:42:43] Johannes: Hi Johannes. Ollie here. Calling on behalf of Darren. May you please give me a call once you have a moment.	
769	[20/05/2022, 15:42:58] Johannes: Hi Darren. Should I speak with him?	
770	[20/05/2022, 15:58:36] Darren de Rodez.: Yes pls. Trying to get utility statements to sort out some of the platforms	
771	[20/05/2022, 16:04:25] Johannes: 📞	
772	[20/05/2022, 16:28:25] Johannes: image omitted	
773	[20/05/2022, 16:28:25] Johannes: 500531 5003 08 1	
774	[20/05/2022, 17:28:07] Darren de Rodez.: Great, thank you. Is this from a central database of some kind	
775	[20/05/2022, 19:14:25] Johannes: CIPC directorship. Believe I also did a deeds search.	
776	[20/05/2022, 19:14:43] Johannes: (Company registry database)	
777	[23/05/2022, 10:36:16] Johannes: Missed voice call	
778	[23/05/2022, 10:51:41] Johannes: Hi Darren. I am looking to see whether you responded re Mercy - i.e. whether she is still in employment at 12 Hove Road. Please let me know. Wayne Hufkie is chasing me for response.	
779	[23/05/2022, 11:15:09] Johannes: Missed voice call	
780	[23/05/2022, 12:09:44] Darren de Rodez.: Hellooooo. Apologies I completely missed that email. I will respond now in regards to Mercy. But no she still has a job there and she has never been locked out. Much as I would prefer she not work there I'm conscious she has a full-time job and if she was going to be dismissed for any reason it will be done properly. I have messaged the other Housekeeper and also asked the managers what's the current situation is, when she was last at work, and any background information that might be relevant. And I should have that within the next hour	
781	[23/05/2022, 12:24:28] Johannes: Hi Darren. All good. Will ask Paula's attorney to clarify	
782	[24/05/2022, 15:15:12] Johannes: No she has not been allowed back at work yet, still at home. Should I tell her to go in tomorrow?	
783	[24/05/2022, 15:15:12] Johannes: Lmwssage from my	
784	Client, can you pls ask your client to let her in tomorrow, I'll tell my	
785	Client to let her go to work tomorrow	
786	[24/05/2022, 15:15:51] Johannes: This from Wayne Hufkie. I am very confused. Was there another worker at Hove Road? Did anything change with regards to the workers?	
787	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	

788	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
789	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
790	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
791	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
792	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
793	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
794	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
795	[25/05/2022, 15:47:19] Darren de Rodez.: image omitted	
796	[25/05/2022, 15:47:51] Darren de Rodez.: Hi Johannes. Ollie forwarded me these which includes some of the WhatsApp chats with Mercy which show she is not under the impression she has either been fired all locked out	
797	[25/05/2022, 15:52:20] Darren de Rodez.: I emailed yesterday with the background . There is another Housekeeper has been for some months now . May need to protect us from Mercy doing what Wellem did . And also because of the multiple complaints from guests are the housekeepers and service providers like private chefs who haven't worked with Mercy then essentially either going to work with her again or simply refuse to do it again. But she is certainly not under the impression she has lost a job or has been locked out. I checked with Tompson he has never once refused entry or given even the slightest indication of doing so wishing to do so and he said we have an excellent working relationship and at no point has she been blocked physically coming in. Are you in understanding days off she has come in for whatever reason to pick things up etc.	
798	Jane who looks after all the housekeepers had in her diary for this week to do a sit down with each and a general catch up. Azze was already planned she did Mercy and Tompson's today and said it was extremely productive and very upbeat. Mercy gave no impression at the meeting of being locked out. I believe Mercy is in for the rest of this week and I'm sure she will be in on and off over the course of the next few weeks as she always has been. The sole reason Mercy was not in for the last week was because there were no guests and as Tompson lives in it was not necessary to have two housekeepers. But as Mercy is paid the same amount with a she comes in or stays at home she's not Materially affected	
799	[25/05/2022, 22:33:54] Darren de Rodez.: Hi Johannes. I just wanted to doublecheck I need to be at the magistrates court are you the same place that we applied for the protection order for 8:30 am tomorrow morning. As far as I'm aware I don't need to bring anything with other than myself but if you could please confirm. Thank you very much 🙏	
800	[25/05/2022, 22:40:53] Johannes: Yes that's right	
801	[26/05/2022, 08:36:00] Johannes: Morning. 2nd floor, Room 708. Let me know when you are here.	
802	[26/05/2022, 08:38:21] Darren de Rodez.: Taxi says three mins away 🙏	
803	[26/05/2022, 08:40:23] Johannes: No stress	
804	[26/05/2022, 08:40:33] Johannes: Nothing happening just yet	
805	[26/05/2022, 08:51:33] Darren de Rodez.: Im in 708 🙏	
806	[26/05/2022, 08:52:45] Johannes: Coming	
807	[15/06/2022, 14:39:59] Darren de Rodez.: Hi Johannes. I was just in the middle of replying to all of your messages and Silvester the housekeeper at Luxe has just mentioned that Keith has turned up with the police to inspect.	

808	I have no idea why . I appreciate I didn't get back to you last week in regards to the inspection but any time will it be okay I just didn't get round to messages until now so they can arrange to come in any time , there is currently a guest in there so why he's trying to pull another stunt to embarrass us I do not know. The property is on Instagram every day He can see it being looked after 🤔🤔🤔
809	[15/06/2022, 14:45:31] Johannes: Noted Darren. We can hardly blame them, if we don't get back to them. Strange though that SAPS is willing to assist. Hopefully they have passed through quickly?
810	[15/06/2022, 14:46:01] Darren de Rodez.: Silvester has not let them in yet as I didn't know what to do I'll be allowing them in if so I will let him know
811	[15/06/2022, 14:46:20] Darren de Rodez.: As Shimmy doesn't need to be at school today. Unfortunately Silvester is not the smartest so diplomacy is not necessarily his key strength
812	[15/06/2022, 14:47:03] Johannes: Ok noted, no problem. If you tell me when works better then I will let Keith's attorney know. I think we will also have to chat soon about the Disberry matter, as all as Michael.
813	[15/06/2022, 14:47:08] Johannes: As well as...
814	[15/06/2022, 14:47:41] Darren de Rodez.: They leave in two days. So any time thereafter
815	[15/06/2022, 14:48:42] Darren de Rodez.: I'm conscious I'm very behind on communicating. We have a vip stay taking the entire legend. Which starts today. So the last week has been crazy
816	[15/06/2022, 14:49:07] Darren de Rodez.: Also getting the platforms back up after they were taken down. And I suspect Keith's involvement
817	[15/06/2022, 14:54:09] Darren de Rodez.: Have the guest calling now 🤔🤔
818	[15/06/2022, 14:55:32] Johannes: Friday from 12h00 onwards
819	[15/06/2022, 14:55:39] Johannes: Ok for inspection?
820	[15/06/2022, 14:55:58] Darren de Rodez.: Perfect
821	[15/06/2022, 14:55:45] Johannes: Will say so for now
822	[15/06/2022, 14:56:48] Darren de Rodez.: Super. Thank you
823	[15/06/2022, 14:56:59] Johannes: What do you say about the theft allegations?
824	[15/06/2022, 14:58:14] Darren de Rodez.: Oh Jesus. I've not got to that one yet. What are we supposed to have stolen
825	[15/06/2022, 14:58:53] Johannes: Not really specified. Can I deny for now? Please investigate before Friday though.
826	[15/06/2022, 14:59:09] Darren de Rodez.: Absolutely.
827	[15/06/2022, 14:59:23] Johannes: 🤔
828	[15/06/2022, 14:59:26] Darren de Rodez.: Why or whst would we steal
829	[15/06/2022, 15:00:42] Johannes: image omitted
830	[15/06/2022, 15:01:00] Johannes: TV, microwave, etc (?)
831	[15/06/2022, 15:02:27] Darren de Rodez.: Oh my word. Just driving. I'll reply in detail.
832	[15/06/2022, 15:06:44] Darren de Rodez.: Just finished the check in and moving to Hamptons
833	[17/06/2022, 14:57:24] Johannes: image omitted
834	[17/06/2022, 14:57:38] Johannes: Emailed you Darren, please confirm the inspection
835	[17/06/2022, 14:58:38] Darren de Rodez.: Bugger. When was that sent. I can't see it in my inbox. 🤔
836	[17/06/2022, 14:59:19] Darren de Rodez.: I will ask Ollie which is better
837	[17/06/2022, 15:00:29] Johannes: Was sent just now, no sweat. Just want to avoid Keith upsetting guests with a SAPS attendance!
838	[17/06/2022, 15:00:45] Johannes: 🤔
839	[17/06/2022, 15:07:30] Darren de Rodez.: Keith is able to curdle milk and send children fleeing all on his own. But I totally agree 🤔

840	[17/06/2022, 15:08:20] Darren de Rodez.: For sure one of the two. If we have guests in one of the two days and we can choose the other but if we have guess on both of them we will still have to choose one as I'm conscious that if we tried to put it off then it looks like we have some kind of motive for doing that rather than simply respecting a guests privacy	
841	[17/06/2022, 15:12:00] Darren de Rodez.: Jane says Both dates are clear. Unfortunately when a byproduct of losing the platforms is that even though we are now back there will be a lag and whereas prior to the platform loss almost every day was booked on every property , currently it's somewhat sporadic. But that will change	
842	Can we opt for the Wednesday then please 🙏🙏🙏. I'm conscious that Keith will be going to the property hoping to find fault where is a normal landlord would be going to an inspection hoping not to. So an extra day can't hurt	
843	[17/06/2022, 15:25:37] Johannes: 100%, will confirm Wednesday	
844	[17/06/2022, 15:26:36] Johannes: There is also some mention about municipal payments in the last letter. We asked for underlying statements, but they haven't provided it. Note he also intends to take the dstv decoder.	
845	[21/06/2022, 14:02:49] Johannes: Hi Darren. Please let me know when I can give you a call.	
846	[24/06/2022, 15:19:46] Johannes: Missed voice call	
847	[24/06/2022, 15:19:53] Darren de Rodez.: Hi. Will call in five mins. In garage and reception is awful	
848	[24/06/2022, 15:20:00] Johannes: Ok 🙏	
849	[26/06/2022, 23:58:41] Darren de Rodez.: image omitted	
850	[26/06/2022, 23:58:42] Darren de Rodez.: image omitted	
851	[27/06/2022, 06:09:39] Johannes: Morning Darren. The lease required notice of renewal/exercise of option no later than 2 months before expiry, thus prior to 1 Feb. Please forward the abovementioned email to me.	
852	[27/06/2022, 06:09:51] Johannes: I will include the above email in the affidavit	
853	[27/06/2022, 08:27:44] Johannes: Morning Darren. Where do you find yourself?	
854	[27/06/2022, 08:39:35] Johannes: Missed voice call	
855	[27/06/2022, 08:47:27] Johannes: Missed voice call	
856	[27/06/2022, 08:50:02] Johannes: Have to tell you that if you do not come to Court I will request a postponement, which will likely be denied, and then I will have to withdraw if the matter is proceeding. In that case the eviction will likely be granted today. That will at least leave you the option to bring a rescission of judgment application.	
857	[27/06/2022, 09:03:04] Johannes: Ok we are going to postpone	
858	[27/06/2022, 09:03:12] Johannes: You can thus hold off	
859	[27/06/2022, 09:03:23] Johannes: I will attend to you after the appearance	
860	[27/06/2022, 09:36:16] Darren de Rodez.: Hi Johannes. I'm so confused. I had no idea I was to attend today. Or I would have asked for times and details. I was up all night going through the second storage unit	
861	[27/06/2022, 09:38:10] Johannes: Ok we can discuss later. I need a straight line of comms with you Darren and that is reliable and that you will read. Shall I come to you at about 11h00? Alternatively we can do a virtual consult.	
862	[27/06/2022, 10:05:45] Darren de Rodez.: I think real meetings are often more productive than by computer. And as you may have gathered im not the smartest when it comes to computers. I stil don't think ive got my camera to work since the first time we tried that	
863	Although if you can do any later than 11am that would be great. We have load shedding here at the moment which is not ideal as Monday mornig mayhem is a weekly standard	

864	[27/06/2022, 10:06:44] Darren de Rodez.: was the hearing postponed because i was not there or it would have been any way? I am very sorry. I would never just not show up, I thought today was another procedural hearing and i want needed.,	
865	[27/06/2022, 10:07:09] Johannes: I agree that physical meetings are best. Alright will aim for around 12h00 if that works. We now have to file our answering papers by coming Wednesday.	
866	[27/06/2022, 10:08:51] Darren de Rodez.: Okey. 12 it is 🙌👤	
867	[27/06/2022, 10:13:47] Darren de Rodez.: Have I got this completely wrong btw?	
868	[27/06/2022, 10:22:57] Johannes: We can discuss. All these emails are in our favour and we need to put them all before Court, so the Court can have a complete picture.	
869	[27/06/2022, 12:10:19] Johannes: Missed voice call	
870	[27/06/2022, 12:07:30] Johannes: The wolf is at the door Darren	
871	[27/06/2022, 12:07:34] Johannes: 🐺	
872	[27/06/2022, 12:09:45] Johannes: Darren, I am at 12 Hove Road. Are you here? Where are we meeting?	
873	[27/06/2022, 12:12:38] Darren de Rodez.: Oh shit. I didn't think to say. I'm at legend. That's pretty much the film time home	
874	[27/06/2022, 12:12:47] Darren de Rodez.: Location: <a href="https://maps.google.com/?q=-34.012512,18.339561">https://maps.google.com/?q=-34.012512,18.339561</a>	
875	[27/06/2022, 12:13:07] Johannes: Alright on my way	
876	[27/06/2022, 12:14:36] Darren de Rodez.: Super. Sorry about that. I keep doing that and forgetting people don't know necessarily where I am at any one point. I did that with the Wi-Fi man the other week and forgot he thought that I lived at Luxe. At least non are on a different continent	
877	[27/06/2022, 12:27:30] Johannes: No stress. Outside now	
878	[27/06/2022, 12:28:25] Darren de Rodez.: Super. Did you buzz. I can't hear it from up here 🎧	
879	[27/06/2022, 12:31:09] Johannes: I am already upstairs	
880	[27/06/2022, 12:38:38] Darren de Rodez.: okey, great, coming	
881	[27/06/2022, 12:38:56] Darren de Rodez.: Info and questions re platform loss.docx document omitted	
882	[27/06/2022, 12:39:10] Darren de Rodez.: was trying to gbet this to you prior to but ill send it unfinished as we can dicuss pls	
883	[27/06/2022, 12:41:29] Darren de Rodez.: FINANCIAL INFORMAITON & OPTIONS.xlsx document omitted	
884	[27/06/2022, 12:41:33] Darren de Rodez.: AND CAN RUN THROUGH THIS TOO	
885	[27/06/2022, 14:07:36] Darren de Rodez.: If you let me know when you're done I'll come back. But absolutely no rush. I'll give you the promised tour and we can chat n walk 🙌👤	
886	[27/06/2022, 14:07:54] Johannes: Done now. Short and sweet.	
887	[27/06/2022, 14:09:00] Darren de Rodez.: Coming 🙌	
888	[29/06/2022, 14:39:23] Johannes: Thanks for the sushi on Monday Darren! Please see my email to you re Hove Heaven.	
889	[22/07/2022, 18:12:21] Darren de Rodez.: video omitted	
890	[22/07/2022, 18:12:21] Darren de Rodez.: video omitted	
891	[22/07/2022, 18:12:21] Darren de Rodez.: video omitted	
892	[22/07/2022, 18:57:19] Johannes: Where was this Darren?	
893	[22/07/2022, 18:58:58] Johannes: Ok reading your email now	
894	[22/07/2022, 19:01:58] Johannes: Will absolutely have to lay a criminal complaint against Keith and get the warrant issued for his arrest	



895	<p>[22/07/2022, 20:12:47] Darren de Rodez.: This was at Leirmans earlier today. Thank heavens for Ollie. He's 6 foot something and literally nothing scares him. He was the one that recorded Keith the first time when he broke into the house and despite Keith getting very close and personal And in his face and making all sorts of threats he did not batter an eyelid. And the same today. Had it just been silvester the Housekeeper then he would probably have buckled fairly quickly. At the end of the day if he's not paid to put his life on the line with eight or nine very very large and very angry looking gentleman.</p>
896	<p>And were the guests there there on their own they would most certainly have fled. Although I don't think it is a coincidence that they happened to materialise very shortly after I was there and likely seen ( who is telling tales I do not know. But Keith has been on the campaign with multiple London residents pouring poison in the air and by doing so creating a support network from cells and ostracising me. I was removed from every Llandudno group WhatsApp the next day after that time we broke in). Their looking in every nook and cranny of the property seems to suggest they were looking for something or someone. The ringleader (the one with the grey hair ) claimed to be a personal investigator working on behalf of "Mr Broad". The others were clearly paid thugs. They literally forced their way in and then went into pretty much every room eventually sitting down on the sofa and saying that they were staying there and they were the new guests. They tried for a short time to pull off some roos saying they had booked it online but when they were challenged by Ollie that had no information for suddenly they produce a whole wad of cash and said that theyd booked something online to pay bwhen they get there. Again I'm not sure who they thought they were duping or how they thought that would work. Bearing in mind they were sat there whilst the existing guests were there.</p>
897	<p>We have managed to calm the guests down and we have affectively had to give them a free stay at Legend itself. The girls were literally hysterical. It was not a case that there was one big oak that was kicking off as you can see from the video there was a little army and they were not polite and they were not subtle. The leader of the great here seem to make a point of three walls accusations out loudly for both the street and the guests to hear. That is a typical Keith method. When he was there last time when he realised he was losing the battle to get the house back even start saying things extremely loudly hoping I assume that mud sticks. When the chairman of the residence Association came along to see what was happening Keith pulled him to one side and chatted intently for 15 minutes and I'm quite sure that conversation included how he was a victim is terrible tenant who is very destroying the property not paying the rent et cetera</p>
898	<p>No surprise but as of now the police have yet to come out so Ollie is going to go to the station tomorrow with the video evidence. Which may actually be a better thing because if they come to the property they're gonna be keen to get in to get out quickly as possible and the police only send a junior ranking officer</p>
899	<p>I don't know if Keith assumed that by sending such an army that repossession was inevitable and he would simply deal with the consequences afterwards. He is very cocky and probably assumed he could duck and dive install so that anything we did in the end had no real material effect. But even then his tactics were incredibly stupid we have any sense he would've distance himself and the guys that were there could've been pretending to act on their own volition for some completely different motives but they made extremely clear they were there on behalf off and instructed by Mr Broad</p>

900	Equally bizarre on a couple of occasions they made reference to be there on behalf of Mr Broad and Russel. Natalie those two have got into bed together. I assume on the basis of my enemies enemy is my friend. And clearly Russel has them less than legal influence at the police station I imagine if he can get two officers out on 78 different occasions to serve a piece of paper that he was perfectly capable of serving him self. We have spent most the day on damage limitation. As you can imagine the guests are beyond paid off. It will be all we can do to stop it going I'm being escalated one of the platforms and risking our presents on them yet again. It's not only is he trying for the fifth time to illegally victors and breaching the protection order is yet again doing things I assume time to close the maximum financial and reputational damage	
901	[22/07/2022, 20:20:26] Darren de Rodez.: It was also PPA's swift response that helped save the day because even Ollie would've stood no chance against those guys. It was only when PPA got there and Ollie was already equipped with both the lease and the protection order at this time PPA did take aside and demanded the guys leave immediately it was only at that point did they start to back down. So had we not had a very responsive private security firm and had to guess and Silvester not been there in the first place to at least store the situation with Ollie arriving pretty immediately afterwards then I have no doubt that Keith would now have Leirmans back and we would be faced with the position of having to sue him. I also have no doubt that I've been there I would've at best got away with a stay in ICU	
902	This also leads back to my concern about Wellem. We know that Keith does not give a damn about Wellem's well-being and I don't believe for a moment that Wellem wants to live on the property. Wellem would simply have been a Trojan horse enabling Keith to take the property back the minute our guard was down. which inevitably it would be at some point with somebody living inside the walls. Hence the request from Keith for the remote controls for Wellem.	
903	So he was able to deceive the court in terms of his motives in regards to Wellem and in trying to have the protection order repealed lied and made out that it was some random pique of frustration with the situation. But he has an application for eviction in front of the court and if he's in the right he will get his eviction . So he can't possibly have an excuse for jumping the queue and trying to take matters into his own hands. And in the same week they say they're not pursuing the matter until November which I find strange in at self	
904	[23/07/2022, 00:21:10] Darren de Rodez.: You deleted this message.	
905	[23/07/2022, 00:25:58] Darren de Rodez.: image omitted	
906	[23/07/2022, 18:38:59] Darren de Rodez.: image omitted	
907	[23/07/2022, 18:38:59] Darren de Rodez.: image omitted	
908	[23/07/2022, 18:39:18] Darren de Rodez.: he seemed to habe his own bodyguards	
909	[23/07/2022, 18:41:11] Darren de Rodez.: image omitted	
910	[23/07/2022, 18:51:52] Johannes: The charges must be specifically for breaching the protection order, so you will also have to attend for the complaint. SAPS must issue the warrant.	
911	[23/07/2022, 20:28:07] Darren de Rodez.: For the giests they wanted to do this seperate from us. And Ollie likewise on behalf of himself and Silvester. With regards to myself and the protection order I will be directed by you as to how to proceed	
912	[23/07/2022, 20:28:52] Darren de Rodez.: should i go to any particular station? Is any particularly less ineffective than another?	
913	[24/07/2022, 10:04:30] Johannes: Morning Darren. Best would be to go to the station that served the protection order on him.	
914	[24/07/2022, 10:20:47] Darren de Rodez.: The guy is back	
915	[24/07/2022, 10:25:30] Johannes: Call the police	



916	[24/07/2022, 10:25:45] Darren de Rodez.: Have you ever tried calling the police	
917	[24/07/2022, 10:26:47] Johannes: Call every station in the area, and your security	
918	[24/07/2022, 10:42:05] Darren de Rodez.: PPA are refusing to help. They say that Keith has intervened and for some reason they have been told not to get involved. I don't know what he has told them. I am trying to call the police stations but not getting very far. They are trying to kick Down the door and we had two staff members locks up inside. Do you have any numbers at all but we might have more luck with	
919	[24/07/2022, 11:13:34] Darren de Rodez.: Somehow Keith is managed to get to PPA and persuade them that he is in the right and we are wrong and in consequential and as the owner and client of this they should stand down and not intervene. The police have been an Escort of the guys of the property but then the police left and the guys are still there. Clearly intending on trying again. They gained access via a remote that Keith gave them. Clearly these guys are professional and there is only so much I can ask any housekeeper to do in regards to holding the fort. So I am unsure what to do or who to escalate it to is nobody seems to be taking any notice of us. I appreciate it's a Sunday but is there anything you think you can do they may take more notice of a lawyer than us. They certainly can't take any less notice of us	
920	[24/07/2022, 11:36:59] Darren de Rodez.: video omitted	
921	[24/07/2022, 11:36:59] Darren de Rodez.: video omitted	
922	[24/07/2022, 11:37:00] Darren de Rodez.: video omitted	
923	[24/07/2022, 11:37:00] Darren de Rodez.: video omitted	
924	[24/07/2022, 11:43:14] Darren de Rodez.: At the moment Ollie is barricaded in to stop the men gaining possession but PPA are being useless which is shocking. Keith obviously prepared the ground prior to the second attack today to persuade them not to intervene. From what i gather by telling the usual lies. The police escorted the men off the property but then the police left and the men are waitng outside. Olie has disabled the gate motor but there are plenty of other ways into the house. He tried t explain to the police that simply removing them from the property ad then leaving meant they would undoubtably try again. The same leader is there along with his army of 8 very large men. He keeps referring to himself as a PI . TBH im not sure what to do. of course we need to get keith arrested but my concern right at this moment is how we protect the house and the people inside it from these men	
925	[24/07/2022, 11:46:45] Johannes: I can get you private security guys that can hel	
926	[24/07/2022, 11:46:47] Johannes: Help	
927	[24/07/2022, 11:48:12] Darren de Rodez.: Yes pls	
928	[24/07/2022, 11:48:35] Darren de Rodez.: the guys are looking for a window of opportunity to get back in	
929	[24/07/2022, 11:49:05] Johannes: Ok hang on	
930	[24/07/2022, 11:49:51] Darren de Rodez.: Ollie and silvester can only hold the fort for so long. #also, alarmingly the guy told PPA that they will be visiting all four proerties they have me listed as staying at . The police are utterly useless. It took 4 peole ringing a doxen times each to get one car to even check it out	
931	[24/07/2022, 11:49:56] Darren de Rodez.: Thank you	
932	[24/07/2022, 11:50:55] Johannes: audio omitted	

933	[24/07/2022, 11:53:12] Darren de Rodez.: Thank you. The police van did arrive and escort them of the property after a little persuading. But then they left them. I'm not even sure they gave them a warning not to go back. So the police van drove off and the guys who were loitering around in the street reconvened right outside the front. So they clearly planning to go back in again. When you know roughly what time they think they will get there if you could let me know and we will just hold the fort until then. I will dig out my best general custer fancy dress outfit	
934	[24/07/2022, 11:55:36] Johannes: Contact card omitted	
935	[24/07/2022, 11:58:12] Darren de Rodez.: Thank you very much for sorting that. That is a huge help	
936	[24/07/2022, 12:05:38] Johannes: No worries. We need to get Keith arrested.	
937	[24/07/2022, 12:22:24] Darren de Rodez.: Absolutely. The man is seriously dangerous and seriously deluded. Ollie does not scare easily but he said the pretend PI and his army of eight thugs genuinely sent shivers down his spine and they were clearly not there to play. They are definitely professional thugs. But once attested will they actually prosecute and see it through. The law here seems extremely erratic and flawed 🤖	
938	[24/07/2022, 13:54:54] Darren de Rodez.: I am in shock. And I don't think I have ever been so furious in my entire life. PPA went to the property and spoke to emails for the protection order for Ollie to come and chat to them and explain what was going on. Ollie stupidly in my opinion open the door to speak to the guy who is in the garage but behind the guy from PPA with the eight thugs who then charged into the property and as far as I'm aware began to hit and grab everybody in there and physically threw them out with their possessions and moved in. I cannot get my head around why PPA would physically get involved and actually make an illegal eviction happen. The thugs are now inside my property. I don't know how far away the security team are. They did not leave when they told you they were they asked us to make a payment before they would leave. By the time I got hold of Chandre to make the payment and she has got the bank details and made the payment we have wasted 20 or 30 minutes. Have they left when they told you they were leaving they would've got there before this happened. Bearing in mind you recommended us to them and them to us I don't see why the transfer of R7000 was so important and they could not have sent the guys on their way without that. That delay has just cost me the property. Bearing in mind Keith now has the property back what are our options. If we submit an application to the court God knows how long it will take. I cannot get my head around how a private security firm that is supposed to protect the well-being of its clients and people in Llandudno would actually make an illegal position take place with a clearly see that these are not court bailiffs but paid thugs. To be honest I don't even know where to start. Ollie is going to go to the police station now and he'll take Sylvester and the other two employees were there in a witness to the whole thing. Based on the experience of the police so far I cannot see them getting involved to the point where they actually remove the men and	
939	[24/07/2022, 14:39:55] Johannes: Our security guys can throw them out. It is called "counter-spoliation".	
940	[24/07/2022, 14:40:43] Darren de Rodez.: Good. I understand both teams are sat inside. The difference being ons has the legal right to be there and one does not	
941	[24/07/2022, 14:41:00] Johannes: Our guys can physically remove them.	
942	[24/07/2022, 14:41:06] Johannes: If they are willing...	
943	[24/07/2022, 14:43:40] Johannes: I cannot speak to their payment requirements Darren, but I understand why they are strict about this. I assume they often get called in such emergency situations but then so not get paid.	
944	[24/07/2022, 14:56:08] Darren de Rodez.: Fair point. I imagine they have been shafted before	

945	[24/07/2022, 16:02:08] Darren de Rodez.: Are you free for a chat? These guys are a joke I don't know who has sent either he's taken a backhander or he's been brainwashed in the short time that Ollie left the property to come back to the complete change of attitude and it doesn't seem to understand the paperwork	
946	[24/07/2022, 16:02:48] Darren de Rodez.: video omitted	
947	[24/07/2022, 16:03:55] Darren de Rodez.: As Ollie was leaving to the guys turn round him very clearly said if you set foot in this house again we will kill you. And we're not joking if you set for this house again we will kill you. In front of supposedly our Security who didn't do anything. It turns out they will know each other. I think Friend is from army days or something like that everybody was laughing and joking and appeared to be part of one team rather than two. And Ollie was made to feel like the aggressor	
948	[24/07/2022, 16:09:14] Johannes: Is our security guys there? Is SAPS in attendance? We can have a chat at around 18h00. The only thing we can do legally (except use force to throw them out: counter-spoliation) is to bring an urgent court application sometime this week.	
949	[24/07/2022, 16:10:06] Johannes: Who was asking for proof - and of what?	
950	[24/07/2022, 16:10:46] Darren de Rodez.: How security guys now seem to be the issue. Everything was going extremely well.	
951	They got into the house and made it very clear they were going to throw out the fags. Ollie was sent here to get copies of the paperwork i.e. printed versions of what we sent on email. When he returned everybody seem to have become best friends and it turns out some of the guys from our team in the army with some of the guys from the other team. And now Ollie with Elton made to feel the aggressor. I don't know whether the leader has brainwashed them while Ollie was gone or whether he's bribe them or what but they have enough documentation to have physically remove them. Our guys have guns the other guys don't. Our guys have learned their side the other guys don't. If we go to court we do risk losing Bruce so we risk him I'm doing so much of the work that we've done to the property.	
952	[24/07/2022, 16:12:50] Darren de Rodez.: I don't understand why our team who went in with explicit instructions and the law 100% of their side are still not remove the other guys. I'm only just hearing specifics of what happened but it turns out three around five members of staff were literally beating up. I threatened to kill Ollie and not in a jovial way in a very serious way. As yet steps have not attended. They do not seem to take us the situation seriously. I have told Ollie to go to the police station now. My concern is our security team leave because if that happens then we've lost.	
953	And security team should be doing what they're being paid to do which is carry out our wishes which are the legal ones. I don't know if you know the guy who runs the security firm well but I would imagine the solution to the problem lies with him. He needs to instruct his guys to do what are their to do. They keep asking for more more paperwork more more receipts more more whatever but it's not gonna help the situation. We have a valid lease. There is no court order. And we have a protection order against Keith and his associates. The private investigator was trying to be louder the issue of the protection order by saying he is not Keith but the protection order in Compass is Keith and anybody who knows. It seems that they need to feel that they have the law on the side and as Keith and his henchmen are putting us i.e. me as long as they possibly something from yourself to the owner of the company might make things happen because at the moment we are at risk of losing this because they've been brainwashed on site	

954	<p>[24/07/2022, 16:14:57] Darren de Rodez.: Apologies for the million typos but I'm rushing around and trying to use this stupid dictation app. I'm not sure what caused the change in attitude I suspect the change happened while Ollie was away who knows what the leader and his men were saying about the situation. But the cold hard facts are we have a chance agreement and there is no eviction order an infection or a has to come from a court. We also have a protection order which they tried to have overturned and failed. And what has happened today is a direct reach of that protection order. All five of my staff on site physically and aggressively literally thrown out three of them were beaten up the other two just punches it was made very clear to them if they did not leave they would be killed. This is like something out of some kind of gangster movie. And the fact that PPA made this possible by getting Ollie to come out of the house to speak to them which is basically a ruse so I find equally astonishing. I don't know whether Keith has promised to pay these people like sums of money because that's what he seems to do. The lawyers or Security or whoever on board with the promises of riches does riches never come because he hasn't got any money. Maybe his team offered our team loads of money to stand down. I do not know. But it's hard to account for the complete change in attitude. This is not in the situation is this a few shades of grey this is black and white and we have the law completely outside</p>	
955	<p>[24/07/2022, 16:16:30] Darren de Rodez.: Ollie is on his way to the police station now. Delayed charges against the henchman and Keith and I imagine PPA. I'm hoping we don't have two security firms in the same day that seem to have been converted to the dark side or bribed or manipulated</p>	
956	<p>[24/07/2022, 16:17:21] Johannes: I spoke to Eben. He says SAPS is very obviously not on our side and threatening to arrest their guys, so they want stand down. I will try speak with someone at SAPS about this. I have told Eben to make sure his guys stay in occupation.</p>	
957	<p>[24/07/2022, 16:18:12] Johannes: Point is Keith has a protection order against him</p>	
958	<p>[24/07/2022, 16:18:22] Johannes: Someone must explain it to SAPS</p>	
959	<p>[24/07/2022, 16:18:44] Darren de Rodez.: If saps seem auntie opposition that is only because Keith is got to them first and they have not heard outside of the situation. Also Ollie is passing on our side of the story second or third hand. Such thing as a come better from you or me obviously I cannot go down there. But if steps get presented with the actual facts I think they will change their stance. Whatever happens his men cannot leave there. We have paid for a full shift and we need to do everything we can before the end of that shift to turn the situation around. It would be quite extraordinary if the security company hired to carry out the law decided to walk away from something because it was a little too difficult.</p>	
960	<p>[24/07/2022, 16:20:56] Darren de Rodez.: Should we go to the same place that we serve the protection order through. If you can please drive from your end because it seems to be impossible to get anybody it's apps with half a brain to understand the position.</p>	
961	<p>I'm sat in front of somebody who understands a position and has the authority to do something about it then I'm sure I can explain it properly but it seems to be impossible to get to that position</p>	
962	<p>[24/07/2022, 16:22:07] Johannes: Do you know from which SAPS office the officers came? Was it Hout Bay?</p>	
963	<p>[24/07/2022, 16:22:44] Darren de Rodez.: Hout Bay</p>	
964	<p>[24/07/2022, 16:22:45] Johannes: Have sent the PO to our security guys and told them to give it to SAPS</p>	
965	<p>[24/07/2022, 16:22:49] Johannes: 🙏</p>	
966	<p>[24/07/2022, 16:27:00] Darren de Rodez.: Can you remember which police station I ended up taking the papers into. And which one I would need to go to</p>	
967	<p>[24/07/2022, 16:28:32] Johannes: I believe that Hout Bay has jurisdiction but as I recall you attended to a station in the City (was it Sea point or the one close to the court?) for service of the order.</p>	

968	[24/07/2022, 16:29:16] Darren de Rodez.: Shall I go to Hout Bay	
969	[24/07/2022, 16:29:39] Johannes: Sure try that. Give them the copy of the order and the lease	
970	[24/07/2022, 16:29:45] Johannes: Broad Protection Order (1).pdf • 31 pages document omitted	
971	[24/07/2022, 16:31:30] Darren de Rodez.: audio omitted	
972	[24/07/2022, 16:31:38] Johannes: Explain the cancellation is disputed and is pending before the high court	
973	[24/07/2022, 16:32:32] Darren de Rodez.: The issue without being they will be that they are in the pocket of Russell and Keith. The fact that Russel could get the police to come out of seven or eight different locations just to drop off a letter isn't it self alarming. And when the guy who calls himself a private investigator turned up with his army he mentioned he was there on behalf of Russel and Keith so somehow Rosser is involved in this. Possibly help they are in his pocket but I would imagine they would only be seven officers are not the whole station. In which case maybe it is better that I go to town	
974	[24/07/2022, 16:40:56] Johannes: audio omitted	
975	[24/07/2022, 16:42:50] Johannes: audio omitted	
976	[24/07/2022, 16:45:01] Darren de Rodez.: When they say relax when we get a court order what does that mean in fact we need to go to the court tomorrow morning and obtain an order. Technically we have a court order which is a protection order but I appreciate that everyone something as much more simplistic and directly related to removing the men.	
977	[24/07/2022, 16:45:10] Darren de Rodez.: And all they remain there until such time as we are able to get an appointment at court	
978	[24/07/2022, 16:47:04] Johannes: We will firstly try to get SAPS to act, via Cpt van der Merwe early tomorrow. If that fails, then we must go to Court right away. Eben is unwilling to have his men break down doors/force entry, without SAPS assistance.	
979	[24/07/2022, 16:47:43] Johannes: Question is whether we should get Eben to stand down now. Go lay the criminal charges first and let's see whether SAPS changes their mind.	
980	[24/07/2022, 16:50:57] Darren de Rodez.: We have paid them for 12 hours and I have no problem paying for another 12 or another 12. Seeing as they are there I think it is best they are present so that should we be able to 10 steps around they are literally there ready and waiting. If we stand down and steps do decide to help then we won't have anybody else there. So I would prefer to fund it until such time as we are ready or rather saps are ready to go in and remove them legally. Apart from anything else the guys are sat in that property just committed assault on several individuals. Proper assault. They all came back looking like they just returned from the Second World War. In complete shock and barely able to speak. So the police should be going in there anyway	
981	[24/07/2022, 16:51:54] Johannes: Let them ALL got to SAPS and make sure SAPS takes their sworn statements.	
982	[24/07/2022, 16:52:49] Darren de Rodez.: Ollie is there already. Silvester set off. Alan and Clem going now. Foster is too afraid.	
983	[24/07/2022, 16:54:12] Johannes: Tell Foster if he does not do it, then we cannot protect him.	
984	[24/07/2022, 16:54:21] Darren de Rodez.: I also think it's not a bad idea to have them in the area. Bearing in mind that private investigator Book keeps making references to me and the other properties and going round there and when he was there the first time kept insisting that I come and see him personally.	
985	Also when he was there the first time Ollie took his diary that he had left on the table.	
986	It is a load of notes that mean absolutely nothing to me but in the diary was a print out of my photo.	
987	Which is somewhat chilling. Which makes me a little nervous about going to Hout Bay police station if as we suspect one of the officers is in Russells pay for under Russells influence	

988	[24/07/2022, 16:54:40] Darren de Rodez.: image omitted	
989	[24/07/2022, 16:55:26] Johannes: I think you will have to go lay the charge of breach of the protection order. These guys are acting on Keith's instructions. Keith must be arrested.	
990	[24/07/2022, 16:56:06] Darren de Rodez.: I totally agree	
991	[24/07/2022, 16:56:27] Darren de Rodez.: If the guy who was supposed to be on our team is doing all the talking wants to come here and wants me to explain the situation to him so you can understand it better I'm happy for that to happen. Maybe I should buy one of the security team as a bodyguard when I go to hell babe. But I will be going	
992	[24/07/2022, 16:57:23] Johannes: Nadene says it was the SAPS opposite the Mag Court that served the order (Cape Town West I believe)	
993	[24/07/2022, 16:57:30] Johannes: Yes take some bodyguards	
994	[24/07/2022, 16:59:01] Johannes: Dropped pin	
995	<a href="https://maps.app.goo.gl/4YckBAzgP3VaG6h49">https://maps.app.goo.gl/4YckBAzgP3VaG6h49</a>	
996	[24/07/2022, 16:59:17] Johannes: Try Hout Bay first	
997	[24/07/2022, 17:03:54] Darren de Rodez.: I'd have to find some first 🤖	
998	[24/07/2022, 17:23:25] Darren de Rodez.: Just so I can manage my own expectations in my rather simplistic mind bearing in mind the circumstances, the severity of the physical eviction, the breach of the protection order I don't see how any normal world court on the basis an emergency application won't award possession. But when I made this assumption is in the past I've ended up feeling a little naive. Would the such an application be a foregone conclusion or are we going to have the standing box. It seems incredibly black-and-white to me but then people here seem to be able to mix black and white very easily to become grey	
999	[24/07/2022, 17:58:42] Johannes: It very much depends on the level of opposition. We can get possession back but it may not happen within a day or two. We are essentially now in the same position as Wellem, though out set of facts are better.	
1000	[24/07/2022, 17:58:57] Johannes: "Our"	
1001	[24/07/2022, 19:59:01] Darren de Rodez.: Clement , Ollie, Alan are back and Ollie is on the way. Their conclusion is that someone or the team as a whole are in Keith or Russel's pocket. They said the whole thing was a farce, there was a lot of whispering and conversing , a lot of antagonistic behaviour. All of them said without prompting from the other that they're corrupt. From the police to PPA.	
1002	[24/07/2022, 20:04:57] Darren de Rodez.: audio omitted	
1003	[24/07/2022, 20:05:13] Darren de Rodez.: image omitted	
1004	[24/07/2022, 20:05:14] Darren de Rodez.: image omitted	
1005	[24/07/2022, 20:09:12] Darren de Rodez.: My suspicion is any visit to Hout Bay police station will be pointless and if anything maybe even counter-productive. I'm not sure how the system works here the weather where you suspect corruption another police station is unable to step in due to issues of jurisdiction but it's been fairly clear since Russel started using the police as a private career service that he knows somebody there with his Panama is for friendship there is definitely a level of undue influence that I think would make anything I did element. Apparently the police were extremely interested in the case and seemed pretty gung ho to react or act. For the minute as senior officer intervened everything went dead. And Ollie heard him say it to one of them don't worry this won't go any further	
1006	[24/07/2022, 20:10:00] Darren de Rodez.: I am more than happy to go to any other police station. Possibly there's a logic to go back to what I served it on. I'm conscious of not accusing any particular policeman police force of corruption I don't know how that would go down with fellow officers in another from a different station but I suspect they may well have them back to have a so we would have to bring up the subject anyway	



1007	[24/07/2022, 20:15:50] Darren de Rodez.: This actually also explains why what he did today wasn't quite as crazy as it seems. If he has Hout Bay in his pocket then it would be Hout Bay that were called to execute whatever arrest or investigation resulted from the breach of the protection order and if they are in his pocket then we both know that this would be allowed to fizzle out and nothing will get done. Which explains why he would do something that on the face of it seems absolutely insane	
1008	[24/07/2022, 20:24:54] Darren de Rodez.: Also. There is something extremely suspect when reputable private security firm are the main supplier security in the London area would not just ignore what was going on and step to one side but actually make it possible. Only only open the door and went outside because the guy from PPA said to Ollie he needs to speak to him outside so they can have a quick word. Ollie very stupidly did. At the moment he did the guys rushed in so clearly it was planned with PPA. No I've never heard of a security firm facilitating an illegal eviction or an eviction of any kind. So something extremely strange that PPA would do that. We are actually a client of PPA I pay them to do the security on all of the properties. And I'm as much a resident of London as Keith. In fact more because Keith is selling up and moving on and I have two villas here. So for them to have taken sides at all is extremely suspicious.	
1009	It's also a bit suspicious that our security team within half an hour of being there seems to have been converted to the dark side as well.	
1010	That may just be paranoia on my part but the attitude changed enormously after arriving there. Prior to arriving now they were telling Ollie Shawndre that they were going physically remove them and that will be the end of the matter.	
1011	And when inside they said that they will be staying inside. Now here they are outside because the locks have been changed and they were asking Ollie for ever more paperwork to prove our position. Although we're not like this according to the security firm if you weren't in the right in the first place. So they do seem to do a complete U-turn. But certainly none of them said a word when one of the guys told they would kill him if he returned.	
1012	But as I say in terms of security firm maybe they are distorting the eyes and I'm being paranoid. But the cost of PPA behaviourism head off there is something at the core of that for sure I suspect there is some kind of connection with a complete lack of interest in the case from halfway police station the minute seven senior officers got involved. I've no idea if there's a group of placement offices that are higher in rank than a particular station or where we go from here but I suspect that any dealings with how they will just end in dead ends	
1013	[24/07/2022, 20:25:02] Johannes: I will try reschedule my consultations tomorrow. We can go to the city SAPS tomorrow morning then. We can lay charges there, and then get together and lay the charges	
1014	[24/07/2022, 20:27:07] Darren de Rodez.: Thank you very much. I definitely think that's best. We need to tap into a stream that is not contaminated by whatever corruption is going on. I've suspected some kind of corruption since the first day the two police officers turned up to serve 100 and piece of paper on behalf of Russel and Russel sat in the car. To my knowledge the police are not normally used as careers or messages like that. And when they came back a second third fourth fifth and sixth time in something really started to smell rotten. The guy I spoke to when he came both occasions was extremely pleasant and extremely helpful. And I got no sense from him in particular that he was corrupt your head some kind of axe to grind. But the question is who actually sent them as a senior officer than clearly possible corruption is	
1015	[25/07/2022, 08:50:58] Johannes: Morning Darren. Please let me know when I can give you a call.	
1016	[25/07/2022, 08:54:04] Darren de Rodez.: in 5 mins if that's ok. just in part of the house with poor wifi so will head to the office	
1017	[25/07/2022, 08:56:34] Johannes: 	
1018	[25/07/2022, 11:45:44] Johannes: At the Magistrates Court now, attempting to draw the file	

1019	[25/07/2022, 11:53:10] Johannes: image omitted	
1020	[25/07/2022, 11:53:24] Johannes: Have the warrant. You can come whenever you are ready Darren.	
1021	[25/07/2022, 12:04:54] Darren de Rodez.: Great. to the magistrates court? do i need yto gibve a statement or is that all done now	
1022	[25/07/2022, 12:05:08] Darren de Rodez.: and withthe warrant we hand that to the police and they are obliged to arrest him?	
1023	[25/07/2022, 12:05:44] Johannes: The same station that served the warrant (close to court). We will give a statement there and try to convince them to effect the warrant.	
1024	[25/07/2022, 12:07:11] Darren de Rodez.: Okey dokey	
1025	[25/07/2022, 14:13:57] Johannes: Back soon. Call me if there are any issues.	
1026	[25/07/2022, 14:46:59] Johannes: image omitted	
1027	[25/07/2022, 18:56:50] Darren de Rodez.: <a href="https://we.tl/t-iHHaDkurbZ?src=dnl">https://we.tl/t-iHHaDkurbZ?src=dnl</a>	
1028	[25/07/2022, 18:56:50] Darren de Rodez.: The videos from the guest at Luxe	
1029	[25/07/2022, 19:46:11] Johannes: audio omitted	
1030	[25/07/2022, 19:46:11] Johannes: audio omitted	
1031	[25/07/2022, 19:46:11] Johannes: video omitted	
1032	[25/07/2022, 19:46:57] Johannes: These guys are Nigerian mafia.	
1033	[25/07/2022, 19:53:33] Darren de Rodez.: I'm confused. Have Keith security thugs started a party	
1034	[25/07/2022, 19:54:28] Johannes: Yes. Some prostitutes. Stuffing the place up apparently.	
1035	[25/07/2022, 19:54:54] Darren de Rodez.: There is not going to be a house left. Our security team should have taken the property back when they arrived. Rather than sit outside like lemons	
1036	[25/07/2022, 19:55:00] Johannes: But as I say, they are not security, they are known to be "Morik's men". le mafia.	
1037	[25/07/2022, 19:55:56] Darren de Rodez.: So Keith has handed his and my property over to Nigerian Mafia	
1038	[25/07/2022, 19:58:07] Darren de Rodez.: Where is this information and the video coming from	
1039	[25/07/2022, 19:59:36] Johannes: From Eben guys. They are quite connected with the underworld, out of necessity. Part of why they did not storm the property I assume (consequences)	
1040	[25/07/2022, 20:00:07] Johannes: They say they know these guys by name	
1041	[25/07/2022, 20:01:44] Darren de Rodez.: I was tempted to keep them outside but if all their will do is watch is there any benefit ti being told blow by blow that my house is being destroyed while they watch	
1042	[25/07/2022, 20:02:44] Darren de Rodez.: Ironical that Keith tried to portray us as permissive of parties when we go out of our way to eliminate them and aa soon aa he has control of luxe he has the Nigerian mafia in there partying	
1043	[25/07/2022, 20:09:32] Darren de Rodez.: Are they still there or was this earlier. Makes you realise how naive we are to thst whole other world	
1044	[25/07/2022, 20:10:07] Darren de Rodez.: Confused also as these people are not cheap. Where would he suddenly get the money from	
1045	[25/07/2022, 20:12:46] Johannes: I think he figured the money would be better spent than in court, but he has possibly made a huge mistake here	
1046	[25/07/2022, 20:14:16] Johannes: Sorry not Morik. Modack. Nafiz Modack. Google him	
1047	[25/07/2022, 20:15:25] Darren de Rodez.: It will likely cost him a whole lot more than he was quoted and they'll bleed him dry if they can. Plus he's handed the house to the kind of people they will give it back to you as kindling	
1048	[25/07/2022, 20:16:04] Johannes: They may well refuse to give the property back to him anyway	
1049	[25/07/2022, 20:17:51] Darren de Rodez.: image omitted	

1050	[25/07/2022, 20:30:36] Darren de Rodez.: I would assume Keith will be liable to meet the costs of the damage these people cause because when we get possession it's going to be a very different house	
1051	[25/07/2022, 20:32:05] Johannes: Liable = yes.	
1052	[25/07/2022, 20:32:32] Johannes: I think time is of the essence with our spoliation application	
1053	[25/07/2022, 20:33:39] Darren de Rodez.: Absolutely. I've made the mistake of letting to people like this before and every hour they have occupation is another week takes you to get the property back to what it was before and then it gets to a tipping point where there's literally no property left and there's so many of them in there he's done a little chance of getting it back anyway	
1054	[25/07/2022, 20:34:50] Johannes: Agreed. Ok signing off for the night now so I can draft. Please remember to send pics of the SAPS statements and the CAS numbers. Chat tomorrow. Goodnight!	
1055	[25/07/2022, 20:41:49] Darren de Rodez.: Sure thing. Thank you. Send pictures to your email? I'm beginning to wonder if We could maybe have kept our private security firm on board but like I say if all they can do is watch and give us a blow by blow account as each brick is removed I'm	
1056	not sure I see a purpose. Other than to raise blood pressure	
1057	[25/07/2022, 20:42:45] Johannes: Email works. We will need the again when we try to evict these guys	
1058	[25/07/2022, 20:42:49] Johannes: Them	
1059	[25/07/2022, 20:50:07] Darren de Rodez.: Very true. And one thought just entered my head which is somewhat ironic and possibly even a little bit of sick pleasure from it but the reality is now PPA I've left the Nigerian mafia into Llandudno . If there is one raison d'être for their existence it is to keep the Nigerian mafia out and they have just handed them the key to the city	
1060	[26/07/2022, 00:29:36] Darren de Rodez.: image omitted	
1061	[26/07/2022, 11:48:17] Darren de Rodez.: image omitted	
1062	[26/07/2022, 11:48:17] Darren de Rodez.: image omitted	
1063	[26/07/2022, 11:48:18] Darren de Rodez.: image omitted	
1064	[26/07/2022, 11:48:18] Darren de Rodez.: image omitted	
1065	[26/07/2022, 11:48:51] Johannes: No problem 🙏	
1066	[27/07/2022, 09:49:54] Johannes: Hi again. The affidavits are ready and I think it would be best if you attend to our Cape Town office for commissioning at your earliest convenience.	
1067	[27/07/2022, 09:50:14] Johannes: Silvester should accompany you and Ollie	
1068	[27/07/2022, 10:46:55] Darren de Rodez.: Certainly, is there a time its best to have done this before and we will be there for then?	
1069	[27/07/2022, 10:55:49] Johannes: 12h00? Can that work?	
1070	[27/07/2022, 10:57:18] Darren de Rodez.: I may still have my rollers in and my nightie on 😊 but certainly 🙏	
1071	[27/07/2022, 16:03:02] Johannes: Missed voice call	
1072	[27/07/2022, 16:11:23] Johannes: Hi Darren. Trust all went well today. We are now getting into the terrain of urgent Sheriff fees and counsel fees, therefore please make urgent payment of our recent proforma invoice.	
1073	[27/07/2022, 16:54:00] Darren de Rodez.: Thank you. I was really reading through the actor David just prior to signing it and I did wonder if I was a defendant how the hell would you answer that or even begin defending a position. I think you need to be a magician	
1074	Just so I know how much do you think the additional fees such as sure if Eze will come to. I assume we also need to allow sufficient funds for example for a couple of shifts for the security people. And are there any other costs that maybe I haven't taken into account. It would be good to know worst case scenario bill so I can prepare the funds	
1075	[27/07/2022, 17:00:43] Darren de Rodez.: image omitted	

1076	[27/07/2022, 17:02:20] Johannes: On costs, I think worst case for this application is about R60k. Sheriff fees will be about R5k-R10k, hopefully, (including actual eviction). Our fees around R30k, counsel about R20k, and then the private security fees for day of eviction and one or two days after. Then we also have the further Disberry outstanding account, plus the looming court date next week on that matter. We need to get the Disberry affidavit sorted out too.	
1077	[27/07/2022, 17:53:16] Darren de Rodez.: DdRBR: Thank you. So roughly speaking:-	
1078	"On costs, I think worst case for this application is about R60k.	
1079	Sheriff fees will be about R5k-R10k, hopefully, (including actual eviction).	
1080	Our fees around R30k,	
1081	counsel about R20k,	
1082	and then the private security fees for day of eviction and one or two days after. 14-42k	
1083	DdRBR: So R60k plus security fees of anywhere between 14k and R42k ?	
1084	From memory disbury so far was R30k	
1085	So we are looking at circa 104-132k all in?	
1086	I appreciate getting the money is very different to being awarded it but what is the likelihood of us being awarded costs and if awarded costs what are options in regards to recovery	
1087	The question and answer are academic to the need to transfer funds which is essential even if there were zero prospect of recovery but I'm interested to understand the position	
1088	[27/07/2022, 18:00:47] Darren de Rodez.: It would be a huge help if Keith has been arrested prior to the eviction. And an even bigger help if before the hearing itself. If he has he will im sure be given bail if charged and that being so a condition would be that there is no repeat of this weekend. If so he'd have to have a death wish to try anything again. So we would worry less about the landscape post the removal of the thugs. Is there anything we can do to expedite his arrest? Or at the very least to let Hout Bay know we are aware of thre "special treatment" lets call it aford to Keith and Russel	
1089	They will assume that the fact I have not been in to lay a charge means no charge has been load and im not going to. Until such time as they receive a warrant	
1090	[27/07/2022, 18:42:11] Johannes: I am writing a letter to the station commander tomorrow at Hout Bay. Will include the warrant of arrest and our complaints	
1091	[27/07/2022, 18:42:34] Johannes: Chances of costs are fairly good but it takes months to get it taxed and paid	
1092	[27/07/2022, 18:42:41] Johannes: Perhaps as many as 6 months	
1093	[27/07/2022, 19:02:12] Darren de Rodez.: Thank you. I would hope the corruption does not go right to the top. And even if it did Keith and Russell don't represent enough of a potential benefit for the risks involved in continuing at them or maintain whatever relationship I've got. So if I command it is it old I suspect he will move very quickly to distance himself out and this is news to him it may move just as quickly to deal with whatever is going on. But my best guess was it was the relationship between Keith Russell and the station that gave him the guts to do what he did. Who knows what goes on in his head. But his choice of people to execute his illegal eviction is illuminating and alarming. They were not chosen to pack peoples bags neatly and I think he'd have been hard pushed to find dirtier or more dangerous.	
1094	[28/07/2022, 09:28:24] Johannes: Morning Darren. I got a very bizarre response from Keith's attorney, will forward FYI, though it does not concern me in the least. Please note that I cannot send the sheriff for service, or our counsel to court tomorrow, if we are not covered for at least half of the R60k deposit (ie the disbursements). This is unfortunately just the reality...	

1095	[28/07/2022, 10:35:10] Johannes: Hi Ollie. Have you and Darren received the SAPS CAS numbers yet?
1096	[28/07/2022, 10:35:11] Johannes: (Case numbers)
1097	[28/07/2022, 10:35:11] Johannes: hey Johannes. Nope. Do I call them and find out or ?
1098	[28/07/2022, 10:35:11] Johannes: Yes you are welcome to try. I did too: Sergeant Elias, 021 4678078.
1099	[28/07/2022, 10:35:11] Johannes: I spoke with the Hout Bay station commander. They want the cape town docket and case numbers
1100	[28/07/2022, 13:25:01] Darren de Rodez.: Draft Invoice_W05735_2111215723.pdf • 3 pages document omitted
1101	[28/07/2022, 13:25:40] Darren de Rodez.: Hi Johannes. Thank you. We have received funds in since out last payment run so R30k will go today with the rest to follow within 2-3 working days
1102	[28/07/2022, 13:27:18] Darren de Rodez.: i am conscious to keep a war chest aside as the security people won't get out of bed without an advance PAYMENT AND WOULD LEAVE SITE IN A GFLASH IF WE FONT KEEP TOPPING UP THEIR r7K A SHIFT. iM HOPEING THEY WONT BE NEEDED AFTER THE INTIAL 'BUST' AS r14K FOR EVERY DAY IS r100K A WEEK AND I HAVE QUITE A LIST OF THUNGS THOSE KIND OF FUNDS COULD NBE ALLOCATED TO
1103	[28/07/2022, 13:27:32] Darren de Rodez.: apologies. caps lock, not shouting 🤖
1104	[28/07/2022, 13:30:22] Johannes: No worries Darren. Thanks. Advocate Coston has gone up to speak to the Senior Duty Judge now and we are on track. I have told the Sheiff to serve papers on the house. I am writing the SAPS station commander. You are right about security: not cheap. Might make sense to shop around a bit and to only have one or two armed guys around. Mostly if something happens, it is within the first three days or so.
1105	[28/07/2022, 13:32:41] Darren de Rodez.: Thank you very much. I know it is far easier said than done but Keith is arrested prior to us going in to take the property back I think that will put it in a much stronger position as I think it will make him think twice about trying anything funny. Although he would have to be a lunatic to try and take the property back and second time. We can shop around but I suspect it's going to be that kind of price regardless. Security doesn't come cheap and the kind of security that are prepared to go in and do what these guys may have to deal with a rare. At least for these guys to see they have your recommendation and secondly this is very specifically what they are trying to do. So I think this moment we are better staying with people we just do the job properly then trying to find some savings. Hopefully the savings will come in needing them for less shifts
1106	[28/07/2022, 13:37:04] Darren de Rodez.: intrigued by the bizarre response. i appreciate they must act on their clients instructions but hopefully his new lawyer might introduce some common sense to all this
1107	[28/07/2022, 13:38:30] Darren de Rodez.: From what we understand Keiths actions have served to turn 16 Leirmans into a hot bed of drugs, mafia, prostitutes, parties etc. The good people of Llandudno have been gifted their very own Sodom & Gamorrah
1108	[28/07/2022, 16:15:42] Darren de Rodez.: Every day with Keith there seems to be new levels to sink to or new laws to break:-
1109	Chandre has just taken a call from her husband.

1110	Wouter de Swart called her husband (obvs her husband didnt know the name) on the pretence that he as calling from SAPS and their car was part of a dodgey sale that they needed to get some background info on. And asking him for information etc. They did not mention chandre but were asking information about ownership and who drives it.. which means the source of the information's the car itself. Which also confirms that they have clearly been watching 32 fishermans bend as her car is often parked here.
1111	He also relayed back to Yusuf personal info like and running through the information their address, registration number , ID number i think and telephone number.
1112	Yusuf replied the car was bought a long tome ago so they must be mistaken.
1113	Not knowing who he was and disturbed by the call he got the number from his call log and rang the number back. when he challenged Wouter he retracted the statement about calling from SAPS, saying he did not say that, but he did. Then changing his tact entirely with whole string of allegations. T
1114	The purpose of the call seems to have been partially to dig for informaiton or dirt. I am assuming the private investigator is busy trying to find as many things as possible so they can deflect our action to recover the property not by legal but possibly with deflection, smke and mirrors and even blackmail. So that we change our mind.
1115	There was also a very clear message being sent to Yusuf which is that they are watching and that the harm sjffered by staff who were in the property at the time may not be the end of the problems and harm experienced by staff or those associated with us.
1116	Yusaf found it an incredibly unnerving and alarming experience. And obviously Chandre is clearly extremely distressed and upset. As my best employee and the one who alongside myself has managed to turn the situation around the last thing I need is for Keith to cause me to lose her.
1117	And that reminded me also that when the PI was at the property he made very specific reference to going round to the four other properties which is a clear reference to the ones where I live at.
1118	On the same day to the staff here reported a car driving backwards and forwards taking video footage. Much as I would like to think video of the lovely changes I have made to the facade of the property it is clearly connected to the PI to Keith.
1119	So whether it be digging around for information or some kind of dirt or something to blackmail us , or whether intimidating staff. or for videoing me and the other properties that I live in all of these must be breaches of the protection order. I appreciate that we have already filed the fact that the protection order has been breached in a pretty extreme way. But this is just more stuff to add to the long and growing list of things that Keith seems to be doing on a very personal basis I assume because he has no legal leg to stand on
1120	The man seems to have lost the plot and thinks were are in an episode of the Sopranos or Pulp Fiction. If ikt were just him it would be concerning but considering the kinds of people he is directly employing it is alarming
1121	[28/07/2022, 16:19:21] Johannes: Indeed alarming
1122	[28/07/2022, 16:20:01] Johannes: Darren, if I was you I would likely stay elsewhere until the dust settles on this. You might be at risk at 32.
1123	[28/07/2022, 16:23:00] Darren de Rodez.: Very



1124	[28/07/2022, 17:16:31] Darren de Rodez.: The other properties are not an option as although each has security they are very easy to penetrate and you can ascertain a lot from the road.
1125	The advantage of Legend is it is in many ways of fortress. The entire ground floor frontage is In Essence the garages are garages and thst massive metal door. because it is vast and setback you cannot see anything of any relevance from the road other than that there are lights on. So even if you were sat in your car on the street with binoculars because of the gradient you can see very little.
1126	Also because of its size unless you know exactly where to go when you walk then legend can be somewhat of a maze amaze and getting out as often even more complicated.
1127	So in terms of a building this is probably one of the safest to be in. If I move the issue is it as its not going to be permanent so the question would be if they are intent on doing anything what would deflect them from doing it as if my move is temporary it would suggest there is something that would stop them. If you know what I mean
1128	So if I move while I wait for the storm to pass my open question (to which I don't have the answer) is what is going to make that storm pass.
1129	I would hope that after his arrest and certainly after he is charged that Keith might start to take a reality check and calm down.
1130	Because as much harm as he's doing to me or with the business and the loss of the platforms or the property or anything personal there are implications for him as well. He can't bribe his way through every police station in Cape Town or every court in Cape Town
1131	And what is the most absurd thing is that rather than a situation where a landlord is extremely frustrated and financially prejudiced because he has a tenant destroying this property, causing vast amounts of damage and never paying the rent with millions in unpaid rent he has a tenant in the property who vastly improved it and would continue developing and improving it if it were not for all this crap about paying his rent and utility bills (even paying utility bills when the landlord doesn't pay for six months.
1132	And looking after it incredibly well. He would not find a better custodian for that matter. So all of this is because he does not have the patience to negotiate a new lease or the humility to accept that not every single demand can be agreed to.
1133	Plus the additional cost of finding somewhere to move to be in my office for dogs et cetera et cetera
1134	But you are right in that it needs serious consideration. The choice is to either move or make sure here is a secure as it Camby. I said advantages of moving but I'm not sure necessarily it's a cure all option
1135	In the interim is there anything we should be doing to somehow log or add in or take separate action on these peripheral matters. Buy proof of my mean additional two the legal occupation of Leirmans but in many respects just as serious. Starting to bring women their families and children into the sphere of this mess is taking it to a whole other level. And I don't imagine impersonating SAPS is legal either
1136	[28/07/2022, 17:20:35] Johannes: Definitely against the code of conduct of the regulatory authority (PSIRA - for private detectives). I would have them write down the events and date and sign it for evidentiary purposes

1137	[28/07/2022, 17:36:51] Darren de Rodez.: Already on it. Although I can't now and do what ever thoughts are running through her mind. Her first question was are my kids safe. I was I think Keith is Corona most unpleasant people I've ever met I would really be absolutely shocked if you tried to do anything physical to anybody beyond the immediate circle but trying to reassure somebody of that is actually very difficult
1138	[29/07/2022, 11:33:53] Johannes: Morning Darren. Opposing side has made formal application for a postponement and we have a junior judge, so she looks likely to postpone it.
1139	[29/07/2022, 11:35:44] Darren de Rodez.: You're joking me. Meanwhile they are destroying the property, Ollie and silvester are homeless and we lose R10k per day.
1140	[29/07/2022, 11:37:28] Darren de Rodez.: So basically the system is rewarding a criminal landlord who has criminally breached his protection order and sent in a bunch of known criminals to criminally force entry then criminally squat and cause vast amounts of damage that will cost a fortune to repair meanwhile punching an even bigger hole in our finances than the already massive hole Keith punched by having a platforms is taken away from us
1141	[29/07/2022, 11:38:31] Darren de Rodez.: The whole point of an emergency application is that there is an emergency. Bearing in mind They have planned to take the property back for sometime then surely they have their defence is already prepared
1142	[29/07/2022, 11:38:38] Johannes: Tricky bit is always getting before a judge, as Jan Roux learnt with the last round. We will likely be heard next Thursday. Opposing side will file an answering affidavit and we will have to respond to it.
1143	[29/07/2022, 11:38:41] Darren de Rodez.: Basically they're asking for more time to dig around for more ammunition for blackmail
1144	[29/07/2022, 11:38:50] Johannes: Precisely...
1145	[29/07/2022, 11:42:04] Darren de Rodez.: That's another week. I can't imagine the damage that they will cause in a week. And more time for the PI to intimidate more staff.
1146	It's absurd because their defence should already be prepared. We are the ones taken by surprise. They knew well in advance what they were doing so they have no justification for needing more time.
1147	[29/07/2022, 11:49:04] Johannes: That is exactly what our counsel said
1148	[29/07/2022, 11:49:25] Johannes: That they knew full well that our application would follow
1149	[29/07/2022, 11:53:45] Darren de Rodez.: Precisely. They knew what they planned ages ago and knew we would seek possession. They are clearly the aggressors and took the property with physical force and violence. They are desperate and desperate people do desperate things and f@@k knows what they will try to do in the week before. Literally they are capable of anything and this gives them a whole new lease of life to try whatever they can to stop us. On top of the fact the whole thing is a breach of the courts protection order. The court is putting the safety of our staff, me and the property in serious danger
1150	[29/07/2022, 12:04:46] Johannes: Well we will have the latest word of being able to state the above in replication. I honestly cannot see how they can succeed, so I assume their hope is to have you arrested.
1151	[29/07/2022, 12:05:03] Johannes: (By the time of hearing)

1152	[29/07/2022, 12:10:17] Darren de Rodez.: That is my concern too. They are planning something for sure. But how do we counter this
1153	[29/07/2022, 13:36:01] Johannes: Eben says those are hard-core gangsters. They would feel nothing to murder you or Ollie. I would take an extended vacation in another province if I was you Darren. Eben says we should get the gang squad involved with the eviction, not local SAPS.
1154	[29/07/2022, 13:58:35] Darren de Rodez.: Who are the gang squad
1155	[29/07/2022, 14:07:03] Johannes: Specialized saps unit
1156	[29/07/2022, 14:21:56] Johannes: Would you say that hout bay saps know you are at 32 Fishermen bend? Likely?
1157	[29/07/2022, 14:22:34] Darren de Rodez.: Yes.
1158	[29/07/2022, 14:22:53] Johannes: Ok will forward you my saps letter.
1159	[29/07/2022, 15:18:01] Darren de Rodez.: They are the ones who came to fisherman's 7 times. Each time when I was not there they returned. 5 or 6 times prior to serving it. Then a couple of times after to make sure I understood the very simple terms (if Yiu accept pay and if you dispute sign and submit or simply attend a hearing once a date is set).
1160	It was as if I was being hunted for international heroine smuggling rather than serving a handwritten. Letter from Russel about a 15k invoice he claimed was due. (He was in the back of the car on their first visit ). I'm 100.% sure SAPS don't usually act as errand boys for minor civil disagreements
1161	[29/07/2022, 15:34:33] Darren de Rodez.: In the interim I have literally just moved to sea point. With the four pups and the other half. Only a handful of people know of it so for today that seems sensible. Legend can be a fortress if needed but doesn't protect from a police warrant and then who knows what might accidentally happen while in custody
1162	[29/07/2022, 16:05:52] Darren de Rodez.: Are there no consequences for someone who blatantly hires a group of people as extreme and notorious as these (in theory to carry out an illegal eviction)? Especially when that person has a protective order out against them. The fact that they are driving by the house or taking videos or tracking the ownership of cars parked in the drive can have zero connection to the legal issues about Leirmans .
1163	[29/07/2022, 16:31:40] Johannes: Good to hear. Yes indeed, we have to be careful how we play it from a safety perspective. Gangleaders in this country are no joke. Advocates who represent them routinely get assassinated. Better not to indicate their identities to in official papers. But we can discuss.
1164	[29/07/2022, 16:43:50] Johannes: What would be your best offer in the Disberry matter? I think we should make one.
1165	[01/08/2022, 14:47:37] Darren de Rodez.: Apologies for the delay in responding. A lot of moving around and ended up dropping the pups at one of the villas for Chandre to take care and we are an hour and a half outside of Cape Town in Pringle Bay.. Which much to my disappointment is nit awash with Pringle orchards ...
1166	I completely agree in regards to the muscle hired by Keith. At the end of the day our beef is only with Keith. He chose who to hire and would have not onky known what and who he was hiring but would have hired the precisely because of their 'credentials' . we should avoid anything that could be perceived as our picking a fight with the guys there or their bosses

1167	Assuming that Keith has kept all or the majority of them there since the attack then that combined with whatever it cost to hire them to gain entry in the first place just be costing a fortune? On top of whatever the I is charging
1168	I imagine there is no need to include their names on official papers and im happy to go with whatever you advise. We have quite enough battles to handle at the moment so starting another one is the last thing we need. In an ideal world it would be good to settle all of them so we can focus on rebuilding the order book. The R5 million hole in banking was nearly fatal and now that booking values and volumes are so exceptionally positive any time soent on these fights is time not spent at the sharp end and inevitably that has a price in terms of revenue. Keith having the profiles pulled down has made us look very bad to those we have commitments with (landlords, employees, service providers, contractors etc). Even though we could not have predicted the entire loss of all marketing and online presence or that it would take so long to get back online or be expected to plan or make provision for a sudden R5 million back hole to those we have obligations to they only see our failure to meet that obligation. Which then ironically fits in with Keith narrative. We have 17 months of settling all of liabilities in full and on time. id estimate at R20 million since January 2021. But miss one payment and that is how you are judged. And Keith would have no qualms exploiting that and portraying non-payment as somehow intentional when he knows full well jhe is the sole reason for that inability to pay. So the quicker we can have every obligation settled the better. And Keith has a tendency to consume all of the oxygen in the room. As much as it would choke me to do it and it would not sit well I would not have an issue agreeing a higher rent if it meant an end to all this. I have staff who are genuinely scared and whilst Im a big boy and a few days in Dorito Bay isnt the end of the world I cant help but worry about Loris and the pups. And this whole fight has drained huge amounts of time, emotional capital and money.
1169	[01/08/2022, 14:52:29] Darren de Rodez.: In regards to Hive , i agree and im happy to make an offer. Are we thinking purely in terms of a higher rental value or is there aything else we can also offer that might make the proposition more attractive. Is it possible to take a carrot and stick approach as i recall you mentioned the potential for action to recover the sums spent on the proerty. I genuinely have no wish to but it cant hurt to do whatever we can to make settlement seem the more attractive route. At the end of the day Paula knows the relationship was supposed to be a very long term one and on that basis i spent millions and 6 months of my life transforming the property to the point its worth several million more than before i started and many hundreds of thousands more i rent every year than she would otherwise have got. I should have agreed a 5 year lease back in 2021 when we were the best thing since sliced bread. But i didnt and thats my loss. So she take the win and the millions i have made her and allow me one season to recoup at least some of that
1170	[01/08/2022, 15:20:38] Darren de Rodez.: i think it might be wrth writing to the commander making clear we know keith and his PI and doing their best to create or force some kind of event or arrest as they have no defence against the gangsters hes paid to assault and remove our staff and use hout bay police as the vehicle for that. its very clear they have influence at the station and i hope its not at commander level. but between Keith and Russel they are clear trying to use the police as a tool to achieve their ends and it cant hurt to let them know we know so that any such attempt can be seen in that light

1171	[01/08/2022, 15:23:44] Darren de Rodez.: There was an incident that one of the Hamptons properties over the weekend where tenants were making a huge amount of noise and Gail got involved because Gail works are Rawsons and They are the managing agent. Messages sent by her to Ollie in which she made a comment that if the noise continued the police would be called. I'm still only just getting the facts but I understand police were called and then her message to Ollie she said she will stop them coming out because she's best buddies with one of the detectives at the station. So I think in that sense we have found one of the connections and I suspect Russel has similar connections. So both be using those connections to try to manufacture some form of investigation or even worse an
1172	arrest
1173	[01/08/2022, 15:50:35] Darren de Rodez.: audio omitted
1174	[01/08/2022, 16:03:57] Johannes: So noted Darren. Could you come see me tomorrow at around 12h30 so that we can finalize and sign the Disberry affidavit (at Cape Town office). We may also have an opposing affidavit on the Keith urgent by then, and to which we will have to respond. With a lot of court appearances coming up, I would appreciate payment of the balance R30k deposit please.
1175	[01/08/2022, 16:37:02] Johannes: audio omitted
1176	[01/08/2022, 16:56:54] Darren de Rodez.: I was just about to message you about them. Pretty much at the same time I was messaging you to suggest that we contact them to say that we're aware what they're up to Ollie then message me to say that they had or just visited. What a coincidence they want me to be in contact by tomorrow. Just one full working day prior to the hearing. I'm sure that's an absolute coincidence. I agree there was nothing to be getting from making contact. I have told the team that I have simply gone away because I have been advised by multiple sources that we are potentially physically in danger as Keith grows more and more desperate closer to the hearing date and because multiple sources also said that between Keith, Russel, the piano and the corrupt officers at Hatfield police station they're trying to cook up an excuse to take me out of the equation and they both assume derail our application. Going back to my original question whether it is not worth it to make very clear we know what is going on and the sudden pursuit of me is directly connected to the Leirmans hearing and to the extremely dubious level of influence Keith and Russel seem to have at the station. They have literally done precisely what we expected them to do pretty much to the letter and the hour. Either way for my own protection both from Keith and his nefarious underworld contacts and his equally suspect contact with corrupt officers with whom he seems to have an incredibly Close and special relationship I have taken myself away from danger and game playing
1177	[01/08/2022, 17:17:22] Darren de Rodez.: The juxtaposition of the two issues that illuminating. Speed and efficiency with which they deal with issues that benefit Russel and Keith is in stark contrast with the slower if not non-existent speed with which they deal with an actual breach of the criminal law when it comes to Keith what is breaches of the protection order not to mention things to assault people and carry out an illegal eviction



1178	[01/08/2022, 17:35:09] Darren de Rodez.: Over the weekend I was trying to think where we might be vulnerable. I don't believe the Visa issue is an issue because as far as I'm aware the moratorium was extended to the 30th of September which means I'm under no obligation to get a Visa into that date.
1179	Plus my passport was lost and that loss was registered along with a request for a new one two months ago. Nadene will be in a better position to know but I'm pretty sure that moratorium covers me in that regard.
1180	With regards to the business should I appoint a south Frisch director so that I am at an arms length?
1181	At the end of the day it could be pretty much anything with enough twisting and manipulating anything can b made to look bad or intentional. But it would be silly not to at least cover those things we think it could possibly be
1182	And of course it may not even be an actual good morning destination on that could simply be a case of getting into a room and physically intimidate me in such a way that I withdraw the case. Hence the need for me to contact them before the hearing. Either way I suspect that Pietre has been very busy of late. Which again will imply a very large bill
1183	[01/08/2022, 20:48:53] Johannes: We have received a settlement offer from Keith - it is not particularly favorable. I am forwarding for your consideration and instruction.
1184	[01/08/2022, 20:49:20] Johannes: Please let me know about meeting tomorrow, we need to deal with the Disberry matter somehow.
1185	[01/08/2022, 20:49:22] Darren de Rodez.: Okey 🙏
1186	[01/08/2022, 20:50:16] Darren de Rodez.: I can change plans and come to town. I think it's about two hours from here or so
1187	[01/08/2022, 21:05:35] Johannes: I could perhaps see you in Somerset West, if that is easier. It is important that we meet and consult about Disberry and the settlement proposal.
1188	[01/08/2022, 23:37:14] Darren de Rodez.: I am just reading through the proposal .. I am confused and must be missing something. They seem to be saying they will hand the property back to us if we pay the rent thats due. I have concerns abiu the section related to wellem and the locks but then why would they gibve us the property back to then try to retake it on another occasion. even if they walked in with keys the court would give us the property back.
1189	[01/08/2022, 23:39:25] Darren de Rodez.: in terms of costs what would you estimate the fial bill to be if we settle now, obviously settlement is vastly referable to continuing the fight. apart from anything if we regain the property by court order and force rather than agrement it guarantees an even more acrimonious relationship than before. Whereas settlement gibes us at least a chance for a semi civil relationship.
1190	[01/08/2022, 23:41:54] Darren de Rodez.: im struggling to see the logic of illegally taking the property and in such an extreme way only to hand it back, unless he thought their plan (including Hout Bay in their pocket would mean they recovered the property and we woudl have no choice but to accept it and in fighting their occupation and circumventing Hout Bay to a degree they realsie it is inevitable it will be handed back. Possibly the police visit today was the last attempt to stave that off. It seems totally bizare



1191	[01/08/2022, 23:52:40] Darren de Rodez.: I wonder if possibly it is purely a financial issue. I'm imagining the exercise to take the property must've cost him a fortune. And continues to cost him a fortune. Obviously he has not received the rent from us. (I'm not about to pay a man who seems quite capable of taking a hit out on me more than enough to be able to do that). So possibly faced with a huge bill from the Nigerians as well as his mortgage commitments and other commitments and realising that he's going to be R280,000 short without us in the picture the pure maths has driven him to the negotiating table. I'm genuinely confused as to the complete U-turn
1192	[02/08/2022, 09:11:00] Darren de Rodez.: image omitted
1193	[02/08/2022, 09:11:09] Darren de Rodez.: Full name ELVIS Surname MAZONI
1194	ID PASSPORT NB,. CN533467. DOB 16/10/1991
1195	[02/08/2022, 09:12:13] Darren de Rodez.: He is the live in housekeeper. And he gave up a previous position to work at Hove. And Hove is his sole place of residence
1196	[02/08/2022, 09:15:23] Darren de Rodez.: Shawndre thought she was doing me a favour by arranging a late check out at 12 o'clock which would only get me into Cape Town for 1:30. Is that too late? if so I'll bring the car forward, if that's okay then I can leave it where it is
1197	[02/08/2022, 09:22:12] Johannes: Will contact you right after I am done in court and we can arrange, should be fine however
1198	[02/08/2022, 09:37:04] Darren de Rodez.: Thank you. Can I ask if you have any theories as to the reason for the capitulation for want of a better term
1199	[02/08/2022, 09:37:24] Johannes: They are worried about legal costs
1200	[02/08/2022, 09:37:40] Johannes: The settlement might make sense, if you have the money to pay the rental
1201	[02/08/2022, 09:38:00] Johannes: I am however worried about their bona fide intentions to get those guys out
1202	[02/08/2022, 09:38:08] Johannes: They may just be playing for time...
1203	[02/08/2022, 10:00:50] Darren de Rodez.: That's my concern. If I thought Keith was in any way genuine as a person and this was all some pique of frustration I would be fairly relaxed. But what concerns me is whether this is a game and I am missing the end goal. My concern is also that if we pay him we are back to the position where we were before. Ie where I am affectively funding him to sue me. And as it transpires I am also funding him to be in a financial position whereby he can send an army to the property.
1204	And if you want to take it to its logical conclusion I could be funding him taking a hit out on me. Which is so surreal it sounds like a movie script. God knows what he'll do with the money if we give it to him. But then if we don't he'll allege rent arrears. I don't know what our legal position is. We can't be seen to not pay rent but we know when we pay him money it gives his campaign fresh life and impetus. If it were like a naughty child or say someone with an unhealthy addiction that spent all their money on drugs rather than the housing or like a naughty child you'd pay the rent money to the mortgage company so it didn't go through their hands.
1205	[02/08/2022, 10:49:05] Johannes: Done in court now. Will you be able to come through?

1206	<p>[02/08/2022, 11:31:37] Darren de Rodez.: Indeed yes. I am just waiting for the car which is coming from Cape Town to pick us up at nachos bay. The car will take me directly to town and Loris to collect the Pops and go to the property in gardens. Did you want to meet at your office? I can let you know as I'm setting off from here from which point it will be around 90 minutes</p>
1207	<p>[02/08/2022, 11:32:54] Darren de Rodez.: I'm currently working through the Hove Road stuff. Somewhat frustrated both at the Keith situation for getting in the way and myself for not having done this much sooner. It's been sat on my desk all week but Keith seems to keep popping up. No I'm reading it properly there's so much I could've added. Entirely my own fault and nobody else to blame but rather kicking myself. But working through it now and in the journey into Cape Town</p>
1208	<p>[02/08/2022, 11:41:31] Darren de Rodez.: Insert Keith I'm beginning to change my thinking. Last night when I got that through it was much more a sense of relief at the possibly there was light at the end of the tunnel. Maybe even an element of hope that possibly he'd become rational, reasonable and joined the human race. But then I wake up remind myself of everything that he's done to date. And reasonable people do not have the Nigerian mafia the storm their property in Scottt. Nor do they tried to get friends at the local police station to arrest your opponent on whatever trumped up charges. Ohio private investigators are surrounding the private business. Or spend months putting poison in the local community in the hope that it will drive you out. I would love to think that this is a Christmas Carol moment and Scrooge has suddenly become a human being. But the likelihood is remote. Therefore the likelihood is this is a game or some kind of tactic.</p>
1209	<p>I'm feeling to see what we would benefit from agreeing to settle. The hearing isn't until November anyway so it's far as I'm aware that cannot be changed. At the moment although Wellem in theory has the right to return the fact that he has not since the court order I think we put him in incredibly weak position. They're asking us to provide Wellem access and then with carte blanche access by definition of not changing the locks. Again that is a step down on the current position. If as we expect to be we are awarded possession then we would go in and change the locks and fortify the property. This time round I would not make the mistake that we made last time. They're not offering anything on the rent, they're not offering anything by where compensation, they're not offering for us to pay the rent Leicester days we were not in occupation, they are not offering to withdraw the eviction proceedings, they are not removing any of the doubt or uncertainty from the situation.</p>

1210	There could be so many different reasons at play here. For example is the Sun cooperative stance result of the fact that Keith probably promised those who took occupation there will be no issues thereafter and he may now have to explain why a court sheriff and Security are about to turn up and if necessary physically remove them. I imagine they're more comfortable knocking somebody off than they are with the sheriff and public attention somebody being focused on them. Is it for example Keith is realised that he not only has to fund this whole exercise that has to do so as well as fund his mortgage and other commitments without any rent contribution from us. If he had a brain he would've waited until we paid the quarters rent before he did this. The fact that he did suggest it was either done in a hurry or without much thought. I thought about this last night and it makes no sense to have done this prior to the quarters rent being paid
1211	[02/08/2022, 11:49:02] Darren de Rodez.: Apologies. This dictation app lady has a mind of her own I really should check his messages before I send. In short I'm finding it difficult to see what we get in by settling now. But we are sacrifice in quite a bit unsettling at this point. Nothing stops us from negotiating with them after we have the eviction order. And from my position of strength. My concern is if the office I'm not genuine and simply To buy time then if we postpone the eviction hearing then we are giving up the high ground
1212	[02/08/2022, 12:34:41] Johannes: audio omitted
1213	[02/08/2022, 12:53:29] Darren de Rodez.: Thank you. On my way. The driver was super late. 😞 . I should know by now there is GMT and the other MT
1214	[02/08/2022, 12:59:54] Johannes: African time yes...
1215	[02/08/2022, 13:03:56] Darren de Rodez.: I was going to say BMT. But yes 🤔
1216	[02/08/2022, 13:05:13] Darren de Rodez.: If this was all about getting rent then surely they would have sent a letter just after they took occupation. And why would they be trying to frame me for whatever. Are they suggesting the visit from the police yesterday was to discuss a payment plan. Something smells fishy
1217	[02/08/2022, 13:55:17] Johannes: What is your ETA here?
1218	[02/08/2022, 14:30:36] Darren de Rodez.: 30 minutes with a good wind and a driver not too engrossed in his gospel jazz edm music
1219	[02/08/2022, 15:12:00] Johannes: Close yet?
1220	[02/08/2022, 15:20:19] Darren de Rodez.: Finally back in civilisation. Ish. Dropping bags and hoomans at the house. And ordered an Uber.
1221	It's the kloof street address ?
1222	[02/08/2022, 15:28:40] Johannes: Yes, 8 Kloof, Buitekant Street, but unfortunately I have to leave now. You must come in any event to sign the answering affidavit please. Huffkie will agree to the eviction order on condition you vacate 31 October. Otherwise we try our luck tomorrow with postponing and we tender wasted costs of the postponement.
1223	[02/08/2022, 15:29:21] Johannes: 505 Buitenkloof Studios. Stephen / Bronwyn will assist you with the commissioning. We obviously have to talk about the Keith matter too. Let me know when I can call this evening.

1224	[02/08/2022, 15:38:35] Darren de Rodez.: I am not vacating on the 31st. I would imagine that possibly having to run from place to place in fear of my life, having a lunatic landlord forcibly evict me and my staff from their homes using known Nigerian mafia, then using corrupt connections within the police or legal system to create trumped up charges and pursue me from property to property to the point I have to stay in the middle of nowhere and post decoy stories on Instagram. Having packed and unpacked my office a dozen times in the last week. Having literally just come out of a two month hell of saving the business from oblivion and seeking to with dozens of staff and landlords wanting their money and not giving a flying f— why we don't have it while accepting losses of 5 million plus because a platform we pay millions to suspended us without the slightest reference to us to check if the allegations were actually true might make a fairly mitigating argument for an extension from a judicial system that so far has rewarded the aggressors
1225	[02/08/2022, 15:39:24] Darren de Rodez.: I have no issue paying costs
1226	[02/08/2022, 15:40:12] Darren de Rodez.: There was quite a bit I was in the middle of changing before today got away with itself and the driver was two hours late. Do you have any time at all between now and tomorrow morning to make changes because there's no point in me signing a document if we do. Seven- McCoy major. I can make the changes this evening and get through to you as I finish document early in the morning in the morning
1227	[02/08/2022, 16:27:09] Darren de Rodez.: Is it ok to make changes to the affidavit and then sign the amended one in the morning. Do you think Wayne would agree a slight extension bearing in mind the last few weeks. I'll work on it either way 🙏
1228	[02/08/2022, 16:41:13] Johannes: I think we need a signed document tomorrow morning
1229	[02/08/2022, 16:41:49] Johannes: Amendments are fine, but you will have to go and have it commissioned and send to us asap
1230	[02/08/2022, 16:42:33] Darren de Rodez.: Okey. I can go wherever needed to get commissioned
1231	[02/08/2022, 18:32:47] Johannes: 08h30 tomorrow morning at our CT office?
1232	[02/08/2022, 18:33:23] Darren de Rodez.: Perfect
1233	[02/08/2022, 18:33:39] Johannes: Alternatively I can send for you to print and commission at SAPS
1234	[02/08/2022, 18:33:42] Johannes: Camps Bay
1235	[02/08/2022, 18:33:50] Johannes: And scan back to me
1236	[02/08/2022, 18:34:09] Johannes: We received an answering affidavit on the urgent case
1237	[02/08/2022, 18:34:32] Darren de Rodez.: The office is perfect. I have an allergy to SAPS at the moment
1238	[02/08/2022, 18:34:48] Darren de Rodez.: Interesting I'm sure
1239	[02/08/2022, 18:42:24] Johannes: So so. Will forward.
1240	[02/08/2022, 18:42:53] Johannes: Alright see you then. We cannot be late please, as I have to be in court at 09h01
1241	[02/08/2022, 19:27:46] Darren de Rodez.: I shall be unusually punctual
1242	[02/08/2022, 19:28:54] Darren de Rodez.: I'm getting a stream of calls from people who have had calls or visits from alleged police officers. One even told Chandre's husband they were putting their car on a "red list"

1243	[02/08/2022, 19:57:04] Johannes: They are trying to remove you from the equation before we can get a replying affidavit signed...
1244	[02/08/2022, 19:57:26] Johannes: Sent you the answering affidavit, please have a look and advise.
1245	[02/08/2022, 20:12:55] Darren de Rodez.: Alarming. What was the question is remove hell. Remove by putting on a plane back to the UK removed by warning if I don't draw something will happen remove buy something more final.
1246	... even if they did remove me surely they would also need to remove Ollie and Silvester
1247	[02/08/2022, 20:39:42] Darren de Rodez.: image omitted
1248	[02/08/2022, 20:40:54] Darren de Rodez.: Hi Johannes. My understanding is that due to the backlog of applications on all types of visas and permits that the government decided to extend the blanket waiver from the 31st of March until the 30th of September. As it has done every few months since covid started,
1249	[02/08/2022, 20:41:25] Johannes: I think this only counts if you have applied for an extension, but will check with Nadene.
1250	[02/08/2022, 20:41:40] Darren de Rodez.: so had i chosen to fly to the UK or anywhere i would have been allowed to leave with no issue and return with no issue and therefore i am breaking no laws
1251	[02/08/2022, 20:42:33] Johannes: Certainly interesting that you can depart without being declared undesirable
1252	[02/08/2022, 20:44:33] Johannes: Can you provide proof of your UK passport application and/or your SA visa extension application?
1253	[02/08/2022, 20:46:12] Darren de Rodez.: i was told while the waivers are extended so far in the future that to apply for a 3 month extension would be pointless as you would not be obliged to leave prior to the expiry of that 3 month period but yet you could find yourself in a situation of forever applying for 3 month extensions yet never having to leave ,, and obviously on each occasion you submit an application you are subject to possible delays and long periods without a passport . so as the visa stamps and waivers serve no purpose whatever at the moment applying for one is both pointless and likely counter productive. if there was a black and white position or if i needed to hop on a plane its not like i cant. what would be the purpose of staying here beyond any visa when i could literally go to the UK or Dubai or Europe for a few days and return and start afresh. Although start afresh in a system with no beginning and no end
1254	[02/08/2022, 21:33:19] Darren de Rodez.: i have emailed the email i got from the passport office saying my application for a replacement was received two months ago
1255	[03/08/2022, 08:14:39] Johannes: Missed voice call
1256	[03/08/2022, 08:34:06] Darren de Rodez.: On my way. I've sent the doc as it stands. Ideally I'd have liked a couple more hours on it. But I'm conscious you need it and need a little time to correct it. In writing it I remembered a lot more stuff. I have WhatsApp that back up all the changes if needed.
1257	[03/08/2022, 08:34:32] Darren de Rodez.: Clement also find four boxes of photo copies of which one will contain the emails re extension
1258	[03/08/2022, 08:35:17] Johannes: audio omitted
1259	[03/08/2022, 08:35:53] Darren de Rodez.: On my way
1260	[03/08/2022, 09:04:17] Darren de Rodez.: All done <input checked="" type="checkbox"/>

1261	[03/08/2022, 09:43:44] Johannes: Matter postponed to 29 August. Wasted costs of the postponement are ordered.
1262	[03/08/2022, 09:44:05] Darren de Rodez.: Thank you 🙏🙏🙏
1263	[03/08/2022, 09:46:02] Johannes: If we find something more indicative of the option, then we can apply to file a further affidavit
1264	[03/08/2022, 10:07:45] Johannes: Did you send me that photo of Silvester's belongings? If so, please forward.
1265	[03/08/2022, 10:07:52] Johannes: Again..
1266	[03/08/2022, 10:08:15] Johannes: And question: when was the last time that you were at 16 Liermans prior to 24 July?
1267	[03/08/2022, 10:10:25] Darren de Rodez.: When did you want to discuss. I am really finding it hard to see any advantage to us in settling. The fact that the level of activity is clearly picking up a piece prior to the hearing at self to suggest that if we postpone eviction all I'm doing is postponing and elongating the period of time they will keep trying to get out to me.
1268	I'm not suggesting that I might go we completely forget the eviction order but then the urgency of getting hold of me and removing me has been removed a graph they are offering us nothing other than the property itself by way of settlement. Which the original will give us anyway. They're offering us nothing in regards to put in the box back to how it was before the illegal possession they offer nothing in regards to non-payment of rent for the period of time that we have not had the property they are offering I think by way of the overall discussion on the lease and occupation and they are offering nothing by way of security. Instead they're actually demanding of us that we do not change the locks. So if we accept the settlement offer we would actually be worse off than we were before that illegal occupation. Very mind the court will be obliged to return the situation to her it was before the illegal occupation why would we agree something that then puts us in a worse position.
1269	[03/08/2022, 10:10:45] Darren de Rodez.: Do you mean spending time at the property or do you mean sleeping over or sleeping over and spending a number of days of the property
1270	[03/08/2022, 10:12:04] Johannes: Both pls
1271	[03/08/2022, 10:12:15] Johannes: We will not necessarily include
1272	[03/08/2022, 10:23:08] Darren de Rodez.: image omitted
1273	[03/08/2022, 10:24:11] Darren de Rodez.: Ollie mentioned he might have to come into the office to sign something. Or have I misunderstood
1274	[03/08/2022, 10:39:12] Johannes: Ollie will have to sign the replying affidavit yes. You and Silvester will give confirmatories
1275	[03/08/2022, 10:39:21] Johannes: Will let you know when we are ready
1276	[03/08/2022, 10:39:26] Johannes: Noted
1277	[03/08/2022, 10:52:39] Darren de Rodez.: Do we need to come in
1278	[03/08/2022, 10:53:33] Darren de Rodez.: Silvester lives there 24/7. Literally. I think he has left leirmans no more thsn half a dozen times for a few hours since he moved in directly after when Wellem moved out



1279	[03/08/2022, 11:01:01] Darren de Rodez.: Can we make specific reference in the papers being submitted to the special relationship between Keith and the police station and the extra special relationship that can produce multiple police officers visiting multiple different addresses and multiple different people named me to both harass and intimidate and did you have a nose what were they actually able to get hold of me prior to the hearing
1280	[03/08/2022, 11:46:31] Johannes: We can discuss, but the idea is to keep this as short and sweet as possible
1281	[03/08/2022, 11:46:47] Johannes: We do need to do something about SAPS
1282	[03/08/2022, 11:50:15] Darren de Rodez.: I appreciate that. Even if a brief reference so some official papers make reference.
1283	[03/08/2022, 11:58:54] Darren de Rodez.: My concern is that if we do not note things or note things publicly until after something happens it looks like we're trying to make an excuse as a form of defence against whatever it is that happens.
1284	Yesterday every single property was visited and they must've spoken to anywhere between half a dozen dozen people.
1285	The effort they are putting in is like a murder manhunt.
1286	It is quite ridiculous. But interestingly when I spoke to everybody that has been spoken to not one of them could give me a name of anybody that they have spoken to. So nobody is presenting any badges, any official documents, they are not giving their rank or their name, they're not giving a crime reference number, file reference number, they're not even giving a warrant card or a piece of information.
1287	When they called and spoke to Chandre's husband again and he asked to speak to their superior they made some excuse and cut the phone call short.
1288	But whoever the person was he was affectively threatening her husband by saying he was gonna put the car on the red list so literally every time they went to drive it they will be stopped by the police and interrogated because the car was on this red list. Whatever that thing isAspect this is not official in anyway. Which would indicate it is entirely corrupt. But like with anything if they keep pushing and they get the glimmer of something they feel they can get their teeth into then we can turn a situation where corrupt policeman are trying to bring about the end goal and separate to that kickoff is an actual criminal investigation.
1289	The level of evidence needed for an arrest is actually extremely low so the fact they're not even at that stage suggest their fishing around. In addition when they speak to different people it is different issues.
1290	Yesterday when one of them spoke to one of the staff it was something to do with why we have not paid ex employee the full wages in the previous month. Although whoever the ex employee is they know damn well that is because Keith pulled the platforms down and we are in recovery.
1291	But that would be a civil matter for an employment tribunal to deal with should the employee want to take it that far (which would be pointless because they know that we are paying off any liabilities we accrued over the period we have no platforms so will be paid before I even got to Tribunal)
1292	Since when have the police been acting on behalf of employment tribunals. Or private individuals with 15k invoices they beleive re due (Russel). .

1293	But the level of activity is absolutely shocking. Sade Actually said yesterday and it's a kind of app do you get a young child is missing and everybody start searching for them
1294	[03/08/2022, 13:29:21] Johannes: Missed voice call
1295	[03/08/2022, 13:29:44] Johannes: Reminder: details for the immigration practitioner please.
1296	[03/08/2022, 13:30:55] Johannes: I called because I forgot to mention: we also require an additional R30k (for the total of R60k) in order to be covered for tomorrow' counsel fees. Please make it happen 🙏
1297	[03/08/2022, 13:38:54] Darren de Rodez.: Shall do. To the same account ? 🙏
1298	[03/08/2022, 13:39:39] Darren de Rodez.: If we are Awarded costs which if there's any Justice we done will should be what kind of figure would we be looking at. It's of no relevance to today's transfer but I'm just curious
1299	[03/08/2022, 13:40:48] Johannes: Yes pls
1300	[03/08/2022, 13:41:27] Johannes: We will get all counsel costs and most of the attorney costs. It will therefore be a similar figure - and perhaps even more.
1301	[03/08/2022, 13:48:36] Darren de Rodez.: Okey. Thank you 🙏
1302	[03/08/2022, 14:50:02] Johannes: I think you and Ollie should start making your way to our CT office
1303	[03/08/2022, 14:54:32] Johannes: Might as well bring Silvester, if possible.
1304	[03/08/2022, 15:17:16] Darren de Rodez.: Great. I'll arrange
1305	[03/08/2022, 16:15:28] Johannes: Missed voice call
1306	[04/08/2022, 09:37:11] Johannes: Missed voice call
1307	[04/08/2022, 09:47:22] Darren de Rodez.: image omitted
1308	[04/08/2022, 09:47:36] Darren de Rodez.: That PI is wuth them
1309	[04/08/2022, 09:47:55] Darren de Rodez.: Is there a way to find out if there is any form of warrant official investigation going on
1310	[04/08/2022, 09:48:48] Johannes: audio omitted
1311	[04/08/2022, 09:49:12] Darren de Rodez.: If we can find out how long please. The guys asked me for 10,000 transfer which I would do but can we ask him to not stop the guy from setting off this time
1312	[04/08/2022, 09:51:24] Darren de Rodez.: image omitted
1313	[04/08/2022, 09:51:52] Darren de Rodez.: video omitted
1314	[04/08/2022, 09:51:52] Darren de Rodez.: image omitted
1315	[04/08/2022, 09:51:52] Darren de Rodez.: image omitted
1316	[04/08/2022, 09:51:52] Darren de Rodez.: image omitted
1317	[04/08/2022, 09:57:21] Johannes: Call Cape Town West SAPS so long pls
1318	[04/08/2022, 09:57:28] Darren de Rodez.: What time will the judgement be received. And can we somehow express this
1319	[04/08/2022, 09:57:34] Johannes: Dirk is already on the way
1320	[04/08/2022, 09:57:39] Johannes: Court starts at 10h01
1321	[04/08/2022, 09:57:44] Darren de Rodez.: And tell the judge what they are trying
1322	[04/08/2022, 09:57:56] Darren de Rodez.: Hence the sudden urgency
1323	[04/08/2022, 09:58:14] Darren de Rodez.: I keep asking him how many minutes I know they have left
1324	[04/08/2022, 09:59:55] Johannes: Pls record all threats

1325	[04/08/2022, 10:00:39] Darren de Rodez.: Loris 💔 did not answer the intercom. They keep going around the perimeter of the property trying to find a weak spot to get in. Which again to me suggest this is not a police investigation because I don't think they would do that
1326	[04/08/2022, 10:08:47] Darren de Rodez.: Why will they not give a time of arrival
1327	[04/08/2022, 10:11:59] Darren de Rodez.: I'm speaking Two it will connected. Can you send me the information on that gangster person you referred to I will find out if she knows anything I know somebody
1328	[04/08/2022, 10:13:48] Johannes: Nafiz?
1329	[04/08/2022, 10:13:58] Johannes: We are waiting to be heard
1330	[04/08/2022, 10:14:25] Darren de Rodez.: 😏 😏 🧐
1331	[04/08/2022, 10:14:57] Darren de Rodez.: Keith is sick in the head. Have you told his lawyer what he is up to
1332	[04/08/2022, 10:15:21] Darren de Rodez.: Bibich is getting me an affidavit from the police saying I lost my passport.
1333	[04/08/2022, 10:15:28] Johannes: Ok 🙏
1334	[04/08/2022, 10:15:32] Johannes: Good
1335	[04/08/2022, 10:15:33] Darren de Rodez.: She can also provide an invoice and quotation for Victor services for the renewal of the Visa date at some point last year
1336	[04/08/2022, 10:15:51] Darren de Rodez.: Which shows I started the process
1337	[04/08/2022, 10:24:27] Darren de Rodez.: Should we call the police. Security are 19
1338	Mins away. Or wait
1339	[04/08/2022, 10:24:51] Darren de Rodez.: One guy has police on his jumper but he's in a dirty pick up truck has two other guys with sunglasses on the piano and if this is official police business surely they wouldn't be taking other people along
1340	[04/08/2022, 10:24:55] Johannes: Call police I think... but CT
1341	[04/08/2022, 10:26:30] Johannes: What's the number for the police?
1342	[04/08/2022, 10:26:30] Johannes: 021 467 8077
1343	[04/08/2022, 10:37:32] Darren de Rodez.: Now they are banging on the door
1344	[04/08/2022, 10:39:50] Darren de Rodez.: They are kicking at the door
1345	[04/08/2022, 11:05:39] Darren de Rodez.: They are inside !!!
1346	[04/08/2022, 14:40:29] Johannes: Are you still free Loris? The firm I mentioned is Lidell Weeber and van der Merwe
1347	[04/08/2022, 14:40:29] Johannes: 083 376 9947
1348	[05/08/2022, 16:15:49] Johannes: INV-2022104 OOSTCO - SOKANYILE v BROAD 04.08.2022.pdf • 2 pages document omitted
1349	[05/08/2022, 16:17:17] Johannes: Please could you ask Darren for approval to pay this amount over to us, so that we can settle the advocate account. Our account to follow thereafter. As discussed with Darren, we can recover this in due course from Keith Broad.
1350	[09/08/2022, 14:35:43] Darren de Rodez.: image omitted
1351	[09/08/2022, 14:35:44] Darren de Rodez.: image omitted
1352	[09/08/2022, 14:44:21] Johannes: Thanks, that is what Chandre sent me. It effectively means that Darren has 30 court days (or a bit more) to file a plea setting out his defence on the rental owed. I will have to consult with Darren about it.
1353	[09/08/2022, 14:54:05] Darren de Rodez.: Of course

1354	Thank you
1355	[19/08/2022, 08:45:52] Johannes: Missed voice call
1356	[23/08/2022, 11:46:09] Johannes: Missed voice call
1357	[23/08/2022, 12:00:17] Johannes: I'll call you right back.
1358	[23/08/2022, 12:01:46] Darren de Rodez.: Thank you in the meantime can you send me Juan's number
1359	[23/08/2022, 12:08:46] Darren de Rodez.: Loris has gone. And taken the jewelry I asked be collected. Not sure if left for France or still in SA. Can we issue a police report.
1360	[23/08/2022, 12:32:54] Johannes: I'll call you right back.
1361	[23/08/2022, 12:34:33] Darren de Rodez.: Can o have Juans number
1362	[23/08/2022, 12:51:18] Johannes: Contact card omitted
1363	[23/08/2022, 13:10:17] Darren de Rodez.: Thank you
1364	[23/08/2022, 13:11:24] Darren de Rodez.: We need to agree some kind of settlement. They are not going to stop and I want my life back
1365	[23/08/2022, 13:12:15] Johannes: Can I call you now?
1366	[23/08/2022, 13:15:53] Darren de Rodez.: Sure thing
1367	[23/08/2022, 13:40:19] Darren de Rodez.: Getting the platforms back is just. Did your office do anything with that link o sent about the letters. We need a dialogue with them to get the platforms back
1368	[23/08/2022, 13:40:56] Darren de Rodez.: Also. How do we tackle the stolen jewellery
1369	[23/08/2022, 13:41:18] Darren de Rodez.: Obvs need to lay a charge. Although not keen to go onto a police station and time soon
1370	[23/08/2022, 13:42:18] Johannes: Hi Darren. Do you have insurance for the jewellery?
1371	[23/08/2022, 13:42:29] Darren de Rodez.: No
1372	[23/08/2022, 13:43:00] Darren de Rodez.: My Uk insurers halted it due to my time here. I wish I did have. All my problems would be solved.
1373	[23/08/2022, 13:43:20] Johannes: Then not really much point in a criminal charge, given that he has left the country with it - but it is up to you.
1374	[23/08/2022, 13:43:31] Darren de Rodez.: But would need interpol on it. And maybe dialogue with him so he realises repuercusions
1375	[23/08/2022, 13:43:53] Darren de Rodez.: If he has left Cape Town.
1376	[23/08/2022, 13:43:58] Darren de Rodez.: We do t know
1377	[23/08/2022, 13:44:01] Johannes: Ok if you want interpol involvement then yes, you need to lay the complaint
1378	[23/08/2022, 13:44:14] Darren de Rodez.: I have no choice. It's millions
1379	[23/08/2022, 13:44:26] Johannes: Do you currently have access to the platforms?
1380	[23/08/2022, 13:44:43] Darren de Rodez.: Some of which is diamonds o would have sold to fund fees and recovery
1381	[23/08/2022, 13:45:18] Johannes: Guess it will depend on the proficiency of French police...
1382	[23/08/2022, 13:46:58] Darren de Rodez.: True. But I can apply pressure. The important thing is he knows this will land him in jail.
1383	[23/08/2022, 13:47:21] Darren de Rodez.: He may not have left the country. And certainly Apollo his dog won't have been able to so quickly
1384	[23/08/2022, 13:50:27] Johannes: Ok.

1385	[23/08/2022, 13:50:49] Johannes: Btw both those R2k payments did you off the bank account yesterday.
1386	[23/08/2022, 13:55:34] Johannes: image omitted
1387	[23/08/2022, 13:56:57] Johannes: One more important thing: at the appearance for the protection order I found out that there was a counter application and order by Keith served on you (while in custody). His attorney undertook to send it to me but I did not receive it so I am following it up urgently. They may well try to use this.
1388	[23/08/2022, 13:57:07] Johannes: Go off...
1389	[23/08/2022, 14:10:05] Darren de Rodez.: So they were withdrawn or fell away
1390	[23/08/2022, 14:11:17] Darren de Rodez.: This was the protection order Waky is claiming that they were men with guns intimidating in but those men with guns were sent to protect the housekeepers from his thugs evicting them from the property. Is that the one you mean. I don't see how he can be successful with that bearing in mind he was not there and the only reason there was official security was because they were called to save the housekeepers from being attacked by the thugs
1391	[23/08/2022, 14:13:25] Darren de Rodez.: I assume the reason he did that was it to stop us from enacting the eviction order. Because if they have a protection order on them at that property then I would not be able to evict them. Although Interior sheriff and a police could turn up to act out the court order as long as I am not involved. I have no wish to be in any way in any form of direct contact with Keith or any of his family or anyone to do with any of the cases. Which means it may actually be necessary for example for somebody else to attend the court for the small claims issue with Russel because I do not even know if I am allowed to attend if he is in the same room because technically he is a witness and I do not wish for them to pretend that I am somehow tampering with a witness.. The same applies for Mercy as she formed a part of the prosecution's attempt to keep me in prison so therefore assume that means he is a witness. How therefore can I go to Hove Road as I would do anyway to check on the gardens or to do anything if she is there. She would have to be stood down as the housekeeper for the property and paid obviously as I do not want to get into any wrangles overtaking anyone but you cannot be at the property because inadvertently whether it be me going there I'll be speaking to somebody that she could twist that and pretend I'm somehow trying to apply pressure on her. But if a witness is an employee then where do I stand. It's a minefield.
1392	[23/08/2022, 14:13:26] Johannes: No the money left our account. Ie the code on both payments were claimed.
1393	[23/08/2022, 14:13:43] Darren de Rodez.: Cheeky buggers
1394	[23/08/2022, 14:14:25] Darren de Rodez.: Well maybe it is a small price to pay for the fact that I came out of that place alive with my Face looking the same way. Although 7 kg lighter

1395	[23/08/2022, 14:15:58] Darren de Rodez.: If we can also get a copy of the names of the people that Paula says over me because I think it will be important to have a dialogue with them. Everybody that cancelled due to omicron was offered new dates. That was the only option available then. If we have been allowed to try this year without the constant attacks from the consortium and even considering refunding them would've been an option just for a quiet life but the consortium of ensure that we do not have those kind of fun spare. But the offer stands for anyone who cancel the booking with their entitled to it or not they're welcome to have a state of an equivalent length and value. I think it is important that we are seen to be dealing with any issues like that honourably. Which is always been the intention anyway. But I'm learning very fast that the consultant will use and abuse anything they can to make it look like we are running some kind of scam. The fact that we have thousands of happy guests and have refunded or agreed the cancellation and refund the hundreds of thousands of round doesn't seem to make any difference
1396	[23/08/2022, 14:16:14] Darren de Rodez.: And I'm still confused as to what is 450,000 is that Micheal is supposed to have received
1397	[23/08/2022, 14:20:00] Johannes: No idea..m
1398	[23/08/2022, 14:20:08] Johannes: Do you have a working email now?
1399	[23/08/2022, 14:30:36] Johannes: image omitted
1400	[23/08/2022, 14:31:36] Johannes: May I send this email. The matter is due to be heard on 29 August (next Monday). I do not think this would be a bad outcome, given outstanding rental, however depending on the bookings.
1401	[23/08/2022, 14:35:54] Darren de Rodez.: wharfer2014@gmail.com and copy to darrenrussell1@outlook.com etc pls
1402	[23/08/2022, 14:36:40] Darren de Rodez.: the outsitanding rental income is only a result of trhe fact paula had our platforms rmeoved and cost us 6 million ,, will read now
1403	[23/08/2022, 14:37:44] Darren de Rodez.: i need to go see hove road and hamptons but will be guided as to what to do first to ensuireno one pretends im trying to do anything untoward
1404	[23/08/2022, 14:38:15] Darren de Rodez.: will also need the list falleged stolen items from hovbe so can begin to look to sewe what is in any other property .. thing like denoj speakers were removed tostop guests having oud parties
1405	[23/08/2022, 14:40:33] Darren de Rodez.: the 31 august would be too soon to be able to orgaise an orferly exit. n giving up season we stand to lose millions9if we dont have a lile for like porperty to replzce it. i appreciate we all want and end to things buit can we sugest 12 weeks, that gives th5em it back before season eve7n starts #
1406	[23/08/2022, 14:41:04] Darren de Rodez.: with keith maybe a longer period and offer share of profits at theend of the day he wont be able to cahive what we do and that still allows him to sell it
1407	[23/08/2022, 14:43:19] Johannes: 12 weeks won't work Darren
1408	[23/08/2022, 14:43:35] Johannes: I think end September is the latest possibility
1409	[23/08/2022, 14:43:54] Johannes: I have edited and added in a sentence
1410	[23/08/2022, 14:45:43] Johannes: image omitted
1411	[23/08/2022, 14:46:34] Darren de Rodez.: hard to see on this laptop ,, can you email it pls
1412	[23/08/2022, 14:47:23] Johannes: Sure



1413	<p>[23/08/2022, 15:28:09] Darren de Rodez.: I replied and made some additions. But of course I will take your advice as to what should and shouldn't be included. What I am conscious of not doing is offering to transfer the funds for future bookings because that in that self can drive us into the ground. We have already lost millions and my recent three weeks in prison would've cost us several million more as it would seem the consortium have put the fear of God in the staff who have closed the profiles and it seems kept the money. I'm only now peeling back the different layers of the onion and parts of it are quite rotten. We are possible we will try to transfer bookings to other properties. Where there is a booking but payment would only be made after checkout and we can agree some form of settlement. Whether Bookings and Client have paid or not transfer those will have to deal with on a different basis. But I receive this is more of the minute. The priority is to get a letter to both Keith and Paula so that at least for the next few days they stop the furious activity to put me back in prison</p>
1414	<p>[23/08/2022, 15:30:28] Johannes: Chandre told me that she "pended" the profile so it should be easy to reactivate?</p>
1415	<p>[23/08/2022, 15:32:10] Darren de Rodez.: But equally from what I asked end of the message she said she's cancelled all future bookings which if that would've been extremely spiteful as handing over the profile to somebody else would've absolved of any involvement whilst not throwing all of those bookings away. If she has it that I can't get my head around. Further keeping rents on state is that it happened that are due to the properties on which they happened is also a serious offence. But we have enough battles on our hands. I fear she was spooked by all of the lies which is a great pity as she was a great asset</p>
1416	<p>[23/08/2022, 15:34:29] Darren de Rodez.: In regards to the settlement with Keith I think it is slightly more complicated. Clearly we cannot stand each other and clearly there is almost no likelihood of any kind of long-term relationship. But I'm not sure if he's deluded enough to think he can achieve the kind of rent that we do for his property simply to sell the property which would take months regardless. Hence it may be worthwhile offering more than one solution. One being the imminent return of the property. Obviously we would need to take whatever we have put in out. But it would still leave it as a serviceable property. The other is for example a six-month agreement with Rent at its figure and may be a portion of the profits. Or no rent half the profits. At the end of the day Keith is as we know in a very poor financial position and money is his God. Supposed to have no wish to have a long-term relationship with him I believe that imaginative solutions to this. Also if Keith sees me as a cash count then he is far less likely to want to kill that off. A bit analogy would be the Goessling the golden egg I guess for better to get the golden eggs in one portion of fois gois</p>
1417	<p>[23/08/2022, 15:58:07] Darren de Rodez.: Clement has mentioned something about receiving a letter in regards to the Hamptons property something about arrears at a court application but I have not received any court letters and to my knowledge nor have you and I certainly know who are lawyers and bearing in mind it is managed by Ross and also know who are lawyers. It is possible can you please speak to Ross and establish if there's any form of eviction proceedings because I am not aware of any</p>
1418	<p>[23/08/2022, 15:59:44] Johannes: image omitted</p>
1419	<p>[23/08/2022, 15:59:45] Johannes: image omitted</p>
1420	<p>[23/08/2022, 15:59:45] Johannes: image omitted</p>

1421	[23/08/2022, 15:59:45] Johannes: image omitted	
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1442	[23/08/2022, 15:59:50] Johannes: image omitted	
1443	[23/08/2022, 15:59:50] Johannes: image omitted	
1444	[23/08/2022, 15:59:50] Johannes: image omitted	
1445	[23/08/2022, 15:59:50] Johannes: image omitted	
1446	[23/08/2022, 16:00:23] Johannes: See above please. Chandre sent me this. We have held back on noting a defence, pending your instructions.	
1447	[23/08/2022, 16:02:18] Darren de Rodez.: When do we need to file	
1448	[23/08/2022, 16:02:48] Johannes: They will still be some ways away from default judgment, but we should get to it	
1449	[23/08/2022, 16:04:08] Johannes: We need to consult on it however.	
1450	[23/08/2022, 16:09:59] Darren de Rodez.: Agreed. Unfortunately the landlords are part of the consortium. Although Junior and silent partners. There is the direct result of the consortium removing our platform but I'm not sure how much of an argument that is at court. But we still have this property and the two attempts to generate funds from. That has to be the priority. Which means contacting Bookings and Airbnb to ensure that the platforms are safe and in the situation of Airbnb that it is reinstated now that we know the reason for being removed	
1451	[23/08/2022, 16:11:05] Darren de Rodez.: Although the priority is at least to get an initial communication to both Paula and Keith so they know there is light at the end of the tunnel which may reduce the furious activity	
1452	[23/08/2022, 16:12:45] Johannes: Darren, we really need you to find a way to pay at least 50% of our account this month before we can commit to any further steps/litigation, particularly given the size of the account and the further court appearances that are coming up. Can you arrange for payment of at least R60k to us please. Sorry to be so blunt but I find it is usually for the best!	

1453	[23/08/2022, 16:13:48] Johannes: image omitted
1454	[23/08/2022, 16:14:13] Johannes: By the way, according to the article it was the Uber driver that told the PI where you were.
1455	[23/08/2022, 16:15:17] Darren de Rodez.: As long as I have control of the platforms then I can generate considerable funds.
1456	Prior to the rest we were approved for direct processing of payments. Which means I'd like previously where the platforms would take a booking we would only get paid after checkout which could be some months into the future we now have the authority to process are in funds which means by the bookings for tomorrow or next year we charge the client before someone will get paid the full sun. The value of the Bookings diary is between 25 and 35 million. Hence the greed of the landlords. As a result of everything that's happened there are almost no staff. So our costs are minimum. One booking for one week in December on one property is around R200,000. So the sooner I can get busy with the platforms the sooner I can generate money. Prior to Keith having the platforms removed when I was managing things literally Solar in the two months prior to I generated 4 to 5,000,000 bookings on my own. For some reason the lights to not know why never I handover bookings other people they do not seem to be able to repeat that. So it is one of those situations when the CEO goes back to the shopfloor and does what they used to do at the outset. It would mean I will have to run everything myself which will mean 20 hour working days but work is never something I've had an issue with.
1457	[23/08/2022, 16:15:37] Darren de Rodez.: The attorneys think they had my phone pinged and it was just a ruse
1458	[23/08/2022, 16:16:08] Darren de Rodez.: Wow. What a photo to choose
1459	[23/08/2022, 16:17:24] Johannes: It basically praises Keith for getting a PI and taking the law into his own hands. Quite ludicrous.
1460	[23/08/2022, 16:18:20] Darren de Rodez.: They probably know the person at the newspaper. Although it would be good to establish whether the journalist is impartial and actually interested in hearing the real side of the story whether they are partial. If they are partial then we can speak to somebody from that or a different newspaper to put the entirely opposite position. It will be interesting if they're impartial because an impartial journalist would actually be quite interested in the real story
1461	[23/08/2022, 16:18:39] Darren de Rodez.: I think it is that article that started off the internal collapse because everybody seems to be wanting to disassociate themselves when they never had an issue prior to that. What was the date of the article please
1462	[23/08/2022, 16:22:21] Johannes: Release date was yesterday. Our firm has a copy.
1463	I do not have much experience in dealing with these platforms and I understand this could take quite a lot of doing.
1464	Unfortunately we cannot work in the hope that the platforms will activate the accounts, so somehow the money must be raised first. Please speak with Jessica and see what you can do as a matter of urgency (I know how much the criminal guys took and was frankly a bit surprised by the amount - though they did their jobs)
1465	[23/08/2022, 16:46:13] Darren de Rodez.: One quick thing I just thought of. Can you please speak with Ollie as he has another rat left the ship. We need to check with the storage unit it's been paid up to date because if it has not Been done they will enter the storage unit repossess it and dispose of the items and then it will look like I have stolen them

1466	[23/08/2022, 16:47:49] Darren de Rodez.: Also what is the position in regards to going around to Hove Road. In Colchester messy I think witness or Sydney referred to I don't want to be accused of tampering with a witness. In the evening she is not there but I don't want to do anything that could be misrepresented. Which on that subject she will have to stand down for the duration of our time at that property otherwise I will come across her path at some point and again that could be misrepresented
1467	[23/08/2022, 16:49:40] Johannes: audio omitted
1468	[23/08/2022, 17:17:01] Darren de Rodez.: the only requirements was to remain at fishermans bend. t5he magistrate seemed extremely peeved with t5he prosecution
1469	[23/08/2022, 18:53:01] Darren de Rodez.: Bookings.com
1470	Is still Operational. My concern is it stays that way hence starting the dialogue. Airbnb is very different to the other platforms and could be live within hours of someone at that and excepting the information they were given that let them to bring down the profiles was a lie
1471	[23/08/2022, 20:37:37] Darren de Rodez.: If we can pls get the Keith and Paula comms off as soon as poss to at least attempt to defuse their plotting 🙏🙏🙏.
1472	The thought of going back to that makes me sick to my stomach to the point of wanting to vomit. (Excuse the graphic phrasing)
1473	[23/08/2022, 23:03:08] Darren de Rodez.: We also need to be proactive with those that cancelled during omicron. Chandre says there is an existing investigation which I'm quite sure has been propelled by Paula. Obviously any settlement with Paul and Keith has to have at its core an end to these attacks on me. And they cannot say they have no control over those because they have direct control. And they clearly have direct influence within various state apparatus. There is no point in settling only have the commercial crimes unit come after me for some alleged scamming. But in the meantime it would be very foolish not to work out where the disgruntled people are and see what can be done. Anybody who cancelled during omicron are there entitled to a refund or not or offered to change the dates most refuse because they thought that in fact it was very week after the restrictions are lifted. We have not really revisit this with the clients as we simply have not at the time. Had a remote lost all of our platforms and have we had a normal operating year without the consortium trying to kill us and we would have the funds to be more generous and even concede refunds. But how could we be overly generous and give refunds were refunds were not due when we are losing millions because of the consortium

1474	<p>[24/08/2022, 01:48:16] Darren de Rodez.: Just one point that I wasn't sure if we had a discussed. Clearly any settlement where effectively I am walking away from many many millions the most important aspect is that this is the end of all hostilities direct and indirect. Otherwise there is no point. If we're still going to be dealing with theft charges another trumped up charges or somebody trying to motivate the prosecutor to come after us for deposit issues back in December 2020 feet is the object of settling. And I'm quite sure they will raise the objection that they do not control the prosecutor the police or the state apparatus but we know that is there momentum support and encouragement that has got us to where we are in regards to those three in the first place. So there is a huge difference between Paula for example being ringleader and prime activist on behalf of the people she pretends to care about and one where they use the influence to make sure that we can all go on our own merry way and enjoy a quiet life. If she cared one iota for the people on that list "she would provided that you or me long ago. But she is using them as pawns for her own means to achieve her own ends. If she cared about people she would not be trying to get the property back before March and therefore cancel up to 60 families holidays affecting well over 200 people.</p>	
1475	<p>So she does not care when I wrote for future guest that could be disappointed or pass guess that were disappointed. But she can be very dangerous. I don't know what her partners contacts are but I know they brought in the deep. So just as he carries influence in making these things happen he has the same influence in making them go away. For there to be a settlement and for the settlement to be full and final of us want to hear from the other again and that means indirectly as well as directly</p>	
1476	<p>[24/08/2022, 01:49:45] Darren de Rodez.: And that is in no way to bury any of those cases or any other cases for that matter with any client has a valid case for a refund or a change of dates. That we would want to address anyway and quickly before people tried to make out that we managed to somehow invent omicron force people to cancel et cetera et cetera et cetera. If you're in the business of scamming people we wouldn't be spending a small fortune as well as an enormous amount of time going via the extranet service provider Nightsbridge which its very existence is the synchronise diaries and avoiding double bookings.</p>	
1477	<p>[24/08/2022, 11:29:55] Johannes: Please let me know if we can talk in about 10 min.</p>	
1478	<p>[24/08/2022, 11:41:25] Darren de Rodez.: sure thing 🙏</p>	
1479	<p>[24/08/2022, 12:13:35] Johannes: Hi Johannes.</p>	
1480	<p>I am meeting with my clients at 4pm to take instructions on what they will accept as settlement.</p>	
1481	<p>I will revert to you asap after that.</p>	
1482	<p>[24/08/2022, 12:13:46] Johannes: From Keith's attorney</p>	
1483	<p>[24/08/2022, 12:20:36] Darren de Rodez.: Thank you very much. did we mention the options?</p>	
1484	<p>[24/08/2022, 18:09:40] Johannes: Hi Darren. I did mention the options to her.</p>	
1485	<p>[24/08/2022, 18:09:48] Johannes: Wayne Hufkie is trying to call me.</p>	
1486	<p>[24/08/2022, 18:10:10] Johannes: Please confirm the dates of all future bookings for Hove Road.</p>	
1487	<p>[24/08/2022, 18:29:02] Darren de Rodez.: image omitted</p>	
1488	<p>[24/08/2022, 18:33:35] Darren de Rodez.: Pls, im very sire the list needs some adding too and some taking off. Its always a very fluid situation and i have three weeks of fluid to catch up on. but thats a fairly accurate broad overview. Chandre had started to cancel some already (hove and Luxe as it seemed pointless keeping people under the impression they have a vacation booked when the vacation is becoming highly questionable so it was fairer to release them to fnd somehting else sooner rather than later. ) and on the inverse there will be pipeline, ie messages exchanged pre decisions with booking imminent. Hence my saying its always very fluid. Had we ot been constantly attacked and platforms removed and had paula gone the corporation partnership route shed be looking at tripe that figure in upcoming bookings. When she steps into oir shoes on the short et market i think she has a shock coming. Its not as easy as we make it look. 🤔🤔🤔🤔🤔</p>	

1489	[25/08/2022, 01:54:17] Darren de Rodez.: Document_2022-08-25_015322 HOVE ROAD STORAGE DOC BOXES 21.1..pdf • 1 page document omitted
1490	[25/08/2022, 01:55:13] Darren de Rodez.: this was in the penultimate filing box. I appreciate we are all hoping to conclude an amicable settlement and as quickly as possible but this seems pretty useful should we fail to do that
1491	[25/08/2022, 08:46:33] Darren de Rodez.: Morning morning. I just saw the emails and for some reason my phone isn't allowing me to reply. Regards the table that's absolutely fine to send over as long as we make clear this is fluid situation. We are getting daily requests for bookings of anywhere between a few days in a couple of weeks. But obviously since the direction shifted in favour of simply handing back the property rather than trying to hold onto it until the end of the year is renewal we've had to stop taking bookings. As much as I think what Keith, Paula and Pietre have been doing is literally evil it seems a shame to be catching all of these very healthy salmon and then simply throwing them back in the sea. Paula would find it much easier and extremely beneficial to try to have some semblance of a relationship. Tension has never been to Scott and intention is never been to stay in occupation and not pay rent or to be instructed for that matter. I had wanted the full five years as promised but it was my fault for not getting that secure in writing. So I settled on the one extra year that we negotiated in detail last year and she knows full well was due to me. Again my error for not sending something by recorded delivery. But I have not put a foot wrong with that tenancy. Unless you include the last two months rent rent has not been paid but then there is the minor issue of Paula causing us to lose several million by having a platform is removed.
1492	I appreciate the situation over the future bookings means that there is not a simple exit but unlike Keith Paul is rational she is very smart and apart from the eviction issue and the haste to get their hands on Hove Road we before time I've always found to be very fair. I'm not looking to find some clever way of staying in occupation I'm certainly not looking for some clever way to eat a deal here a squeeze the last bit of milk out of Hove. Just an orderly exit settlement that is fair and reasonable to any normal outside person. At the end of the day we're giving her over R1 million so if she has to foot R200,000 bill and a couple of months rent to get the property back with Ali and bank the 1 million and bank the season to March and back the peak season of December and I think she's doing extremely well. Probably on a ratio of 7 to 1. Plus as I say if we have a decent working relationship even if it's a distance then I can guarantee that between now and the end of the year it will be at least another two or 3 million in terms of requests for bookings coming in both Paula and myself are voice is quite enough money on the whole process. And by waste I mean unnecessary litigation I don't begrudge a penny of the legal cost they have been worth every cent. But it shouldn't have been necessary to go that course in the first place. It really would not of killed Paula to let that year run and wait just a few months before she gets her hands on all that money. As for Keith I would hazard a guess that maybe the legal bill is around a third of 1 million. I'm not sure if that would be about right? And then I will then add on the criminal legal bill would probably push it over half 1 million. What an absolute waste of money
1493	[25/08/2022, 08:49:17] Darren de Rodez.: With regards to the furniture if we have some form of an ongoing relationship and I mean that very loosely are you we are referring to Bookings and she's accepted on the course I would not want to plunder and pillage the property in the garden remove every single thing that is mine as it will remove the personality from the place. My taste isn't particularly Paula's test for Paul and his remember is that my taste as well subtracting the bookings. Urban chic is very nice but it's not necessarily what the customers want. It would be relatively easy to make a list of what I will be leaving in there and we could fix a date for it to be removed. If there is Corporation I have no issue doing pretty much anything. I've never been uncooperative with the tenancy I don't intend to start. And if we have secured bookings with our literature and I think it is incumbent upon us to make sure that Guest ??? gets exactly what they've paid for.



1494	Apart from anything else if there is a white vase from a Block and chisel in our marketing literature and they turn up to find a red vase from @home then "oh my gosh it's a scam"	
1495	[25/08/2022, 08:54:58] Darren de Rodez.: Purely strategic basis one of the reasons it would be hugely beneficial to have some semblance of relationship where they financially benefit from us being around is that there is a direct incentive for them to ensure that any of this gorilla warfare ended. I can already tell what they're going to say when we talk about any possible criminal issues ie that they have no control over state apparatus. But we know that's not true. And if their influence is applied as affectively deterring the prosecution as it has been in encouraging it the matter that in itself would be very helpful. This is why some form of relationship with Keith (for example a profit share) has a motive. I've no wish to elongate the relationship with that man any more than I would want to have sex with Jabba the Hutt. But if we remain the goose that lays the golden egg then they're not going to want the goose to be in prison	
1496	[25/08/2022, 09:06:57] Darren de Rodez.: I'm not sure if that copy email is it any use. I'm getting a better sense of the financial situation so I will reply to the invoice email in regards to an update on payments is that when I have a full picture in regards to the financial position. At the moment the priorities are Hamptons rent and the legal fees and wages. I got a similar email from Abraham's and cross. So that's a priority to me although the email from Joanne enraged me. It basically said the situation with Loris ❤️ was extremely important and urgent and they would be happy to turn their attention to it when bills were paid. I could quite easily choose to take serious umbrage with that. Bearing in mind part of the whole that he has got to be liquidated to pay for things like fees should I self make the point. As every hour goes on without action there is a greater possibility that he fences the goods or dispose of them or sales in for a bargain basement price and then I am really fucked. We have never not paid a legal fee ever. However I have come out to complete chaos. I have not been in control for three weeks and is a control freak that is not a good thing. And as mentioned it transpires that Loris ❤️❤️ told everybody to cancel every booking. I'm still getting my head around that one. They will be paid but when I walked out of prison I didn't work out to a healthy bank account. But the delay acting on the situation with Loris in regards to invoices being paid would be a fatal mistake. Both financially and in terms of any future relationship	
1497	[25/08/2022, 09:41:43] Darren de Rodez.: With regards to the Keith settlement. The reply is actually on helpful. What we're trying to do is find out what turns him on. Like any fetish what does one person and doesn't necessarily turn another one. Although when we reply I think we need to reply including a very long list of things that he could be in sticky water with if he doesn't settle. I appreciate we're on the back foot in terms of his abuse of the justice system but I'm Agusta property at selfies on the back foot for sure.	
1498	On the broader point I have no wish to continue the fight. I do not wish to spend my day looking over my shoulder waiting for the next policeman to come along with trumped up charges. It's not just the hell of being in that prison the time away from the company has caused enormous damage. So a settlement has to be reached. I'm on that they are happy with rather than forced into because it is essential that they withdraw the case and they are explicit in telling hubby to stand down.	
1499	And the same applies to them in regards to any matters concerning me. I do not believe for one second that this commercial investigation would've taken flight without help from Keith and Paula so Keith and Paula will both need to ensure that crash lands before it takes off. The deal on the table has to be a complete for Seshan of all hostilities direct and indirect I am affectively conceding pretty much every point purely to have a quiet life. So the quiet life is a pre-requisite	

1500	<p>In terms of what we offer the reason I was trying to fish for what they want is because that would directly inform the office. Keith generally wants out the property tomorrow and never wants to hear or see you see from us again then we know where we stand we know what we're pitching. If however he needs us for the next six months for a year because he won't be able to rent that property for anything like what we can then we would picture with that in mind. My impression is his interest is best served by having a shorter tenancy because he wants to sell and having healthy income in the interim. In which case some form of profit share is probably the fairest way of doing it that way we are not taking all the risk. We get paid for ongoing involvement he gets more than he gets now and as mentioned we remain the golden goose. But I'm track to think like Keith. When I say the proposals above I'm thinking like a businessman. What makes commercial sense. What makes a long time is it. But that doesn't mean that's what Keith is thinking. He may find the idea of another month or some kind a relationship with us an appalling idea. We may secretly want us to continue in some form so that he's guaranteed a decent income.</p>
1501	<p>In terms of future bookings if Keith wants to property back lock stock and barrel and determination of the relationship with simply move on to Legend. Furniture will need to come out. Items that are out anyway. He had enough of his own stuff in there to accommodate people. I.e. there are sofas Mira beds but the frills on the bells and whistles would go and it will look like a very different property every plant in the garden is ours and that would go to cabana hours that would go sculptures in the artwork that is ours and that will go. Although what is left will be vastly improved and what it used to be it will not be what it is now and it will come in less rent. Plus without being rude Keith is old and he has the slightest idea about the short like market or marketing so he will not achieve what we achieve. I get the impression he's sat there for the last few months trying to work out what he thinks we bank he's probably taken the highest daily rent times that by 13 think that's what we get in a month with no costs. It's considerably hard work than he assumes and the money will not simply come in. Plus the downside of the platforms and he will learn this very quickly is if he does not deliver a Top end service on every occasion he lets the property, if the guests are not impressed with the property on every occasion he lets the property and if an issue arises and he does not deal with it to their satisfaction every time he keys the property he will get bad reviews. One is manageable to Camby as long as you can counterbalance it was good ones three or four when you're dead in the water. When Keith used to rent the property it was rented at an extremely cheap rent and it was god-awful. So I don't imagine people complain because they knew exactly what they were getting. The market is pitching up now it's full of Shimbes . As well as Germans and Americans who require an extremely high standard of service and property.</p>
1502	[25/08/2022, 10:39:22] Johannes: audio omitted
1503	[25/08/2022, 10:50:09] Darren de Rodez.: I would need to go to Hove and physically see the rooms. I don't imagine that's gonna be a problem is it?
1504	[25/08/2022, 10:50:56] Darren de Rodez.: If it helps to have context 90% of the bookings and hotel bookings in the sense that they have all come through reputable platforms if there was any worry on the behalf of Paula that they are somehow dodgy or some kind of substandard. If she is going to rent out the property short-term they will be exactly the kind of guests that she would be appealing to. So I don't get the logic of not taking over the bookings. But if she doesn't want them she doesn't want them
1505	[25/08/2022, 10:52:30] Darren de Rodez.: Can we also get a list of the items they say are missing. It is very likely that some of those simply are at one of the other properties. When we doing photo shoots moving stuff around things off and get caught up and end up a different property. I've seen one of the lamps that I know originated from Hove here the other day. Things like the speakers were specifically and purposely took out because they're powerful and the neighbours would not affect us if we left them in there. They are perfectly safe in the storeroom. But I'd like to start as soon as possible going round the houses and seeing what items are there.

1506	Bedding I'm not worried about it was not particularly moved in and would require replacing by now anyway. It was a setting to include. We spend over 100k on 600 threadcount Egyptian cotton so what would we be doing stealing her country Road bedding	
1507	[25/08/2022, 10:56:04] Darren de Rodez.: With Keith Broad in mind we don't know what is in his mind other than thinking up what else you can add on to what was in that room diamonds gold coins rare works of art et cetera a more imaginative approach and one that reduces any sense of unfairness would simply be to do a 50-50 split whatever rent was generated. So if we generate 250,000 a month he would get 125 we would get 125 we would manage it we will deal with all the messages that's everything. We are expecting that where is he has no idea. If your point scale his cousin you find that equally unproductive where she worked for me for a month her and Jen came on board and had only two goals. One was the streamlining administrative side of the business to ensure there could be no such things as double bookings or disappointed guests. Hence the reason we first went onto Knightsbridge which eliminates that as a possibility. The second to take over the lettings for me because I was overworked in the month that they were there I don't think they secured more than one lead the worst month ever. Whereas we are very good at it. Without sounding arrogant in anyway. But like I say I don't know what's in his head he may want to relationship to continue so we can continue to eat is golden eggs you may want to see the back of us soon as humanly possible.	
1508	Tactically I'm going relationship with both has the advantage of making us with more outside of prison them inside of prison. And allows the possibility of a toxic relationship to become less so. But we have to be guided by what they want for we can frame what we want	
1509	[25/08/2022, 12:06:11] Darren de Rodez.: Also. What was the recommendation re that article. Were you able to get someone to translate	
1510	[25/08/2022, 12:19:17] Darren de Rodez.: Sorry. End of the names of the gas David we need corresponding with what I genuinely do something whether a transfer of dates or refund at least tackle them	
1511	[25/08/2022, 12:30:37] Johannes: Darren, I have to say I struggle to understand some of the above. It seems that neither Keith or Paula want to take over any bookings. What should I tell Keith on settlement? Pls forward a list of future bookings and furniture.	
1512	[25/08/2022, 12:31:28] Darren de Rodez.: Apologies. I use the dictation app and often forget to check before sending and she can be quite imaginative in her interpretation.	
1513	[25/08/2022, 12:33:27] Darren de Rodez.: If they don't want to that dint want to. If needs be we can move the bookings on Keith properties to hear. If Paula doesn't want to take over the bookings then we would need a decent period of time so that we could source and alternative camps Bay Villa and then transfer those bookings today. The above is the easiest way of disappointing the least people and causing the least upset.	
1514	[25/08/2022, 12:38:45] Johannes: I told Wayne that if Paula does not take over the bookings, then we will need additional time. He is threatening a supplementary affidavit that refers to your bail conditions.	
1515	[25/08/2022, 12:52:56] Johannes: BTW he has a summons wherein you and Paula are joint defendants. I told him to forward.	
1516	[25/08/2022, 14:08:27] Darren de Rodez.: I'm sorry. Can you explain. I'm very confused	
1517	[25/08/2022, 14:08:48] Darren de Rodez.: Did we establish if they're giving up to the 31st of October or not as that would be the starting point as to whether we are all talking about the 31st of August to the 31st of October	
1518	[25/08/2022, 14:09:16] Darren de Rodez.: Why does Paula 's lawyer have a thumb and put her as a defendant. I'm completely lost I have not reached any of my bell conditions homer from the court to Fishermans where I am now and I have not left	

1519	[25/08/2022, 14:10:04] Darren de Rodez.: We definitely need to get the passport out for a day not in my position but the Visa agency so at least the application is in and then they cannot keep calling me an illegal immigrant. It's certainly document everything they're trying to do it for three dubiously between what is legal and illegal. Because what they're threatening is effectively more extortion. Which is especially disappointing bearing in mind we're in negotiations for a settlement and so far we have done all the moving	
1520	[25/08/2022, 14:16:11] Darren de Rodez.: Is the passport at Hout Bay police station.	
1521	[25/08/2022, 14:16:44] Darren de Rodez.: I'm conscious that they're so corrupt that if you remove the passport for one day to get the Visa they will realise that we are about to remove all of the strongest reasons for keeping me incarcerated I need to get a valid Visa. And I don't want to problem to act but at the same time we have to apply for the Visa as once I apply then I come under the moratorium	
1522	[25/08/2022, 15:47:18] Johannes: Your passport should be with the state prosecutor I believe, but Juan will know better. Perhaps in the evidence room at SAPS.	
1523	[25/08/2022, 15:48:13] Johannes: Our first priority must be 12 Hove Road now. Please send me that list of furniture if you can.	
1524	[25/08/2022, 15:48:51] Johannes: This as far as I understand is a guest that summonsed them for R80k.	
1525	[25/08/2022, 15:49:04] Johannes: And you and Paula are both defendants	
1526	[25/08/2022, 15:49:10] Johannes: I have not seen the summons	
1527	[25/08/2022, 15:49:14] Darren de Rodez.: Aha. Next to the submachinegun balaclava and rope Let me use on a daily activities running a scam	
1528	[25/08/2022, 15:49:31] Darren de Rodez.: What is a summons	
1529	[25/08/2022, 15:49:48] Darren de Rodez.: I know that Simmons is in the broad sense of the word but specifically I don't quite understand how these things work	
1530	[25/08/2022, 15:50:43] Darren de Rodez.: I can see this being the next battlefield.	
1531	Rehashing old battles of 2021 in regards to cancellations. Since we went onto the Knightsbridge system we have not had a single cancellation that has not been honoured in all respects and we have not had a single double booking. Certainly not a coincidence. Out of interest I looked back through the data and over the course of the last year we have either refunded or agreed the refund of over 3 million rands worth of bookings. If someone have slipped through the net then it's important that we capture them before other people use and abuse them to portrait a very different picture	
1532	[25/08/2022, 15:51:29] Darren de Rodez.: In regards to list of furniture I could write down from memory what we have put in there but it would be an extremely rough list a brain fart essentially. If we send it over are we able to say that we can tighten it up and make it more accurate over the next day or so. Things like this I am less worried. I have huge issues with the way Paul has handled this but I don't think she's the type of person that would ever claim anything to be hers that was not and I'm certainly not going to claim anything of hers as mine	
1533	[25/08/2022, 15:53:06] Johannes: I suggest that you go to the property and compile a list, and start thinking about where you would move it if necessary.	
1534	[25/08/2022, 15:57:54] Darren de Rodez.: I will need to as the decorative items are fairly mobile in that whether for practical or aesthetical reason items can be moved from one property to another to cater for a specific group who may be arriving	
1535	[25/08/2022, 15:58:21] Darren de Rodez.: the items can come here. This place is so vast it could absorb most of the inventory of @home and till feel empty	
1536	[25/08/2022, 15:58:22] Johannes: Noted	
1537	[25/08/2022, 15:59:45] Johannes: Unfortunately if we do not receive funds Darren, then I will have to withdraw from all cases tomorrow. Although I have sympathy, I simply cannot neglect longstanding and paying clients with only the hope that we will receive funds in due course.	

1538	[25/08/2022, 16:02:53] Darren de Rodez.: I will go there this evening. I am not sure where the keys are as the last time they were seen was when Loris took them and went to the proerty and the housekeeper rather helpfully took hom to the room the safe is located and stood and watched while he took out the contents and didnt think it relevant to mention this	
1539	[25/08/2022, 16:20:24] Darren de Rodez.: I jhave only been back two days and have returned to complete carnage. Loris has dropped so much poison into the ears pf those who worked here that the team of half a doxen is now a team of zero and i am now trying to catch myself up while do each one of those jobs. Whilst still doing my own and dealing with the lovely variety of legal issues we have. Loris had also kindly told everyone i had appointed him to be in charge (i had actually appointed chandre) and he told everyone to cancel all future bookings. Fortunately i was able to stem that on release and saved about half of them. But it is hugely time consuming. And now a you know i find out that Loris also stole R6 million of jewellery (of which R500k was earmarked for sale for fees) and to be frank the assistance im being gone in addressing that is to date non existent. In much the same way that our income comes from the platforms and due to chandre leaving we have lost our airbnb platforms and can only get them back once contact is made directly with airbnb. And are at risk of losing our Bookings.com platforms if we do not address the issue of the sabotage. Both issues involve very minimal time, would have near immediate results are are crucial to our being able to generate funds. But the fact that there are fees outstanding is standing in the way so we have a fatal chicken and egg situation. We have paid out a third of a million in legal fees in the last 2 months. And at a time when our platforms had been offline since mid April with no funds. Half of our portfolio is our of action and our resources are being diverted to these battles. I have a few skills but Im not a magician. (and i mean that with no disrespect). A situation where we are under constant assault and dealing with almost monthly attacks on the business and constant raids on our finances while funding expensive litigation caused by the very same people is simply not viable. Hence the importance of the sale of the precious stones as the income from bookings isnt enough as its never allowed the time to recover before the next assault starts. I am afraid the account as at today is nigh on empty. If a Nigerian gangster was stood with a gun to my head demanding 50k hed have to shoot as it isnt there. But i have every confidence i will generate more than enough to pay the fees and much else aside. (should i ever get to spend some time on front end activities). We are fortunate in people low volume high margin and one let can be worth R50k to R300k. But i cannot give you what i dot have and wont make false promises. I can guarantee two things: 1) we will not have R130k in the account by tomorrow. 2) all fees will be paid and will always be paid. Id be	
1540	[25/08/2022, 16:21:48] Darren de Rodez.: On a side note but related. if you know of anyone looking for an admin related positon, temporary or permanant , or any reputable competent employment agencies id appreciate it as there is money on the money trees but with 4 hours in the day every day i go out to harvest it something pulls me away and we are losing it	
1541	[25/08/2022, 16:26:57] Darren de Rodez.: also, i need the list from paul of what needs to be found and put back	
1542	[25/08/2022, 16:27:40] Darren de Rodez.: and when the prosecuter simply said "artwork" id need somehting more specifc ie what the pciture was of as too my knowledge mothing like pictures have been moved	
1543	[25/08/2022, 16:34:20] Johannes: Spoke with Huffkie. He says that they are forwarding their supplementary affidavit. Paula wants no part of further bookings. In fact, she is threatening to forward our list of bookings to SAPS as she says she has confirmation of two further bookings not reflecting on the list. In essence, they insist that you vacate end of this month and everyone pays own costs or they will co-operate with SAPS. I said you will likely want more time.	

1544	[25/08/2022, 16:46:26] Darren de Rodez.: Thats ridiclous. We try to be helpful and now they are using the list against us. We made very clear it was NOT an exhaustive list but a very rushed list that i have had to pull together myself with limit info. Im quite sure there are other bookings not yet on that list. I said precisely that myself. It is probably bets then they want no part of future bookings. Literaly everything we do is then twisted and ued against us or made to look odious. If they have info on a booking i might have missed the why not pop it over rather than using the geust as a pawn. The end of the moth is obscenely close. I was about to suggest the end of September but to be honest, if i have to load the stuff on my back and take it myself and end this nightmare itll be worth it. Can agree we can be out by Monday 5 September purely as that gives an extra weekend to sort all the removals. We will need their assurance they will not be petty in regards to an exit inventory. Their affivivit at court mention decorating of rooms. To my knowledge tere is no damage over and above wear and tear. but if there are any thing specifc they like done id need a list NOW. Same goes for the missing items	
1545	[25/08/2022, 16:47:28] Darren de Rodez.: I will see if any bookings wish to relocate their bookig to Legend and those in the next month or so that dont then we will just have to cancel. In the interim ill have to find and build a replica of Hove to see if we can accommodate rather than cancel future guests	
1546	[25/08/2022, 16:49:24] Darren de Rodez.: The one fundamental non negotiable i that the peace treaty must be genuine and all encompassing. Once Paula and Keith are out of my life and i am out of theirs we need to focus on whats left and not have to worry about direct or indirect attacks or mischief making. The peace has to be genuine. People just need to leave us alone to get on with our work.	
1547	[25/08/2022, 16:53:38] Johannes: * Without Prejudice* Might your client agree to vacating on or by 15 September? Client is concerned the date is too close for necessary arrangements?	
1548	[25/08/2022, 16:53:38] Johannes: Subject to us taking immed possession, and his last date for entering is the 15 th.	
1549	[25/08/2022, 16:53:38] Johannes: (If earlier then he will handover earlier)	
1550	[25/08/2022, 16:53:39] Johannes: ☺ alright I will confirm on email	
1551	[25/08/2022, 16:53:57] Johannes: With Wayne Hufkie. Do you want me to settle on this basis?	
1552	[25/08/2022, 16:54:11] Darren de Rodez.: Yes pls	
1553	[25/08/2022, 16:54:25] Johannes: le full and final settlement, no legal costs and out by 15 Sep at the latest	
1554	[25/08/2022, 16:55:02] Darren de Rodez.: That's a good amount of time and will make it much easier to do things properly. If it's earlier it's earlier. I genuinely want no more involvement in that property or luxe. I just want to do it properly because if we have anything that we failed to do properly I'm concerned that it's gonna be jumped on and used against us	
1555	[25/08/2022, 16:55:08] Darren de Rodez.: Yes.	
1556	[25/08/2022, 16:55:28] Johannes: 20220825154913559.pdf • 31 pages document omitted	
1557	[25/08/2022, 16:55:44] Darren de Rodez.: And they must withdraw any actions current or pending. They need to commit to no further new actions. And I need to commit I'm doing anything they have already set in the pipeline. Peace is my only condition if the peace treaty	
1558	[25/08/2022, 16:56:25] Johannes: Here is their supplementary btw. I see the criminal charge is housebreaking by Mrs Broad. That is outrageous	



1559	[25/08/2022, 16:58:12] Darren de Rodez.: It was interesting at the Bailey hearing because initially the charge is theft. That's what I was charged with nothing else then at some point in the band hearing it got changed to breaking an entry. Which is absurd. The room had a door and we had a key to the door. We did was put a hole in the wall to put a new door in degree access to the bathroom from that room thereby creating an ensuite. We didn't break into anything. If the theft or break in case ever got to court it would be shown to be absolutely absurd. Just as they claim that there is £800,000 worth of stuff in that room is equally absurd. But I've long since realised that all of them have absolutely no issue lying to the court of the police to get what they want. This is not a level playing field because we are fighting legally and they are fighting illegally. So it's never gonna end well for us unless we stoop to their tactics and that's not something I'm prepared to do. My position here is tenuous enough without getting down and dirty without white gangsta friends	
1560	[25/08/2022, 17:00:04] Darren de Rodez.: Although we are still none the wiser as to what it wants. He seems to think we have mind reading capabilities. Possibly he wants us out as quickly as possible like Paula although his financial position oration is very very different. Ironically we present by far and away the best opportunity for him to generate the most money. But that would mean him swimming is pride. But it will be helpful to know what they want so that we can see if we can give that to them rather than I'm expecting us to know what they want	
1561	[25/08/2022, 17:02:40] Darren de Rodez.: Trumped up charges cause me less concern than a case of fraud with a commercial unit. The problem with any charge of fraud is they would have to prove that we intentionally set out to deceive people not the people lost out due to omicron for example. That is very difficult to prove. But the same thing applies to us is also very difficult to prove a negative.	
1562	It would be an absolute minefield, extremely expensive to defend and involve so many twists and turns it would consume everything. Avoiding that is the paramount concern. My concern would be that if they work for example half a dozen cases each case may have a very strong and sound! AirPods something together and it makes it look like there's some kind of scam going on. They won't present to the court the thousands of guessed that I've had perfect stays in a very happy but focus on those that didn't. It would be an Absolute nightmare in a public relations disaster	
1563	[25/08/2022, 18:05:10] Johannes: Would there be any intention to host guests prior to 15 Sep? I see Paula is asking for "joint possession" until then.	
1564	[25/08/2022, 18:14:44] Darren de Rodez.: If there are bookings ideally I'd like to honour them. But let me check. I have no issue with "joint possession". As long as possession of a joint isn't illegal	
1565	[25/08/2022, 18:41:40] Darren de Rodez.: image omitted	
1566	[25/08/2022, 18:42:23] Darren de Rodez.: I just tried to load a new profile.. it held until the ID submission which is standard and the removed. So it mans that email communciation remains on file and remains blocking me from re listing 🤔	
1567	[25/08/2022, 19:16:20] Darren de Rodez.: Ill do the cession now 🙏	
1568	[25/08/2022, 19:18:08] Darren de Rodez.: Document_2022-08-25_191730. CESSION .pdf • 1 page document omitted	
1569	[25/08/2022, 19:18:46] Darren de Rodez.: yOU MAY HAVE ALREADY TOLD ME BUT WHERE IS THE PROSECUTYOERS OFFICE	
1570	[25/08/2022, 19:25:20] Johannes: Their office is at the Court (Wynberg). They are stationed there.	
1571	[25/08/2022, 19:53:36] Darren de Rodez.: Thank you. I have not yet been able to read the article and have been told tere is some kind of salacious follow up with a porn star so in on it. No idea if thats even true. But from what i understand the allegations are written as if fact. I know in the UK before somehting is prven you have to say "alleged! etc before evrything. Is the newspaper not bound by similar rules	
1572	[25/08/2022, 20:07:45] Darren de Rodez.: image omitted	
1573	[25/08/2022, 20:07:45] Darren de Rodez.: image omitted	

1574	[25/08/2022, 20:07:45] Darren de Rodez.: image omitted	
1575	[25/08/2022, 20:08:01] Darren de Rodez.: Such a bizarre choice of photo 🤖	
1576	[25/08/2022, 20:10:32] Johannes: They do say "alleged". There were also 2 articles in "The Burger", the last one mentioning bail. They create the impression the charges are by guests and tell Keith's story.	
1577	[25/08/2022, 20:14:41] Darren de Rodez.: From what people say it's not journalism. It's extremely one sided	
1578	[26/08/2022, 17:31:24] Johannes: Hi Darren. Sent you a draft settlement agreement, please have a look.	
1579	[26/08/2022, 17:36:09] Darren de Rodez.: Thank you	
1580	[28/08/2022, 18:58:07] Johannes: Hi Darren. On Paula's matter: please check your email, sign the settlement agreement and send back to me asap.	
1581	[28/08/2022, 19:42:03] Darren de Rodez.: Great. Will look now	
1582	[29/08/2022, 08:30:50] Johannes: Morning Darren. Did you manage to sign it?	
1583	[29/08/2022, 09:44:29] Darren de Rodez.: Hi Johaness. The power forthe entire area blew last night and came back only just this second so i will get this to you now now.	
1584	[29/08/2022, 10:09:52] Johannes: No worries.	
1585	[29/08/2022, 13:55:44] Johannes: Jess says she gave the keys to Clem.	
1586	[29/08/2022, 13:58:21] Darren de Rodez.: she jsut messaged me to ask if Clem can go to her shop to collect them .. odd	
1587	[29/08/2022, 13:58:43] Johannes: Hi sorry just saw a call, yes I just confirmed with darren they are with Clem 😊	
1588	[02/09/2022, 06:46:25] Johannes: image omitted	
1589	[02/09/2022, 06:46:25] Johannes: image omitted	
1590	[02/09/2022, 06:46:26] Johannes: image omitted	
1591	[02/09/2022, 06:46:26] Johannes: image omitted	
1592	[02/09/2022, 06:46:26] Johannes: image omitted	
1593	[02/09/2022, 06:46:26] Johannes: image omitted	
1594	[02/09/2022, 06:46:27] Johannes: image omitted	
1595	[02/09/2022, 06:46:27] Johannes: image omitted	
1596	[02/09/2022, 06:46:27] Johannes: image omitted	
1597	[02/09/2022, 06:46:27] Johannes: image omitted	
1598	[02/09/2022, 06:46:28] Johannes: image omitted	
1599	[02/09/2022, 06:46:28] Johannes: image omitted	
1600	[02/09/2022, 06:46:28] Johannes: image omitted	
1601	[02/09/2022, 06:46:28] Johannes: image omitted	
1602	[02/09/2022, 06:46:28] Johannes: image omitted	
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1608	[02/09/2022, 06:46:29] Johannes: image omitted	
1609	[02/09/2022, 06:46:30] Johannes: image omitted	
1610	[02/09/2022, 06:46:30] Johannes: image omitted	
1611	[02/09/2022, 06:46:30] Johannes: image omitted	
1612	[02/09/2022, 06:46:30] Johannes: image omitted	

1613	[02/09/2022, 06:46:31] Johannes: image omitted	
1614	[02/09/2022, 06:46:31] Johannes: image omitted	
1615	[02/09/2022, 06:46:31] Johannes: image omitted	
1616	[02/09/2022, 06:46:31] Johannes: image omitted	
1617	[02/09/2022, 06:46:33] Johannes: (From Chandre)	
1618	[02/09/2022, 12:31:22] Darren de Rodez.: Thank you. By what date must we reply	
1619	[05/09/2022, 00:17:50] Darren de Rodez.: Hi Johannes. Whst court and what time is the protection order hearing please 🙏	
1620	[05/09/2022, 06:48:26] Johannes: 08h30 at 3rd floor, end of the corridor. The court itself is down to hall to the right. Speak to the security people and they will direct you. They also have a list where they can tick off your name. Look for Keith and his attorney and make sure they see you.	
1621	[05/09/2022, 07:50:11] Darren de Rodez.: Thank you. Your email said 9am.	
1622	[05/09/2022, 08:08:16] Johannes: 09h00 is safeish as court only begins then but they warn ppl to be there at 08h30 for some reason	
1623	[05/09/2022, 08:15:59] Darren de Rodez.: Ok. Apart from the photos of the broken door what else do I need to give them is there anything I need to read out	
1624	[05/09/2022, 08:44:50] Johannes: Refer to their version in the spoliation, which is contrary to their version in the PO. Keith lied under oath, broke the interim order and should be censured by the court.	
1625	[05/09/2022, 08:58:56] Darren de Rodez.: The lie under oath is the statement in the protection order?	
1626	[05/09/2022, 09:00:39] Darren de Rodez.: Can you pls point me to that part	
1627	[05/09/2022, 13:02:04] Darren de Rodez.: Which page do I need to refer to re the contradiction. About to go in	
1628	[06/09/2022, 12:32:05] Johannes: So what happened yesterday Darren? Sorry for not responding - was in court, but also not really able to help.	
1629	[08/09/2022, 12:05:52] Johannes: Missed voice call	
1630	[09/09/2022, 17:11:46] Darren de Rodez.: Thank you for calling today. i am at a loss as to what to do unless Keith becomes even slightly reasonable. I am putting all the bits together. Uou sent me an email a little while back with all the various laws he had breached, including those related to my incarceration, perjury etc. I cant find it. Would you be able to send it again pls 🙏	
1631	[09/09/2022, 17:59:26] Johannes: Sure, no worries, will send	
1632	[09/09/2022, 23:53:54] Darren de Rodez.: Thank you 🙏	