	KEITH'S MANAGING AGENT	
	ANTON MOLLER.	
NO.	MESSAGE CONTENT	N
1	[08/10/2021, 11:52:27] Darren de Rodez.: video omitted	
2	[08/10/2021, 11:53:01] Darren de Rodez.: Morning Anton. I've sent the video of Hove if Micheal is interested. It shows the transformation.	
3	[08/10/2021, 11:53:37] Darren de Rodez.: https://photos.app.goo.gl/5WES8QEsrsovg9ek6	
4	[08/10/2021, 11:59:26] Anton Agent: Hi Darren	
5	Hope you're well.	
6	Thanks very much. Super nice video! I will forward on to Michael now. Hoping to see him over the weekend to finalize with him. Will keep you posted.	
7	Have a great day.	
8	Anton	
9	[08/10/2021, 12:10:20] Darren de Rodez.: https://photos.app.goo.gl/vb3NGyAEpyy2gXQ19	
10	[08/10/2021, 12:10:30] Darren de Rodez.: My pleasure. That is a selection of the @before@ photos	
11	[08/10/2021, 12:13:58] Darren de Rodez.: https://photos.app.goo.gl/1nLHUsAq41CHmWTb8	
12	[08/10/2021, 12:14:02] Darren de Rodez.: https://photos.app.goo.gl/aeZwW4pjjovLsjiA6	
13	[08/10/2021, 12:14:11] Darren de Rodez.: Llandudno. Before pics and after 2 weeks	
14	[08/10/2021, 12:18:34] Anton Agent: Wow, it's amazing Darren! 🥂	
15	[08/10/2021, 12:37:37] Darren de Rodez.: The benefit of magic fairy dust 😝 😳	
16	[08/10/2021, 13:05:32] Anton Agent: True 👌 😄	
17	[08/10/2021, 14:04:26] Darren de Rodez.: Also,, as another concrete indication of how we work. Both in terms of quality, commitment to a property, and operating and a whole new level to others in SA we have just commission the highly renowned South African sculpture Marco Oliver to create sculptures for our properties	
18	Each property will have an original and one off Marco Oliver sculpture . as each will be different but all by him it will be one of the defining things that units all the properties within the portfolio while at the same time being unique	
19	HOVE HEAVEN	
20	A 6ft high bronze face at the end of the pool. Raised on a plinth and with bespoke lighting	
21	The sun will reflect off the sculpture which will in turn reflect the day or night, the lighting and hues of the day or sunset	
22	In addition, the light will refract off the pool onto the sculpture	
23	LLANDUDNO LUXE	
24	A 6ft high silver or copper face at the centre of the wall that round the length of the pool	
25	The entire all having been hedged	
26	With spotlights every meter	
27	As above the sun will reflect off the sculpture which will in turn reflect the day or night, the lighting and hues of the day or sunset	
28	In addition, the light will refract off the pool onto the sculpture	
29	LLANDUDNO LUXE 2	

30	A life size figure of a diver at the point of leaping off and flying through the air Made of chrome it which catch the light whatever the whether and glint like a magical figure	
31	In addition, the light will refract off the pool onto the sculpture. Creating movement and sudden pops of light	
32	Its al at the design stage but we are aiming at installation in November	
33	It will be the only multi property collection of his work in private hands. And he never agrees to an installation unless h is happy with the client and that the location is of a calibre to show his work.. so this is a major coup	
34	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
35	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
36	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
37	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
38	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
39	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
40	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
41	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
42	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
43	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
44	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
45	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
46	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
47	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
48	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
49	[08/10/2021, 14:04:27] Darren de Rodez.: image omitted	
50	[08/10/2021, 14:04:27] Darren de Rodez.: video omitted	
51	[08/10/2021, 14:04:27] Darren de Rodez.: video omitted	
52	[08/10/2021, 14:27:21] Darren de Rodez.: "hopefully both come first ;) mi looking at the options. I am most comfortable where there is not a cliff edge. I spoke to an immigration lawyer and a mortgage broker today and both said base nothing on residency in terms of timing as it can be done in 6 months or it can take three years. depending on how incompetent SA admin is.. the average is a year. Knowing there is a date within the next year id have to find 10-12 million in CASH is a stress I don't think i want to take on. The primary reason for moving to Cape Town was quality of life and less stress. To know there is a huge balloon payment in cash would make me worry 24/7"	
53	[08/10/2021, 14:27:28] Darren de Rodez.: Just so you know my thinking / rationale as to the best direction 🙏	
54	**[08/10/2021, 14:36:39] Anton Agent: Stunning Darren. Just in a different class 👌**	
55	[25/10/2021, 04:13:32] Darren de Rodez.: image omitted	
56	[25/10/2021, 04:13:59] Darren de Rodez.: The first few piccies. Obvs it's not ready yet and loads still ti do. But it gives a good idea. Based on how awful it was just one week ago we the completion went through I'm very happy so far 💕 💕	
57	**[25/10/2021, 06:40:18] Anton Agent: Morning Darren. Sound like you had a busy busy weekend. It's just amazing what you've done with this house in such a short time. Stunning & so classy 👌 Well done 🙏**	

58	I will give you a buzz later today to discuss this further.	
59	Have a lovely day.	
60	Anton	
61	[30/10/2021, 12:14:12] Darren de Rodez.: image omitted	
62	You broke up badly. I'm driving. Will call you after I've spoken to Keith. Regards Anton	
63	**[30/11/2021, 15:45:07] Darren de Rodez.: Thank you. I would like to think i'm always amenable and flexible and i will always do what i can within the limits of what is possible. I have a tenancy to take on too much so there's a chance i wasnt paying attention if that was the proposal. Plus i have the memory of Dory. Either way, its a case of either miscommunication or someone misunderstanding or misremembering. I dont think anyone here s trying to pull a fast one. (And i sure as hell hope that isnt the inference.) If i remembered that agreement id say so irrespective of whether it suited me or not**	
64	[30/11/2021, 17:38:39] Anton Agent: Missed voice call	
65	**[30/11/2021, 17:49:29] Anton Agent: Hi Darren**	
66	**Just a suggestion:**	
67	**What about you offer to pay Keith one month's rent today / tomorrow and 2 months' rent upfront on the 1st Jan? I didn't discuss this with him, but maybe this would make him happy. Your thoughts?**	
68	**[30/11/2021, 19:49:44] Anton Agent: Pay rent tomorrow 👍 and every month going forward so at all times he would be 1 month ahead ❓ with no deposit it's a win for him 👍 I would amend contract 🤣**	
69	**BY ONE MONTH AHEAD HE DIDN'T MEAN PAY RENT EG JANUARY 1ST FOR JANUARY, BUT PAY RENT FOR FEBRUARY ON JANUARY 1ST!! HE WAS CONSTANTLY TRYING TLO FIND WAYS TO EXTRACT MORE MONEY THAN THAT AGREED.**	
70	**[30/11/2021, 19:51:05] Anton Agent: Receive from Keith after I've spoken to him.**	
71	**[30/11/2021, 19:51:42] Anton Agent: I suggested this to Keith**	
72	**[30/11/2021, 19:52:14] Darren de Rodez.: Hi Anton. Just back at Llandudno 1. Just completed the check in at Llandudno 2. I need to have a coffee and kick my brain into action. Functioning on 3 hours sleep a day since September 😳😳🙈. Will let the caffeine kick in 💁‍♂️**	
73	**[30/11/2021, 19:56:24] Anton Agent: Can I phone for a quick chat**	
74	**[01/12/2021, 10:14:24] Anton Agent: Good morning Darren. I think this is a good offer from Keith - to pay one month's rent upfront today and then pay monthly from 1 Jan'22 and not quarterly (from 1 Jan'22)**	
75	**Please consider.**	
76	**Have a great day.**	
77	**Thanks!**	
78	**Regards Anton**	
79	**[24/12/2021, 10:42:59] Darren de Rodez.: Hi Keith.docx document omitted**	
80	[24/12/2021, 11:42:17] Darren de Rodez.: image omitted	
81	**[24/12/2021, 11:51:27] Anton Agent: Hi Darren**	
82	**I think the only way to resolve the situation now is money!**	
83	**Pay Keith the next 3 months' rent + utility bill immediately and I will then try my outmost best to calm him down and get the store issue sorted. I know I can do it, but only if I have your backing.**	
84	**[24/12/2021, 11:52:21] Darren de Rodez.: Okey Anton. Enough. I've heard thst one too many times. I'm disappointed you would take the same line. Appease a criminal.**	

85	**[24/12/2021, 11:53:47] Darren de Rodez.: Youre suggesting I pay my rent early so I can get back into my property ?**	
86	**[24/12/2021, 11:54:13] Darren de Rodez.: And how World you like me to pay the rent whrb he is sabotaging my lets**	
87	**[24/12/2021, 11:57:56] Darren de Rodez.: So you're saying if I transfer the rent today (early) I get access to the property**	
88	**[24/12/2021, 11:59:48] Anton Agent: I will make sure you get access and will try everything in my power to resolve the storeroom issue. Keith tend to listen to my advice.**	
89	**[24/12/2021, 12:04:10] Darren de Rodez.: I've been in property for 32 years. I've never been so shocked or so angry.**	
90	**[24/12/2021, 12:10:40] Anton Agent: If you commit to pay today, and move his personal items to a secured storage area. I will convince Keith. I will speak to him before you push the pay button. But I need your comitment.**	
91	**[24/12/2021, 12:14:36] Darren de Rodez.: What do you mean commit to pay**	
92	**[24/12/2021, 12:23:40] Anton Agent: If you agree to pay the 3 months' rent + Utility bill today, which is due on the 1st of Jan'22 (to reflect in his bank account by the 1st Jan). You anyway have to pay it earlier keeping the public holidays in mind. I will call Keith and calm him down and convince him to accept the 'misunderstanding' about the store.**	
93	**[24/12/2021, 12:48:54] Darren de Rodez.: I was just clarifying when you said commitment to pay by which you meant simply committing to ie promise or actually doing. But you mean the latter.**	
94	[24/12/2021, 12:50:13] Darren de Rodez.: audio omitted	
95	[24/12/2021, 12:52:20] Anton Agent: Can I call you?	
96	[24/12/2021, 12:52:56] Darren de Rodez.: Just on la telephones	
97	[24/12/2021, 12:53:28] Anton Agent: Ok, please call me when you're available	
98	[24/12/2021, 13:14:51] Darren de Rodez.: Juggling a million things. Can you text. So pushed for time	
99	**[24/12/2021, 13:28:37] Anton Agent: Hi Darren,**	
100	**the only thing that would resolve the situation is money, knowing that he is stressed about the 1st Jan, when he has commitments to cover. I can call him now, but I need your commitment that you will pay him today. I will talk to him before you pay. I can only offer to do my very best to resolve this matter.**	
101	**[24/12/2021, 13:50:12] Darren de Rodez.: How did I know money would resolve the situation. My money. The same money I've pumped into hos property**	
102	**[24/12/2021, 13:52:25] Darren de Rodez.: You chose the wrong horse Anton**	
103	**[24/12/2021, 14:14:03] Darren de Rodez.: The guest is pushing for a 3pm check in. If she walks because of work we were stopped from doing the damages claim will be enormous. How dare you be petty to locking me out if my property and I've spent a fortune on**	
104	[24/12/2021, 14:47:59] Anton Agent: Missed voice call	
105	[24/12/2021, 14:47:59] Anton Agent: Missed voice call	
106	[24/12/2021, 14:49:03] Anton Agent: Hi Darren	
107	Did you try to call me?	
108	[24/12/2021, 14:51:19] Darren de Rodez.: audio omitted	
109	[24/12/2021, 15:12:01] Anton Agent: Hi Darren	
110	**I'm definitely NOT taking and sides! I'm just trying to mediate and resolve this unfortunate situation. I've advised Keith to open up the house, as it's against the law to lock you out. He has agreed to do so today.**	

111	As both you and Keith have decided to go the legal route, Rawson properties, myself and Gail will now withdraw from any further discussions. We've tried our outmost best to resolve this matter in an orderly way, but without success.	
112	Wishing you a Merry Festive Season 🎄	
113	All the best.	
114	Anton	
115	**[24/12/2021, 15:28:20] Darren de Rodez.: Forcing me to pay rent early to get my own home back is incredibly wrong. I understand Gail's conflict. But you were at thst meeting. His behaviour and thinking is prehistoric. If he were not blood he'd have been thrown off your books. People need to take a step back and kook are things in an unbiased way. If I do wrong I say so. And remedy it. He thinks he writes the law**	
116	**[24/12/2021, 15:32:16] Darren de Rodez.: And what I resent most is constantly being made to feel the problems are if my making or thst it falls to me to fix everything. Usually with my money. I've been treated very unfairly because he is blood and I am not. Most of all I resent the toxic element it's introducing to my and Gail's relationship. The msn is nasty. Plane and simple**	
117	**[24/12/2021, 15:50:46] Anton Agent: Keith has confirmed that the house is open.**	
118	**[24/12/2021, 16:16:40] Darren de Rodez.: And can we move the stuff to storage**	
119	[24/12/2021, 18:32:25] Darren de Rodez.: https://photos.app.goo.gl/CoSxHkGiQ4RG7nj58	
120	[24/12/2021, 18:36:35] Anton Agent: Amazing Darren	
121	Well done 🥂	
122	[01/01/2022, 15:37:02] Anton Agent: Happy New Year Darren 🎆	
123	Wishing you all the best for 2022!	
124	Cheers 🥂	
125	[02/01/2022, 03:33:24] Darren de Rodez.: GIF omitted	
126	[02/01/2022, 09:55:24] Darren de Rodez.: image omitted	
127	[02/01/2022, 10:32:14] Anton Agent: Good morning Darren. Hope you are doing well.	
128	**Many thanks for the transfer made to our account. I will notify you once the funds have cleared into our bank account.**	
129	**The Mun bill is R11 180.26, so you can deduct the surplus from the Services account,**	
130	Many thanks and much appreciated!	
131	[04/01/2022, 11:32:06] Anton Agent: Could you also please pay the outstanding Service invoice, amount R 7350.67.	
132	Many thanks 🙏	
133	**[04/01/2022, 13:17:18] Darren de Rodez.: I have done the payments. I sent the POP. I called the bank yesterday to chase. After 55 mins in their queue system spoke to someone and rater embarrassingly she pointed out that as its bank holiday yesterday in the UK thats not counted ass a baking day. Clearly i have been n the UK too long as totally forgot the NYE bank holiday on Monday. Basically its left the account, the instruction was confirm by the bank (online and by email) and the funds transfer is reflected in the balance (which always means its gone). All we can do now is wait for it to land as its in mid air 🙏.**	
134	[04/01/2022, 13:17:48] Darren de Rodez.: shall do that today also	
135	[04/01/2022, 16:33:58] Anton Agent: Thanks Darren. Please send me the POP to forward to Keith.	
136	[04/01/2022, 16:41:29] Anton Agent: I do understand. Not landed 🛬 yet!	
137	**[05/01/2022, 09:43:38] Anton Agent: Good morning Darren**	

138	**Just to confirm that your transfer is reflecting in our bank account this morning. We are now paying Keith the rent amount plus the Mun bill, amount R11 180.26 (real time).**	
139	Could you please pay the Utility bill this morning; amount R7350.67 (real time 🙏)	
140	Please note: bank costs of R626.00 was charged to our account. We will deduct this from the surplus of R819.74 - overpaid on the Mun Bill.	
141	[05/01/2022, 09:44:04] Anton Agent: Many thanks!	
142	Have a lovely day	
143	Anton	
144	**[05/01/2022, 09:52:17] Darren de Rodez.: Hi Anton. I didn't set it to deduct fees at your end. Whst do I owe when the account is reconciled. Ie overpayment on transfer plus fees removed from your account**	
145	[05/01/2022, 10:19:58] Anton Agent: Hi Darren	
146	Not a problem. Banks are Fat cats! 😣	
147	Recon:	
148	• Mun bill was R 11 180.26	
149	• You paid R12 000.00	
150	• Overpaid by	
151	• Bank charges R625.00	
152	• Surplus to deduct from the Utility bill = -R 194.74	
153	To balance our books the net amount you have to pay today is :	
154	R 7350.67	
155	-194.74	
156	R 7155.93 ✔	
157	Hope this makes sence 😉	
158	Many Thanks!	
159	Kind regards	
160	Anton	
161	**[05/01/2022, 10:25:28] Darren de Rodez.: Makes perfect sense. Ill do that today.🙏🙏🙏❣ Ill try and tick whatever box shows transfer to be done at my expense..**	
162	**[05/01/2022, 10:26:04] Darren de Rodez.: oo, i just saw, Keith messages at 9.30am.. asked call urgently.. is there problem on site i dont know of**	
163	**[05/01/2022, 10:40:13] Anton Agent: I think it's about the outstanding payment for the Utility bill. He's threatening to cut the services today if not paid.**	
164	**This morning when I sent him proof of your payment, I received excactly the reply I expected to get. No 'thank you' BUT where's my money for the utility bill??**	
165	**[05/01/2022, 10:41:39] Anton Agent: Hi Anton.**	
166	**let me know urgently regarding the payment for services. I don't want to have to turn things off, but I will do so this morning if I don't get answers and proof of payment immediately. Keith**	
167	**[05/01/2022, 11:31:00] Darren de Rodez.: Is this guy for real?! I've just paid his rent up to April 2022. He's insane**	
168	[05/01/2022, 11:31:42] Darren de Rodez.: image omitted	
169	[05/01/2022, 11:32:38] Darren de Rodez.: audio omitted	

170	[05/01/2022, 11:33:56] Anton Agent: Thanks Darren	
171	Will do it now.	
172	[05/01/2022, 11:36:47] Anton Agent: My feeling too 😭	
173	[05/01/2022, 11:38:42] Anton Agent: D Russel - Utility Statement - (01.01.2022 - 31.01.2022).pdf • 1 page document omitted	
174	[05/01/2022, 11:40:14] Anton Agent: Just pay R7155.93 as per my recon 🤞	
175	**[05/01/2022, 11:40:38] Darren de Rodez.: I can tell you now this man will never change. There will never be a point at which he is either happy. Or relaxed. Or grateful.**	
176	**He has an incredibly personal perspective on things that takes no allowance of anyone else or anything else. Including the law. It's the first property deal I regret. Which is a shame.**	
177	**But his property was rotten and neglected top to toe. Hence needing way more work than thought. Which I did without any moaning or asking for a contribution from him. I dint think he is in the slightest bit appreciative 🙈🙈🙈**	
178	**[05/01/2022, 11:41:15] Darren de Rodez.: Ps. I pay PPA directly now.**	
179	**[05/01/2022, 11:42:06] Darren de Rodez.: audio omitted**	
180	**[05/01/2022, 11:42:42] Darren de Rodez.: These are all for January invoices ? And housekeeper is January ir December ?**	
181	**[05/01/2022, 11:44:16] Anton Agent: These are all for January, including the housekeeper.**	
182	**[05/01/2022, 11:44:57] Anton Agent: Let me know**	
183	**[05/01/2022, 11:45:07] Darren de Rodez.: So he's cutting off utilities for dates not yet used or invoiced to him**	
184	**[05/01/2022, 11:48:19] Anton Agent: He says that he's getting billed on the 1st monthly for the services - for the month ahead - WiFi, Fibre, DSTV, PPA**	
185	**[05/01/2022, 11:49:27] Darren de Rodez.: PPA probably. The rest bill in arrears. No one pays wifi or housekeepers ahead of time**	
186	**[05/01/2022, 12:26:28] Anton Agent: The DSTV service is payable in advance. Not sure about the Wifi. If you switch on a DSTV signal today, you have to pay for the month ahead. I just had to pay mine a month in advance for my holiday house.**	
187	**I agree 💯 with you on the Housekeeper.**	
188	**I did discuss this with Keith in the beginning, but**	
189	**he is insisting all services to be prepaid in advance.**	
190	[05/01/2022, 12:27:31] Anton Agent: Let me know once you start paying PPA directly. We will then take it off the monthly bill.	
191	[05/01/2022, 12:41:45] Darren de Rodez.: audio omitted	
192	**[05/01/2022, 12:58:54] Anton Agent: Hi Darren**	
193	**I can't tell you how this man has been 'bullying' me and Gail over the Festive Season, I rather not give you all the details …me not doing my job, not protecting him; insisting that I ask our lawyers to cancel the contract with immediate effect, cut the services, the storeroom issue etc etc. This happens through Christmas Eve, Christsmas day, New Year's Eve 'New Year and every f…ing day in between! Like you I'm so fed-up! I'm renting +50 houses in Cape Town, Paarl & Hermanus. I had very little issues over the Season, except this man keeping me…and Gail busy day & night!**	
194	**Maybe we should have a few G@T's on your balcony.. on the new year🆕**	
195	**[05/01/2022, 13:00:14] Darren de Rodez.: Good idea. Maybe we should find a unique way of christening the fire pit 🔥**	
196	**[05/01/2022, 13:00:23] Anton Agent: Thanks for paying this today. Much appreciated!**	
197	**[05/01/2022, 13:01:00] Darren de Rodez.: I think part of the problem is people humour him. But I appreciate peace keeping us better than war 🙈**	

198	[05/01/2022, 13:02:53] Anton Agent: I'm an expert 💧 🌱 😉	
199	[05/01/2022, 13:05:06] Anton Agent: True! 👊	
200	[07/01/2022, 15:50:50] Anton Agent: This message was deleted.	
201	[07/01/2022, 15:50:51] Anton Agent: image omitted	
202	**[07/01/2022, 15:54:41] Anton Agent: Hi Darren hope your are doing well. Just to confirm that we have received your Forex payment for January's Services in our bank account this morning and immediately paid it over to Keith.**	
203	**Many thanks & much appreciated.**	
204	**Have a lovely weekend 🚜💐**	
205	**[07/01/2022, 15:56:24] Anton Agent: Sorry, I sent you the Landlord's Statement by mistake. We will send you the Tenant Statement showing a ZERO balance.**	
206	**[25/01/2022, 01:51:05] Darren de Rodez.: Letter to Mr Russel 19.01.22 (1).pdf • 2 pages document omitted**	
207	**[25/01/2022, 01:51:05] Darren de Rodez.: WHAT …… THE …… FLYING ……. FUCK??!!!

223	[26/01/2022, 16:35:15] Darren de Rodez.: Can you pls urgently send me a copy if the signed lease for Leirmans	
224	**[26/01/2022, 16:35:40] Darren de Rodez.: Those were some of the before photos**	
225	**[26/01/2022, 16:37:10] Anton Agent: Will do. Driving now.**	
226	**[26/01/2022, 16:37:42] Anton Agent: A shitty house!** 😉	
227	**[26/01/2022, 16:41:20] Anton Agent: Dinah is sending it to you now.**	
228	**[26/01/2022, 16:43:05] Darren de Rodez.: perfect, thank you**	
229	**[26/01/2022, 16:43:23] Darren de Rodez.: one we have "destroyed"** 🙈	
230	**[26/01/2022, 16:43:42] Anton Agent: True** 🤣🤣	
231	**[27/01/2022, 03:10:00] Darren de Rodez.: Hi Anton. Thank you for today. Its a huge help to have the calm voice of reason to inject some sanity into this whole thing. All the changes we discussed make sense and Im hapy to get a new lease drawn up that captures all that and addresses both parties concerns so that ging forward the fresh start is underpinned by a very clear agreement that no one can then challenge** 🙏🙏🙏🙏	
232	**[27/01/2022, 03:10:11] Darren de Rodez.: Re Camps Bay, do you think this will fly>?**	
233	**[27/01/2022, 04:19:50] Darren de Rodez.: video omitted**	
234	**[27/01/2022, 06:39:38] Anton Agent: Morning Darren**	
235	**It's a great pleasure. Thank you for your time yesterday. Your house is lovely - amazing what you've done with both houses** ✸ **nicely destroyed!** 🙈	
236	**I'm having a telecon with Keith this morning -will offer him excactly what we've discussed.**	
237	**I will keep you posted. Have a wonderful day** ☼	
238	[27/01/2022, 06:49:25] Anton Agent: Yes, I had a good meeting with the owners. Offered them R100k net per month + Utilities.	
239	• 5 year lease	
240	• We can structure a rent to buy deal, including an interest amount in the purchase price.	
241	• They would take part payment in the UK (at a fixed amount) to pay for an apartment, as they would want to be with their son & grandchild in London the last years of their lives 😳	
242	Let me know if I could arrange a viewing for you.	
243	[27/01/2022, 06:53:02] Anton Agent: I'm the meantime, could you please pay this invoice today and send me POP. This will definitely help and 'strengthen the case' when talking to Keith today.	
244	Many thanks!	
245	[27/01/2022, 06:59:35] Anton Agent: As discussed, if you want our Admin Dept to pay the bills on your behalf and on time, you are welcome to transfer a lumpsum to our Trust Acc of say ZAR 60k to cover 2 month's expenses. We will then send you a monthly statement and let you know in advance when to do a top-up again. This will save you on bank charges as well.	
246	More than happy to do this for you.	
247	[27/01/2022, 08:57:28] Darren de Rodez.: That would be great. Maybe we will get to try this rent to buy model after all	
248	[27/01/2022, 08:57:47] Darren de Rodez.: Sure	
249	[27/01/2022, 08:58:17] Anton Agent: Thanks Darren 🙏	
250	**[27/01/2022, 17:38:05] Darren de Rodez.: https://drive.google.com/file/d/1ZEzkUZSc5Fo09vJkCVuPTBb3RyPFPp5q/view?usp=drivesdk**	
251	**[27/01/2022, 17:45:41] Anton Agent: Wow wow.**	
252	**This is insanely beautiful Darren**	

253	Amazing!!	
254	🌟 🌟 🌟 🌟 🌟	
255	Well done friend 🥂 🥂	
256	[27/01/2022, 17:47:01] Anton Agent: Would you consider to rent the entire house monthly? How much per month?	
257	**[27/01/2022, 18:08:43] Darren de Rodez.: I would for sure. Id miss it but cash is king atm. Especially as id use the fuds to get some in Camps Bay and others here. Personaly i feel LLandudno offers a far super rental offering to guests but i appreciate than name recognition is still very much in favour of Camps Bay**	
258	[27/01/2022, 18:13:51] Darren de Rodez.: And i have so much more planned. An entire roof terrace on the top roof for example. The main veranda is being turned into a giant Bedouin glam marque with chandeliers. and every rooms still has a few more special touches to add. But after two months of 24/7 work and a few million shekels she looks incredible. Anyone who sees her or has stayed in her are blown away.	
259	[27/01/2022, 18:13:52] Darren de Rodez.: t . But what rent? if you looked at a rate of R50k a night for very short term lets that equates to R1.5 million a month which would be impossible. How on earth do you value something like this per month lol	
260	[27/01/2022, 18:49:54] Anton Agent: Extremely difficult to put a monthly rate to such a beautiful gem 💎 while we are still in high season!	
261	**[28/01/2022, 16:58:47] Anton Agent: Cancellation notice 28.01.22.pdf • 2 pages document omitted**	
262	**[28/01/2022, 17:07:23] Anton Agent: Hi Darren**	
263	**I'm sure you have received this Lawyer's letter as well, despite the fact that I've spoken to Keith after our meeting and told him that you are willing to negotiate a new Lease Agreement with terms which suit both parties. i.e. monthly rental payments etc. Also told him I suggested that you pay us a lumpsum upfront and we will then pay the utility bills on time. Obviously he listened to his lawyer and not me!**	
264	**[28/01/2022, 17:11:50] Anton Agent: 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??**	
265	**[28/01/2022, 17:13:52] Darren de Rodez.: Wtf**	
266	**[28/01/2022, 17:14:08] Darren de Rodez.: My willingness to compromise is fast vanishing now**	
267	**[28/01/2022, 17:14:57] Darren de Rodez.: How does a meeting on the 1st help when the notice is affective 31st**	
268	**[28/01/2022, 17:15:40] Darren de Rodez.: Plus his actions also make Wellem's position untenable.**	
269	**[28/01/2022, 17:16:05] Darren de Rodez.: Either way. My understanding is a court order is required for posession.**	
270	**[28/01/2022, 17:17:00] Darren de Rodez.: I agreed all your points even though I was not obliged to. And therefore it's a simple yes or no. It seems the price to pay someone not to be a cunt os going up**	
271	**[28/01/2022, 17:20:39] Darren de Rodez.: He canot terminate a lease on the basis of the lease not hving terms that suit him to force terms that do suit him.**	
272	**[28/01/2022, 17:23:20] Anton Agent: 100% Correct! Will be hard for him to get a Court Order against you whilst you have paid your rent 3 months in advance and the utility bill one month in advance - for services and a salary not even payable yet.**	
273	**[28/01/2022, 17:36:43] Darren de Rodez.: So, on what basis does he rely to terminate the lease.**	
274	**Construction work? there has been none.**	
275	**Rent arrears? There are none.**	

276	**Arrears on utilities? There are none as we are paid up and the sums he reefers to he doesn't have to pay for some weeks. Either way, a utilities invoice recieved a week ago is not grounds to terminate the lease.**	
277	**So can someone explain to me like im dumb on what basis he thinks he can end the lease.**	
278	**Especially end the lease on a tenant who has paid rent right up until April 2022, who has paid all other bills to date, and who has spent R2 million on his property, a tenant who has not undertaken construction on his property**	
279	**and i might add that he seeks to end the lease of a demonstrably perfect tenant who he illegally evicted last month. , who he purposely tried to cause to lose a R300k contract and would have done were it not for the intervention of a highly competent lawyer, who he has been illegally spying on , who he has invaded the privacy of. And who he continues to 'force' to retain the services of and live with somone who has been showed to have tried to scam and steal from him**	
280	**I must be missing something**	
281	**If this is his attempt to force new terms then I cannot think of a less productive way of doing this**	
282	**[28/01/2022, 17:37:00] Darren de Rodez.: He is a nasty , odious bully**	
283	**[28/01/2022, 17:38:07] Darren de Rodez.: When you say "Obviously he listened to his lawyer and not me!", so he doesnt want any of those thinbgs now?**	
284	**[28/01/2022, 17:48:01] Anton Agent: No! he was very happy when I told him that you are willing to sign a new lease with new terms as we've discussed. Also that you will have the contents of his storeroom packed, moved & stored by a professional company. Also that I will arrange a meeting to discuss the new agreement. Obviously his lawyer advised him differently! That's what I mean 'he didn't listen to me'**	
285	[28/01/2022, 17:48:33] Anton Agent: Can I call you before I drive?	
286	[28/01/2022, 17:48:41] Darren de Rodez.: I got that but what does thw lawyer hope to achieve	
287	[28/01/2022, 17:48:55] Darren de Rodez.: of course	
288	**[28/01/2022, 18:18:10] Anton Agent: Can I send this to him?**	
289	**Hi Keith. I think your lawyer has just gone too far too quick. As discussed with you earlier this week, Darren agreed to sign a new lease with new terms, but not after you have evicted him. I think you should prepare yourself to move back into your own house after Monday 31st.**	
290	**I will still try to set up a meeting with Darren, but I think you've already 'pushed him over the edge!'**	
291	Anton	
292	[28/01/2022, 18:23:25] Darren de Rodez.: Can't hurt	
293	[31/01/2022, 13:59:34] Darren de Rodez.: Morning sir	
294	[31/01/2022, 14:28:51] Anton Agent: Good day friend.	
295	Hope you had a good weekend. See Keith's reply to my WA yesterday. I haven't answer him…yet!	
296	**Not sure where this is going now?…until he gets the next payment, then he's happy again.**	
297	**Let me know if you want to meet with this guy??**	
298	**[31/01/2022, 14:31:05] Anton Agent: My WA to him:**	
299	**Hi Keith.**	
300	**I think you should prepare yourself to move back into your own house after Monday 31st.**	
301	**As discussed with you earlier this week, Darren agreed to sign a new lease with new terms, exactly the way you wanted it, but definitely not after you have evicted him! He also agreed to my suggestion to pay a lumpsum into our Trust account so that we could then pay you on time for the utility & service bills.**	

302	**I will still try my best to set up a meeting with Darren, but get the feeling it's too late now. I think you / the lawyer already 'pushed him over the edge'…**	
303	Regards	
304	Anton	
305	[31/01/2022, 14:31:45] Anton Agent: He's reply on Sunday morning 👇	
306	[31/01/2022, 14:32:45] Anton Agent: Oh! And he never pushed me over the edge. It was acceptable for him to pay his rent and utilities late. And his late once again re-utilities. And he entered my office, knocked down walls without permission. That's been pushed were I come from 😡 Are you joking with me Anton???	
307	[01/02/2022, 09:18:12] Anton Agent: D Russel - 16 Liermans rd - MUNICIPAL- Dec 2021.pdf • 1 page document omitted	
308	[01/02/2022, 09:18:12] Anton Agent: D Russel - 16 Liermans rd - UTILITIES - (01.02.2022 - 28.02.2022).pdf • 1 page document omitted	
309	[01/02/2022, 09:18:47] Anton Agent: Morning Darren.	
310	[01/02/2022, 09:44:04] Darren de Rodez.: Morning anton. im finishing my Monday just now., an hours sleep,. then starting my tuesday 22 hour shift lol	
311	[01/02/2022, 09:44:41] Anton Agent: Ooh man 😎	
312	**[01/02/2022, 13:07:39] Darren de Rodez.: with respect it was two days and only then because it came from the UK account. bearing in mind the previous six weeks the only common variant and the several million that cost us in return deposits and bookings that should have been that never materialised plus the Yoko and FNB fiasco hich was another million Rand hole Added to the fact not clearly in the first three months I had spent 2 million Rand on his property and only had at that point a handful of leads one of which he tried to sabotage when refusing us access the fact that he was paid at all it was a miracle.**	
313	**the man has been paid over half a million Rand in rent and probably another 100,000 Rand and utilities so he is already over 600,000 Rand better off because of me. not to mention the millions spent on his property which must be aesthetic changes may not be his taste so he says much of the money was spent bringing areas of the property up to standard including additional sockets in all the rooms because there were almost none.**	
314	**And it is clear from all the conversations prior to signing but that room was always to be included within the tenancy agreement it was purely being kept for a very short term whilst they moved between properties.**	
315	**everything we have requested has been ignored. including the promise to look into the decorating scam**	
316	**contrary to the solicitors letter we did not "try to sack Wellem". We went through the procedures to investigate the scam and when whwen it became only too clear he had been involved and the ring leader of the fraud we decided his position was untenable and even then sought to involve Keith before doing anything. There's been no attempt to sack. If we were going to sack wellem he would be sacked.**	
317	**The construction work is a red herring. Since when is painting or changing kitchen fascias or fitting new light fitments considered construction work.**	
318	**You and I both know and its in the minutes he has no issues with any work that we have done**	
319	**And he forgets one thing if he suddenly decides to pretend he was not on board with all changes. EVERY DAY OF THE TENANCY TO NOW ON KEITH'S INSTRUCTION WELLEM HAS BEEN TAKING PHOTOS AND REPORTING BACK VERBALLY TO KEITH. EVERY MOVEMENT, EVERY CHANGE. EVERY ITEM OF WORK.**	
320	**Not only did he acknowledge that he , his wife and friends all followed al the stories on Instagram. But he had his own spy breaching every privacy law and landlord/tenant law possible**	
321	**Then when it suited him he illegally evicted us from a property we were fully up to date on and had our lawyer not been about to issue proceedings in the high court and minutes before a high value guest was due to arrive.**	

322	We are asked to appreciate., understand and empathise with the man. Yet he has not once paid us a single courtesy or done a single thing we have asked. On the other hand we have done everything asked of us and more.	
323	We have still not received an apology from Keith for his illegal eviction and the stress that caused	
324	Nor have we as yet been given proper access to that room, which is part of the house and the tenancy agreement but which I allowed them to use for a very short period.	
325	No matter how flexible we are and no matter how many times we agree to X or Y or to his latest threat or demand it never makes a difference as within a very short time he is back to his threats, intimidation, bullying and illegal behaviour	
326	There is an irony that he sends a letter from a lawyer when he has absolutely no consideration for the law. Civil or criminal. He intimidates his tenants, he illegally evicts them and dispossess them of a property they have spent their saving and their time on. He jeopardises the very business that pays him his obscenely overpriced R90k a month. He uses an issue such as the door to threaten when he suggested the door and acknowledges it a good idea. IT is he who literally spies on his tenants in the worst breach of privacy ive ever heard of	
327	Even when I asked of it would be ok for Keith to provide a landlord reference confirming my rent was on time and property taken care of etc and I was told “sure, but only when hes got more ,money…then hell be happy and more inclined to write something positive or even make an effort”	
328	Now every other week there is an issue. At the moment it’s the utilities. There is always an excuse to throw your eight around and make others lives hell.	
329	These came to a staggering R23k last month. Which would equate to R250,000+ for a year.. , I am allowed due time to look at an invoice. And now that he is threatening my legal right to occupy it would be nonsensical to transfer more money to him	
330	So to get a landlord to write a truthful reference for his tenant requires brining with money.	
331	To stop a landlord form taking photographs of us and our property requires a bribe.	
332	To get us back into the property after being illegally evicted requires a bribe.	
333	To stop him ruining your and Gails Christmas and new year requires a bribe.	
334	To allow him to stop blocking our entry to part of our property requires a bribe	
335	You came to me and asked for amendments to the lease and a new lease. I agreed them all. Just as I would have agreed them had Keith asked. Just as I have agreed and done everything asked of me that was within my power to do	
336	Would you honestly suggest I now transfer the man more money knowing he likely has another illegal stunt to pull	
337	[01/02/2022, 18:04:53] Anton Agent: Hi Darren	
338	I don’t have the right words…or enough words to answer you correctly.	
339	This is a f….ing nightmare that doesn’t want to disappear! It’s there when I go to sleep and even worse when I wake up! I’m sure you feel exactly the same.	
340	As much I have tried to be the mediator between you and Keith; (and I’ve really tried my outmost best), it now looks like I’ve sadly failed to succeed! I’ve tried to prevent this from going the legal route, costing both parties a lot of money…but this is where we are now, all unnecessary!!	
341	Regarding the payments :	
342	To keep your side clean should this go to Court, (which I pray not) I would suggest you pay the Mun bill for services you’ve already used - electricity, water. But don’t pay any utilities upfront, seeing that he has now locked you out of a house you’ve already paid for - 3 months upfront!!	
343	Still hoping to find a solution to resolve this horrible situation.	
344	Let me know how you want me to proceed?	
345	Driving back to Paarl now. I’m available tomorrow for a meeting.	
346	Greetings	

347	**Anton**	
348	**[01/02/2022, 18:15:49] Darren de Rodez.: Hi Anton. it is the stuff that nightmares are made of for sure. I would like to say hes delusional or insane to think tjhis behaviour is acceptable. locking someone out of their home that they have paid months in advance for as well as sink millions into to turn it from that dark, old fashioned 1980s sauna vive to a beautfil home. But Keith knows exactky what hes doing. Hes a bully and the worst kind. Tbh i dont know what to suggest as the man doesnt seem to think rationally or like a normal human. In his world it is all about him and others are either an inconvenience or potential for personal gain. If i had to find a term, it would be an "odious little man". He is also not smart, what he has done is illegal on so many levels and for a man who seem to lives to a very tight budget he has just wracked up one huge liability. any judge would be rightly shocked at his actions and its almost inconceivable a court wont take a very dim view of whats hes been doing and done. he is also not smart as it makes sense to asses your opponent. id have said yes to pretty much ay request that was ewithin mhy gift. #**	
349	[01/02/2022, 19:21:31] Darren de Rodez.: can you please send me the copy if the final signed lease agreement	
350	[01/02/2022, 19:21:57] Darren de Rodez.: and happy for you to pop in at any time tomorrow	
351	[02/02/2022, 06:47:39] Anton Agent: K BROAD - D DE RODEZ Signed lease 16 Liermans LLandudno.pdf • 13 pages document omitted	
352	[02/02/2022, 06:49:55] Anton Agent: Good morning Darren.	
353	Lease Agreement - also emailed to you. See you later today.	
354	[02/02/2022, 10:09:00] Darren de Rodez.: What time tiday are you thinking	
355	[02/02/2022, 10:10:42] Anton Agent: Morning	
356	Around 2pm?	
357	[02/02/2022, 14:03:40] Darren de Rodez.: sorry, coming down in 2 mins 🙏🙏🙏	
358	[02/02/2022, 14:04:11] Anton Agent: Ok 👍	
359	[02/02/2022, 14:38:42] Anton Agent: Sorry, I have to run to another meeting in Green Point. See you another day.	
360	[02/02/2022, 15:10:16] Anton Agent: Darren Russel - Tenant Statement - 7 Monteray Rd (01.03.2022 - 31.05.2022).pdf • 1 page document omitted	
361	[02/02/2022, 15:10:25] Anton Agent: Darren Russel - Tenant Statement - UTILITIES - (01.01.22 - 31.01.22).pdf • 1 page document omitted	
362	**[02/02/2022, 18:08:25] Darren de Rodez.: Hi Anton. Can tou please urgentky message Keith and ask him straight. Whether he will remove the physical block to our entry. Yesterday and today we lost a large booking due to his eviction. Now i have another person interested and wishing to book but if we accpet and we cannot gain entry it will reflect very badly on us**	
363	**[02/02/2022, 18:11:18] Anton Agent: Hi Darren**	
364	**Will do ✔**	
365	**[02/02/2022, 18:16:03] Darren de Rodez.: if he is going to block us then seeing that in black and white will help**	
366	**[02/02/2022, 18:16:38] Darren de Rodez.: especialy as cant get hold of wellem whose gone very quiet**	
367	**[03/02/2022, 10:04:00] Darren de Rodez.: Hi anton, Did ytou hear back?**	
368	**[03/02/2022, 10:12:07] Anton Agent: Morning Darren**	
369	**Yes, late last night. 👇**	
370	**[03/02/2022, 10:12:43] Anton Agent: Is he mad 😵**	
371	**[03/02/2022, 10:13:59] Anton Agent: Can I call you?**	

372	**[03/02/2022, 10:15:31] Darren de Rodez.: yes**	
373	**[03/02/2022, 10:16:12] Darren de Rodez.: i suggest now as about to speak with the lawyers and give the go ahead for high court action and a 500,000 law suit.. which i can afford to fund..., #**	
374	**[03/02/2022, 10:19:11] Anton Agent: Missed voice call**	
375	**[03/02/2022, 10:19:46] Anton Agent: Missed voice call**	
376	**[03/02/2022, 10:30:36] Darren de Rodez.: While I don't want to antagonise Keith any further he does need to realise that Lily his position is 0.01% chance of success and that at the point I go and meet with Johannes and we file at court not only will I get the property back she will have to pay huge amount of damages**	
377	[03/02/2022, 10:31:22] Anton Agent: Exactly!	
378	[03/02/2022, 10:36:04] Anton Agent: Morning Keith	
379	How's your diary for a meeting with Darren tomorrow @ 9:30am	
380	[03/02/2022, 10:36:05] Anton Agent: Where will the meeting be?	
381	[03/02/2022, 10:36:05] Anton Agent: Can we do it @ Darren's house, where we've met last time?	
382	[03/02/2022, 10:36:05] Anton Agent: Hi. I want the meeting at Grind4Truth, Prestwich Memorial, 1 Somerset Rd, Green Point @ 10.00am	
383	[03/02/2022, 10:36:46] Darren de Rodez.: No. Here. I dint have the time to lose several hours.	
384	[03/02/2022, 10:37:28] Darren de Rodez.: I have 10 times the workload that he has and because of the way he's chosen to do this and have an even bigger workload. Plus I also have to go and see your house which is going to take half a day. She started and created this mess he can come here as I do not have the time to be going around in my car for meetings that should not be necessary	
385	[03/02/2022, 10:47:38] Darren de Rodez.: image omitted	
386	[03/02/2022, 11:26:15] Anton Agent: Sorry, I'm driving in heavy traffic 🌧	
387	[03/02/2022, 11:29:32] Darren de Rodez.: No problem. Apologies	
388	[03/02/2022, 11:30:08] Anton Agent: I'm trying to prevent the Court Order he's getting against you. I'm still of the option that we could resolve the issues around a table without the legal costs to both parties.	
389	[03/02/2022, 11:30:31] Anton Agent: No response from him yet!	
390	[03/02/2022, 11:31:14] Darren de Rodez.: Court order against me or is thst the message you sent him	
391	[03/02/2022, 11:31:38] Anton Agent: I sent it to him.	
392	[03/02/2022, 13:23:55] Anton Agent: Hi Darren	
393	Keith doesn't want to meet at your house. He's ask if we could meet at the 12 Apostles Hotel?	
394	Tomorrow @ 10am.	
395	Let me know if this suits you?	
396	**[03/02/2022, 14:39:26] Darren de Rodez.: Hi Anton. Just to keep you in the loop Johannes has reserved us an appointment with councel at their chambers for tomorrow afternoon and has asked I wire him R150k on account for fees**	
397	**We already have the verbal opinion of two very eminent councel and both said that this is as black and white as it gets. To illegally evict An incumbent tenant by securing the premises via the housekeeper is as illegal as it gets. Even if the tenants were in arrears on the rent. However a s the tenant is actually paid up to April no justification that anyone tries to fabricate or mispresent will stop a court from awarding possession. interestingly, even if construction works had been done without consent (which is untrue as a) no works done to date would be considered "construction" and b) we have it on record he has no issue with anything we have done) a court will still grant us possession back**	

398	**At that point Keith will be liable for a legal bill approaching 250k**	
399	**In additon we will claim all losses for the period we were unable to use our own property,**	
400	**To date we had two lets, one of R224k and one of R49k . both via platforms so we can prove these independently. and this number will continue to rise.**	
401	**Both counsel feel that we will recover the full sums lost or certainly a major portion of . Plus costs. Which will be considerable**	
402	**This is not posturing. You and I both know that by moving to illegally deny us possession the law swung decisively in our favour. It was a stupid move and extremely counter productive**	
403	**Again, we find ourselves in a positon where each quarter falls due and the person to whom that money falls due does his best to sabotage our ability to generate funds from the property**	
404	**So when the next quarter comes round what then?**	
405	**Will there be a reduction to allow for the hole he has punched in our income**	
406	**And if I leave, what then? my stuff will go with me and the property on which I pay R90k a month admin another R20-30k in extras a month will either sit empty or acheive a rent of half what i pay**	
407	**I had the place valued for long term rentals and was told R60-70k ,max! we are paying R300kl more per annum than the property is worth. Plus utilities and that's at full occupancy and we both kmnow that if we left youd need to factor in the usual months of void**	
408	**So if Keith has millions in savings and can afford to lose R500k a year every year for 5 years then I understand why he might wish to play fast and loose with the agreement and harass his tenant into leaving**	
409	**Although I fail to understand why any landlord would hand their tenants a cast iron case to recover hundreds of thousands of Rand in costs and damages**	
410	**To date we have paid circa R600,000 in rent and utilities/services etc alone. and we are only 4 months in**	
411	**Its February. The season is over. There are massive luxury properties in Llandudno on the market for r80-90k. Far larger and far higher standard and spec that need nothing doing to them. And I imagine a landlord who is not waiting for every tiny issue on which to pounce or watching the clock so that as an invoice becomes due they can begin to harass that second**	
412	This is the important bit:	
413	If it gets to the point I either transfer funds to Johannes or go to the chambers conference I CAN GUARANTEE YOU AT THAT POINT NO MATTER WHAT IS OFFERED THERE WILL BE NO RECALL OR CEASE FIRE OR BACKING DOWN. AND I WILL FIUND THE LEGAL TEAM TO PURSUE EVERY CONCEIVABLE AVENUE TO RECOVER MY MILLIONS. And I have three extremely experienced lawyers confirmation categorically we will be successful. I am advised that the house itself must also be a primary target as the one noted asset so we must move to secure that	
414	Every day we are not in occupation is a day we must be refunded the rent for that day	
415	What astonishes me most is that all this is over those three requests you mentioned which I had no issue agreeing and would have had no issue agreeing had I been asked	
416	I made clear that the meeting that any decline of the request last year would nbe due to having taken a several million rand hit from Omicron and not the request itself	
417	And if all this is over the three points you raised that had I been aked prior to I would have said yes anyway wheat a crazy waste of everyone site and money	
419	**No property no matter how much has been pumped into it is worth the stress and losses being caused. The time I have to spend on thisis obscene and that means time lost on other issues.**	
420	**[03/02/2022, 16:12:17] Anton Agent: Hi Darren**	
421	**I still think we can prevent all these costs and you having to go through all of this. At the end the lawyers will pocket the money!**	
422	**Let's meet with Keith tomorrow. I know how to handle him…** 😵	

423	**[03/02/2022, 16:13:39] Darren de Rodez.: Im just not sure i do and my acting abilities are draining as fast as my patience and sense of humour. I wish i had either your patience or was half as professional as you are 🙏,**	
424	**[03/02/2022, 16:17:56] Anton Agent: Thanks Darren, but I'm also just trying my best and hate to fail 🙏**	
425	**[03/02/2022, 16:38:08] Darren de Rodez.: Im open to meeting .. although i fail to see why if its just those things he wants , that he cannot just agree them. it goes against every fibre to disucss things like this under a threat or while hes pulling stunts like this. it just rewards his behaviour. if hed asked me like an adult id have said yes**	
426	**[03/02/2022, 17:11:39] Anton Agent: Can you make it for tomorrow @10am at Twelve Apostals.**	
427	[03/02/2022, 18:20:19] Darren de Rodez.: Yes. Does that mean that is Keith buying the rounds of espresso martinis?	
428	[03/02/2022, 18:22:17] Anton Agent: Haha…yes! 🤭	
429	[03/02/2022, 18:22:45] Anton Agent: I'm confirming with him now.	
430	[03/02/2022, 18:23:19] Darren de Rodez.: I thought of asking Kathi to deputise as she is the consummate professional. Calm and considered (as only Germans are) .. It is very rare anyone ever gets under the skin the way Keith does or and i dont like words like "hate". But i find the man noxious and toxic and am not entirely confident of my ability to hide it	
431	[03/02/2022, 18:24:15] Anton Agent: I think just the 3 of us for now.	
432	[03/02/2022, 18:26:01] Darren de Rodez.: I meant her in my place. i really would enjoy tearing him apart. Legally and financially ,, the man has caused me and those arund me so much misery ... and if he thinks i paying rent for the days hes locked me out or im picking up a big legal bill becuase he has the maturity of a 5 year old only child hes mistaken	
433	[03/02/2022, 20:22:07] Anton Agent: Meeting confirmed 👍	
434	[03/02/2022, 21:36:29] Darren de Rodez.: Thank you very much	
435	[03/02/2022, 21:36:46] Darren de Rodez.: Ill take a hip flask of vodka and crushed xanax	
436	[03/02/2022, 22:04:45] Anton Agent: One for me too 🤣	
437	[04/02/2022, 01:47:39] Darren de Rodez.: hip flask or xanax?	
438	[04/02/2022, 07:01:57] Anton Agent: Good morning Keith & Darren.	
439	Meeting @ 10am confirmed. See you later at the Twelve Apostles.	
440	Regards	
441	Anton	
442	[04/02/2022, 07:05:40] Anton Agent: image omitted	
443	[04/02/2022, 07:07:28] Anton Agent: Email from Richard 7 Monteray Rd. Darren,	
444	Please pay this rent today.	
445	[04/02/2022, 07:10:01] Anton Agent: Darren Russel - Tenant Statement - 7 Monteray Rd (01.03.2022 - 31.05.2022).pdf • 1 page document omitted	
446	[04/02/2022, 07:10:02] Anton Agent: Darren Russel - Tenant Statement - UTILITIES - (01.01.22 - 31.01.22).pdf • 1 page document omitted	
447	[04/02/2022, 08:33:43] Darren de Rodez.: You deleted this message.	
448	**[04/02/2022, 08:35:01] Darren de Rodez.: Hi. I am meeting Keith at the Twelve Apostles at 10am**	
449	**The let for Luxe has cancelled. We don't have access**	
450	**But I had 2 definites. One woulkd have taken it for 14 nights from Wednesday R224,000). The other was six nights from yesterday R66,000).**	

451	**There was also a 6 month let at R300,000 but they had to move next week and therefore required a viewing. Luxe was their firm favourite. But after 3 days of them trying to get to see it they gave up yesterday and took another property**	
452	**So far, Keith's illegal and childish behaviour has cost us half a million Rand. More each day**	
453	**Not to mention whatever Johannes's bill will be**	
454	**Add that to the millions lost due to Omicron and also the Yoco /FNB debacle. And then factor in the fact that the core portfolio has yet to gain traction and begin to let .. and its proving not the most pleasant of months**	
455	**Keiths illegal eviction when we have actually paid our rent until April is not just shocking, illegal and immoral but its counter productive as it blows huge holes in our finances ,, yet come rental day and hell want the big bucks**	
456	**I am unsure if the meeting will be at all successful. The last time we met it felt as those perhaps I had missunderstood him and he was in the wrong but at least had reason to feel aggrieved. Since that meeting my view has changed entirely and based on what ive seen, heard and others like Gail and Anton have been put through I cannot find a single redeeming feature anymore. He is odious, greedy, self obsessed.**	
457	**Johannes wants me to meet the counsel at chambers later this afternoon or Monday AM and instruct proceedings in the high court to recover possessions (that is 1900% guaranteed no mater what bullocks keith makes up) and to then sue for damages to the tune of circa R500lk**	
458	**Ive told him I will make up my mind after the meting**	
459	**If we go ahead the legal fees will be circa R150k. although all wil be recoverable when we win**	
460	**Right now I can think of better thigs to do with R150k and the hours it will take to prep …… BUT …**	
	my fear is we will keep ending up back here. If he doesn't get his way on X or Y he locks the doors	
461	**Normally the default should be to calm, negotiated peace.. But I think this has the potential to go either way.. depending on the level of unreasonableness sof Keith**	
462	[04/02/2022, 08:35:10] Darren de Rodez.: update re the lets. thats 3 now	
463	[04/02/2022, 09:53:14] Darren de Rodez.: Hi Anton only just leaving having problems in my car it's been ideal for so long it doesn't seem to want to move anymore but will be there as quick as I can can	
464	[04/02/2022, 09:53:37] Anton Agent: 👍👍	
465	[04/02/2022, 10:12:31] Darren de Rodez.: audio omitted	
466	[04/02/2022, 10:15:05] Darren de Rodez.: Hi Anton. I'm not sure if you got my message I'm kind of stuck because I think Klem took my mask out of the car I'm just searching it now I don't know if you or the hotel has a spare one	
467	[04/02/2022, 10:16:59] Darren de Rodez.: All good I found under the seat	
468	**[04/02/2022, 13:31:20] Darren de Rodez.: Hi Anton.Thank you very much for today without your intervention and infinite patience there is no question we would all be on our way to court. I will ask that they transfer Funds from the South African account. I'm just checking there is enough which I should be. That way the funds should show Straight away.**	
469	**[04/02/2022, 13:37:38] Anton Agent: It's a great pleasure my friend. I'm happy with the outcome 🙏.**	
470	**Thanks for the transfer; which we will pay over to him real time.**	
471	**….so he will be happy for now 😂**	
472	**Have a great weekend. Hope you can relax a bit…me too 🏖**	
473	**[04/02/2022, 20:32:32] Anton Agent: Hi Darren**	
474	**Thanks for paying the Mun & Utility bills directly to Keith. Glad the house is now open again 👏 Hoping for lots of new bookings!**	

475	Please send us the POP for my Admin to update your rental statements accordingly.	
476	Have a great weekend 🏖 🥂	
477	[08/02/2022, 06:54:28] Anton Agent: image omitted	
478	[08/02/2022, 06:55:03] Anton Agent: image omitted	
479	[08/02/2022, 06:57:31] Anton Agent: Darren Russel - Tenant Statement - 7 Monteray Rd (01.03.2022 - 31.05.2022).pdf • 1 page document omitted	
480	[08/02/2022, 06:57:51] Anton Agent: Darren Russel - Tenant Statement - UTILITIES - (01.01.22 - 31.01.22).pdf • 1 page document omitted	
481	[09/02/2022, 20:11:56] Darren de Rodez.: Only just opened your messages. Sorry. The latest joy of my life. A land grab at hove heaven……	
482	**Johannes came here today for a looooooong meeting re all the challenges and has left me with a dilemma re Keith too. Not fun being shot at like a fish in a barrel by everyone who thinks they can enrich themselves somehow…**	
483	**[09/02/2022, 20:16:55] Anton Agent: I thought Keith's dilemma was all sorted after our meeting and your payment to him? What's up?**	
484	**[09/02/2022, 20:50:57] Darren de Rodez.: the future is whats up. knowing he will do this again if im even one day late. Plus the the R200k he cost me is also whats up.. or the R20k of rent he proposes to charge me for days i did not have occupation. every time he causes me a huge loss or other do im expected to suck it up and for everyone else's sanity move on. the R200k let was already allocated to Hamptons and now im battling one property because of a cunt on another . id love someone to explain to me how this is fair**	
485	**[09/02/2022, 20:51:45] Darren de Rodez.: and todsay i had to write a large cheque to fund intial fees re hove heaven. cape town seems to breed a very special# type of property owner**	
486	**[09/02/2022, 21:17:37] Anton Agent: a#specialgreedy type**	
487	[16/02/2022, 16:24:43] Anton Agent: Hi Darren	
488	I trust that you are well. I had a meeting with Richard & Maureen yesterday. As per the new arrangement you offered to pay a deposit of R68k and an upfront payment of R68k for March's rent. Payment for the utility bill, amount R1 705.06 is still outstanding.	
489	Could you please pay these 3 amounts as a matter of urgency, as we want to do a payout to him before they leave for Germany this coming weekend.	
490	Please forward me the POP.	
491	Kind Regards	
492	Anton	
493	[16/02/2022, 19:26:31] Darren de Rodez.: Hi Anton	
494	**I have had better weeks. Beter months and years for that matter. It would seem theres a Brutus inside even the meekest of lambs**	
495	**(reference to gail and jen)**	
496	I hope the meeting went well.	
497	As you mention, we agreed to change the format, so I pay monthly and also have a deposit on account	
498	Can you please send me a copy of the first account	
499	From memory I paid for the period 1st December onwards. Thereby taking me up to 1st March. Is that correct	
500	As such, if put a deposit on accunt of R68,000 then the ren t is due for the period 1st March to 31st March, then before 1st April the period 1st to 31st April. Is that correct?	
501	Also, do you know to where payments are being made by Richard and Maureen and by Bookings,com	

502	I know we discussed this and I said my preference was for it to go to my bank but it was decided because it was a UK bank it would be easier to come to SA. But I would prefer it come to me even if I must pay any charges as it creates too much temptation for people if they have large sums going through their accounts	
503	Any payments to anyone other than me need to stop immediately	
504	Also, I'm not sure if I have missed something or done my figures incorrectly but so far I cannot see any payments from the Hout Bay rentals ever having come to me. If you can clarify that would be a bug help	
505	**I urgently need to sort an SA account, for that I need an up to date visa stamp which im in the process of getting from people who took large sums of my money to just that, The vias will come through but canyt say if it will be a day , a week or a month, until the operating without an SA account is extremely problematic**	
506	Kind regards	
507	Darren	
508	[16/02/2022, 19:35:01] Anton Agent: Darren Russel - Long-term Lease - Tenant Statement - (01.12.2021 - 28.02.2022).pdf • 1 page document omitted	
509	**[16/02/2022, 19:35:22] Darren de Rodez.: apologies, i didnt answer the most important question. Regarding the rent and deposit , i have just sold another of my Terry O'Neil originals so i will get the net proceeds at some point in the next 5 working days and as soon as its in ill settle both**	
510	[16/02/2022, 19:37:36] Darren de Rodez.: what was the service deposit? was thayt like a float? if so can we run a float on Hamptons too pls. at least until i can recruit someone to help with admin etc as i have no help atm	
511	[16/02/2022, 19:38:28] Anton Agent: Hi Darren	
512	This was the previous statement / payment you made. Rental period : 1Dec'21 - 28 Feb'22.	
513	Next payment under will be for March'22.	
514	[16/02/2022, 19:45:18] Darren de Rodez.: great.,. thats what i thought. so the rent must be recieved by the 1st march latest?	
515	[16/02/2022, 19:52:26] Anton Agent: What I understood from Richard yesterday is that both the Deposit & the Rent (for March) is now payable. How did you offer it under the new arrangement? I will also check with him again.	
516	But technically it's correct - you have paid up to 28 Feb'22.	
517	[16/02/2022, 20:05:39] Anton Agent: Hi Darren	
518	This was the previous statement / payment you made. Rental period : 1Dec'21 - 28 Feb'22.	
519	Next payment due - R68k will be for March'22 as per the new arrangement.	
520	[16/02/2022, 20:06:03] Anton Agent: Reply from Richard 👇	
521	[16/02/2022, 20:06:31] Anton Agent: That is correct. This amount needs to be paid immediately, the April rental then needs to be paid on the 1st March	
522	[16/02/2022, 21:18:59] Darren de Rodez.: I'm confused. If I pay the April rent on the 1st of March then this is not the standard one month rent and one month deposit situation. Why am I paying both a deposit and the paying the rent for every month a full month earlier than the first of the month in question. That is then a two month deposit surely 🤔	
523	[16/02/2022, 21:25:09] Anton Agent: What you're saying is correct.	
524	Yesterday I understood from Richard that this is the new arrangement. I asked him again tonight and he confirmed that this is how it was agreed? 👇	
525	[16/02/2022, 21:25:49] Anton Agent: That is correct. This amount needs to be paid immediately, the April rental then needs to be paid on the 1st March	
526	[17/02/2022, 11:08:28] Darren de Rodez.: audio omitted	

527	[17/02/2022, 11:10:38] Darren de Rodez.: audio omitted	
528	[17/02/2022, 15:07:28] Darren de Rodez.: I have email. Do you see my confusion. I don't want to cause any problems so I can roll with A or B. I'd prefer monthly but not the monthly *plus* two months deposit. As soon as the sale proceeds come through I'll clear the balance. And we also need to chat about Keith as I can see him trying it on time and time again	
529	[17/02/2022, 17:37:33] Darren de Rodez.: Sorry. Missed your call. Can chat whenever suits you	
530	[17/02/2022, 17:37:42] Anton Agent: Hi Darren	
531	I've had a word with Richard about the upfront payment. I have a positive answer for you. Can I call you to discuss?	
532	[19/02/2022, 16:12:02] Darren de Rodez.: image omitted	
533	[19/02/2022, 19:28:32] Anton Agent: Thank you Darren. Paying over to Richard once reflecting in our account.	
534	Have a great weekend 🤜	
535	[19/02/2022, 19:33:37] Darren de Rodez.: Great thank you very much. When Richard as a moment if you could maybe estimate the average utilities per month and then will know what kind of kitty to do maybe it's sensible to do some equivalent to 2 months.. if you let me have your thoughts whenever you have a moment	
536	[19/02/2022, 19:35:46] Anton Agent: Hi Darren	
537	I will do the calculations and let you know by Monday latest.	
538	Great idea!	
539	[19/02/2022, 19:36:31] Darren de Rodez.: Thank you very much. I know I'm reporting paperwork at the best of times so that way everyone has peace of mind that all the bills can be such a long time 🙏🙏🙏👍	
540	[24/02/2022, 22:15:20] Darren de Rodez.: Hi Anton hope you're well. Why am I getting aggressive chasing letters for bills when I've not actually been sent the bills. I got a very stroppy letter through today from someone called Tina making specific reference to it being worrying and creating distressed because ability to keep promises which seems incredibly personal way to write a letter particularly bearing in mind it was in regards to an invoice which it says is three days late. More importantly I haven't actually received it so why am I being chased for non-payment of an invoice not sent sent	
541	[24/02/2022, 22:58:51] Anton Agent: Hi Darren	
542	I'm well thanks. Hope you are too.	
543	The Municipal acc was sent to you on the 21st Feb, a few minutes (4min) after we sent our Statements to you. Please check your inbox of the 21st.	
544	[24/02/2022, 22:59:07] Anton Agent: image omitted	
545	[24/02/2022, 22:59:27] Anton Agent: ☝	
546	[24/02/2022, 23:22:35] Darren de Rodez.: I just emailed. We've had serius problems with emails. But I have the one you sent just now 🙏👍	
547	24/02/2022, 23:39:42] Anton Agent: 👍🙏	
548	[26/02/2022, 09:07:45] Anton Agent: image omitted	
549	[26/02/2022, 09:07:45] Anton Agent: image omitted	
550	[26/02/2022, 09:20:29] Darren de Rodez.: image omitted	
551	[26/02/2022, 09:20:29] Darren de Rodez.: image omitted	
552	[26/02/2022, 09:20:30] Darren de Rodez.: image omitted	
553	[26/02/2022, 09:20:31] Darren de Rodez.: image omitted	

554	[26/02/2022, 09:21:02] Anton Agent: Morning Darren	
555	No payments received in our Trust account yet?	
556	[26/02/2022, 09:21:52] Darren de Rodez.: Morning Anton. I did all four a few hours ago. I've sent screen shots of the emails from the bank.	
557	[26/02/2022, 09:22:13] Darren de Rodez.: I'll also do the R68k rent for Monteray	
558	[26/02/2022, 09:23:30] Anton Agent: Many thanks Darren. I will let you know once cleared in our account.	
559	Forwarding to the Landlords now.	
560	[26/02/2022, 09:26:21] Darren de Rodez.: Hi Anton. I think with the 68,000 the telly is about 165,000 and I think that clears everything. But can you let me know if there is anything that I still need to pay and also when the next round of bills will come and I'll set myself a few reminders prior to	
561	[26/02/2022, 09:28:35] Anton Agent: Hi Darren	
562	I will check with my Admin dept and let you know by Monday latest.	
563	Thanks 🙏	
564	[26/02/2022, 09:40:00] Darren de Rodez.: Thank you very much	
565	**[26/02/2022, 15:45:28] Darren de Rodez.: Also, the Quarterly rent on the LLeirmans is due in a months time. But Keith said he wanted monthly. But I'm not yet seen a new lease or the other issues confirmed in writing .. does he still want monthly**	
566	**[26/02/2022, 15:47:52] Anton Agent: Hi Darren**	
567	**Yes, Keith wants the rent to be paid monthly, but always one month in advance- i.e. 1st March for April.**	
568	**[27/02/2022, 18:37:51] Anton Agent: image omitted**	
569	**[27/02/2022, 18:37:51] Anton Agent: image omitted**	
570	**[27/02/2022, 18:37:52] Anton Agent: POP's for the Mun & service's accounts. Funds should reflect in our Trust account tommorrow. We will then do a Real Time payment to you.**	
571	**[27/02/2022, 18:37:52] Anton Agent: audio omitted**	
572	**[27/02/2022, 18:37:52] Anton Agent: Please read the POP's again.**	
573	**[27/02/2022, 18:37:53] Anton Agent: audio omitted**	
574	**[27/02/2022, 18:37:53] Anton Agent: The rent is not due yet.**	
575	**[27/02/2022, 18:37:53] Anton Agent: audio omitted**	
576	**[27/02/2022, 18:37:53] Anton Agent: audio omitted**	
577	[27/02/2022, 18:37:54] Anton Agent: audio omitted	
578	[27/02/2022, 18:37:54] Anton Agent: audio omitted	
579	[27/02/2022, 18:37:55] Anton Agent: audio omitted	
580	**[27/02/2022, 18:37:55] Anton Agent: He needs to pay rental immediately, return ALL our missing bed linens, pay for and arrange storage for our house items immediately (which he removed from the house) and pay the 5k he owes for a damaged awning, plus Keith's legal fees. That's what he owes us! And that's not to mention or personal items which were illegally moved. That's a totally separate issue**	
581	**[27/02/2022, 18:38:46] Darren de Rodez.: This is a joke. It's extortion.**	
582	**[27/02/2022, 18:39:08] Darren de Rodez.: Anf they mention this AFTER locking us out**	
583	**[27/02/2022, 18:40:52] Darren de Rodez.: audio omitted**	

584	[27/02/2022, 19:48:44] 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	
585	[27/02/2022, 20:31:52] Anton Agent: Hi Darren	
586	According to Keith the original rental agreement and the new verbal arrangement are now both terminated? However, he will allow your guests to stay for the 2 weeks. How nice of him…whilst you have paid rent up to end of March!	
587	Important for now is to get the guests back in the house! Hope they are? Let your lawyer deal with him! The next rent as per the new arrangement is due 1st March (for April). I think you should seek advice from your lawyer wether you pay this?	
588	[27/02/2022, 20:42:56] Darren de Rodez.: Hi Anton I agree and I'm already on it it was the lawyer	
589	The guests is only allowed back in because he sent Keith a very clear outline of what would happen if he didn't. Keith caved but dressed it up as concern for the poor family who had touched his heart. Such a croc of shit ,,,, the man doesn't have a heart.	
590	I agree this is now for the lawyers to deal with but I think Keith has made a fatal mistake because the lawyer is now talking about not just out near automatic right to regain possession. As in the circumstances he has never heard of a judge anywhere not grant possession so he feels that is a formality. But the damages claim will now be enormous and there is talk of Injunctions and other various writs being served on Keith .. all this over supposedly an awning. When I was communicating with Keith he made a huge issue about how we had all be given due notice so why was this all such a shock. Then when I dug further apparently he has sent an email at some point this afternoon. If he calls that notice.	
591	believe the guests were on the way back to the house. They were about to check into a hotel and send us the bill. And withdraw from the lease. They have four month old baby and were left outside the house crying because wellem wouldn't let them in.	
592	I can only assume that because every time keith has threatened we have given it that he feels he can do what do you wants when he wants. Laura came to the same conclusion as I did with no prompting from me. I.e. that each month keith sits down and tries to figure out some extras he could bill for because we are his only additional income and his only variable income. And by variable I mean he can by twisting the knobs and pressing the buttons make an extra payment happen next month and another. So far his strategy has worked and every time we paid what he requires or did what he requires. But what he actually requires is for us to fund his life. The 90,000 or the 95,000 is clearly not enough. Perhaps they have debts or some situation we are not aware of. But every time he needs his income topping up he looks to us and to make that happen he has to manufacture all this crap	
593	[27/02/2022, 21:12:10] Darren de Rodez.: I just thought that if Keith in his head has terminated the lease and it's all over then surely he's not expecting any rent for April. If this termination no send was correct which we know it's not and the lease is now over then clearly the tenant would not pay any further rent so maybe we call his bluff say if you're terminating the lease Keith we don't pay rent anymore because I imagine that's the last thing he wants	
	ANTON QUITS: HIS MESSAGE TO KEITH AND INGE	

594	[27/02/2022, 21:48:21] Anton Agent: Inge,	
595	I'm now listening to your personal insults again, of which I take a dim view - unjustified, unfair and not factually correct! You don't have ANY idea on how much effort & time I've put into this rental, the complicated issues, the administration, sending out accounts, checking and correcting your amounts, following up on a daily basis, sending emails, meetings with Darren, 100's of WA messages and emails, meetings with Keith & Darren, mediating to keep them out of court, saving them enormous legal expenses. Obviously you don't know anything about this as Keith and his personal assistant don't inform you.	
596	Since Keith has terminated the original Lease Agreement and not honoring the new verbal arrangement with Darren, Rawson Properties is technically not the agent anymore. We hereby withdraw from being the agent for your property with immediate effect! We will pay the Mun & utility funds over to you once received, whereafter we will not be involved anymore. I will notify Darren accordingly. The invoice we sent a week ago to Darren for the rent due on 1 March will be cancelled by my Admin depart. You can send him your invoice directly for R80k (without our comm), if still applicable?	
597	Regards	
598	Anton	
	RESPONSE OF INGE BROAD	
599	[27/02/2022, 21:50:33] Anton Agent: Great. Please make sure amounts are paid over to us, plus the 10k comm you are sitting with. Your team has been terrible at handling this client. Nothing in the original agreement was kept - no one checked that he was storing the goods he removed from the house. It was within your job to ensure he paid on time, so that does not count as extra effort. You should have vetted the client properly right upfront and stuck to what was promised from your side - ie: check what was being done on the property and manage that, check where our furniture was being stored, manage payments etc.	FROM INGE
600	Inge	
601	[27/02/2022, 21:54:38] Anton Agent: Sorry Darren	
602	I can't go on like this. I'm done! I'm drawing a line with immediate effect. I've tried my very best to make this work my friend, but obviously I sadly failed!	
603	[27/02/2022, 22:03:32] Darren de Rodez.: Anton. I don't blame you. Obviously losing the one sane, rationale, helpful , calm individual is not a good thing. You were the only thing the stock Keith from being the true unleashed a monster ideally like to be.	
604	But you have put up with and spend more time on this one property than anyone could ever have anticipated or asked for. The fact you stuck it out this long is a testament to how professional you are. Had I not invested a vast sum of my own money as well as many months of my own life into that property I too would've walked away.	
605	So if I can consider walking away as a tenant then I can imagine how tempting it has been to walk away from the start. Keith is by far the worst landlord and human I think I've met.	
606	Not only would no one blame you from drawing a line now I think anybody who has been involved is astonished at just how much time and patience and thought you have put into this when in reality it is not your responsibility.	
607	[27/02/2022, 22:16:15] Anton Agent: Thanks Darren. I agree with you 💯	
608	amount R7350.67, which is due for payment.	

609	And he is obsessing about God knows what, maybe a dartboard or 30 year old flea ridden snooker table. The thing is he doesn't actually care about these items,, he just views these items as an opportunity to bank more cash. Just as with the office, when he said he felt violated: the people have gone in there, the sentimental value of the items in that room and the room itself, it's intrinsic value to him, the fact he couldn't countenance anybody even setting foot in there violating his personal space. Yet just before the end of the meeting " give me 5000 and month and it's all yours".	
610	So it seems to me that if you really does want to play these kind of games is starting a course that would likely end in his bankruptcy	
611	The lawyers advice is to commit to going all the way and not to back down no matter what is promised or agreed because the lawyer feels that this is such a flagrant breach that he can see almost no court taking Keith's side no matter how much Keith tries to manipulate the facts. So for someone for him money is so tight he's about to commit to a path where he won't get much change out of 200 K in legal fees and then on the final judgement he will have my fees plus his fees plus toward whatever damages figure that maybe.	
612	The man is literally insane he has a tenant pumping millions into his property, I have paid him at least 20 or 30,000 a month over wshat it's worth and a tenant with whom there will never have a day's void. It's a landlords dream.	