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Mrs Noelle Dit-Rowe  
Flat 3 Jefferson House  
11 Basil Street  
London SW3 1AX

4<sup>th</sup> February 2003

Dear Madam

**Steel Services Limited**

We are writing to you on behalf of our clients Steel Services Limited.

It has come to our attention from Mr Ladsky, the tenant of Flat 35, that on Saturday (25<sup>th</sup> January 2003) afternoon at approx 12.30 you shouted abusive and foul-mouthed remarks at him when he was entering the building and you were leaving. To make matters worse this was done in front of a guest of Mr Ladsky.

We, furthermore, understand that this is not the first incident of this description and that, indeed, there have been two other such occasions. These incidents have now been reported to the police and formal complaint made against you as a result.

Such actions as Mr Ladsky or the police may take is a matter for them. However, our client company wishes to make it clear that such offensive and abusive behaviour will not be tolerated in the common areas of Jefferson House.

This behaviour constitutes a clear and unequivocal breach of covenant under the terms of your underlease and should there be any repetition or further complaint concerning your conduct our client company wishes to make it clear that they will take injunctive steps prior to other proceedings being formalised to restrain you from causing a nuisance at the property.

To date you have made quite improper and defamatory allegations regarding the probity of our client company and also Mr Ladsky.

This is HILARIOUS considering that they are ALL CROOKS

The due process of law is under way to claim the perfectly proper service charges that are due from you. We would suggest that you confine your remarks and activities to dealing with any

Contrast that with the 17 July 2002 demand v. the 21 October 2003 'offer' (which is still a rip-off)  
And the fact that THREAT OF FORFEITURE, BANKRUPTCY AND COURT CLAIMS = FRAUD TOOLS -  
See My Diary 22 Nov 08

CKFT

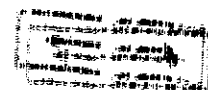
legitimate concerns you may have in this respect rather than engaging in this offensive behaviour

Oh dear! 'Saint' Mr Ladsky!

Yours faithfully  
CKFT

A, B, C.

See my attached comments.



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CKFT SOLUTIONS

## NOTE A

On 11 October 2001 Ms Ayesha Salim, CKFT, wrote to 2 residents, who had complained to Kensington & Chelsea police about Mr Ladsky, stating that Mr Ladsky was their "client". (*Our client was visited by Mr D Malam from the Chelsea Police Station*). (Hence, indicating that there is a conflict of interest).

16 months later, in this letter, he is now just "a tenant".

(When, at the LVT pre-trial hearing on 29 Oct 2002, the Chair, Mr Sharma, asked Mr Ladsky what his interest was in attending the meeting. He replied "I am just a resident". At this point all the residents present turned round and called him a liar as he was going round the block saying he owns it.

Mr Ladsky attended the 4 days of the Leasehold Valuation Tribunal hearings as a member of Steel Services party

## NOTE B

This letter, from Mr Lanny Silverstone, CKFT, makes false accusations against me

It was written the day before the Leasehold Valuation Tribunal hearing (5 Feb 2003), and the intention was to intimidate me. Mr Ladsky and his aides assumed that I would not be represented, as they had never received any communication on my behalf from an adviser.

This letter from Mr Silverstone was preceded by a 27 Jan 03 letter from Neil Watson PC206BS, Kensington & Chelsea police in which he stated: "Of perhaps greater importance is the fact that any further such outbursts may result in charges of harassment being made against you, as this initial complaint has been fully recorded by the police..." (see site)

(Lack of response from me led him to write me another letter on 6 Feb 03 – I assume at the insistence of Mr Ladsky who had not expected me, the day before i.e on 5 Feb 03, to turn up with a surveyor, barrister and solicitor at the LVT hearing) (See my 11 Feb 03 reply to Neil Watson)

## NOTE C

Compare this with the 17 June 2003 LVT determination and the assessment by my surveyor of 31 July 2003. Including the contingency fund, the sum was reduced by £500,000 or nearly 70%

Consider also the 7 October 2002 letter from Mr Lanny Silverstone to me threatening to forfeit my lease unless I pay the full sum demanded by 10 a.m. on 14 October 2003 (I received the letter on 10 October) (The reference on this letter is LAD = Ladsky)