

The Rt. Hon. Jack Straw, MP  
Justice Secretary  
Ministry of Justice  
Selbourne House  
54 Victoria Street  
London SW1E 6QW

Ms Noëlle Klosterkotter-Dit-Rawé  
[]  
[]  
[]  
(Defendant)

(By 'Special Delivery')

My reference: West London County Court "Roostock [Rootstock] Overseas Corp" 7WL00675

18 February 2008

Dear Mr Straw

**HAS THIS COUNTRY REACHED THE STAGE WHERE FINDING A COURT AND A JUDGE  
COMMITTED TO OPERATING UNDER THE 'OVERRIDING OBJECTIVE' HAS BECOME  
IMPOSSIBLE?**

On 11 December 2007, I wrote you a letter asking that my case is "*immediately transferred out of West London County Court to a court and a judge committed to operating under CPR's 'Overriding Objective' - so that I can exercise my rights under the European Convention on Human Rights, comprised under the Human Rights Act 1998: Article 6 – "Right to fair hearing", and Article 13 - "Right to effective remedy"*

With this letter, I supplied a copy of my 5 December 2007 <sup>1</sup> letter to Mr Suki Bhangra, HMCS Customer Service, detailing events with West London County Court (WLCC) – including a summary of what took place in 2002-2004, which is absolutely appalling.

Since then, events with your Court Service have added even more weight to the legitimacy of my request – leading me to head my 28 January 2008 <sup>2</sup> letter, in response to the 10 January 2008 <sup>3</sup> reply from HMCS Customer Service, with "*ABSOLUTE CONFIRMATION OF COLLUSION*". As detailed in my 28 January 2008 letter, examples include:

- WLCC falsely claiming that I had not filed an Application for contesting the court's jurisdiction.
- WLCC manipulated what I wrote in my Defence document as a means of justifying demanding a fee of £1,700 for "*filing a counterclaim*" (as detailed in HMCS Customer Service letter of 20 December 2007 <sup>4</sup> ) and, following my still challenging the £1,700 fee, came-up with an entirely different explanation (in the 10 January 2008 letter)
- As can be seen in its 27 September 2007 <sup>5</sup> communication, WLCC threatened me with "*striking-out*" – my non-existent – counterclaim by 5 October 2007 unless I paid the sum of £1,700 (giving me three working days to do it). More than three months later, on 10 January 2008, it posted me an Order stating that my "*counterclaim stands struck out*" <sup>6</sup> This is complete lunacy, as I did not file a counterclaim. I view this 10 January 2008 action by WLCC as a means of 'tying-up the loose ends' following my – persistent – complaint.
- WLCC also waited more than three months to send an Allocation questionnaire (issued on 11 January 2008).

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<sup>1</sup> My 5 December 2007 letter to Mr Suki Bhangra, Customer Service

<sup>2</sup> My 28 January 2008 reply to Mrs Paulette James, HMCS Customer Service

<sup>3</sup> 10 January 2008 letter from Mrs Paulette James, HMCS Customer Service

<sup>4</sup> 20 December 2007 letter from Mr Suki Bhangra, HMCS Customer Service

<sup>5</sup> 27 September 2007 correspondence from WLCC demanding £1,700 fee

<sup>6</sup> 4 January 2008 Order from West London County Court that "[my] counterclaim has been struck-out"

While I kept asking for my case to be transferred out of WLCC, it took five letters from HMCS Customer Service to finally tell me in the 10 January 2008 letter that I needed *"to make a formal application to the court giving your reasons for requesting and supporting evidence. It will then be for a judge to decide if your application should be granted to address your application"* (The previous letters from Customer Service were: 10 December, 20 December, 21 December and 2 January).

I sent the attached letter, dated 26 January 2008 <sup>7</sup> *"TO: A Judge committed to the concept of Justice, c/o West London County Court"*. Among my reasons, I state:

- *"... my perception [that] WLCC...has - and continues – to allow itself i.e. judicial process and its representatives to be treated in absolute and utter contempt by the Claimant and its aides"*
- *"The Claimant and its aides, comprising of lawyers and surveyors have a well-documented history of lying to WLCC (as well as to Wandsworth County Court) – in relation to court claims against me (and other leaseholders at Jefferson House)"* I followed this by providing examples.

**Three weeks on, I have not received a reply. Why not? Why is your Court Service refusing to give me access to justice – thereby continuing the injustice that took place in 2002-2004? Is it proving impossible to find a judge and a court committed to operating under the 'overriding objective'?**

To be absolutely clear: I now have NO CONFIDENCE and NO TRUST in WLCC. I am sure that any fair minded, reasonable person considering what has taken place with this court since 2007, added to what took place in 2002-2004, would have no difficulty understanding my position.

To also be absolutely clear: if your Court Service wants to continue 'rolling over' for Mr Andrew Ladsky et. al., I am prepared to continue fighting all of you for my right to justice and redress until the very end. As I wrote in my 28 January 2008 letter to Mrs Paulette James, HMCS Customer Service:

*"It may be that I end-up being 'spitted out' on the pavement because your combined actions will have reduced me to being destitute, but, as I hold my placard "Victim of leasehold fraud", 'I' will stand tall, with my head held high knowing that, throughout, I have retained my integrity and moral principles. I will be able to tell myself: "I have done absolutely everything I could in the face of one of the most corrupt systems in the world".*

*How about you, 'Officer of the Order of the British Empire' (as you took the trouble to state this in your signature), what will you be able to say if I end-up on the pavement?*

*The one thing that all the parties who have acted against me (and my fellow leaseholders) in one way or another since 2002 can say is: "we did what we did, said what we said, wrote what we wrote all for the sake of a penthouse flat and three other flats".*

Practically everyday I hear in the media government representatives saying that **"nobody is above the law"**. I would like to see that in relation to my case - **'No ifs, no buts'**.

In addition to West London County Court, I am also copying Mr Ahmet Jaffer, **Portner and Jaskel**, Mr Andrew Ladsky's solicitor on this letter as, on 7 February 2008, he sent me the enclosed **'List of Documents: Standard Disclosure'**, dated 4 February 2008 <sup>8</sup>, which is fascinating on a number of counts:

1. Portner and Jaskel did not send me its Allocation questionnaire. The deadline set by WLCC was 28 January 2008. While I did not return the one I was sent, opting instead to send the (enclosed) 26 January 2008 letter c/o WLCC – on which I copied Portner and Jaskel - my correspondence was delivered to both on 28 January 2008. Clearly, Portner and Jaskel wanted to see my reply – in the knowledge that, unlike me, should it decide to send something, it had the option of using the DX service to meet the deadline – at least, with the court.

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<sup>7</sup> My 26 January 2008 letter *"TO: A Judge committed to the concept of Justice, c/o West London County Court"*

<sup>8</sup> 7 February 2008 letter from Portner and Jaskel, with 4 February 2008 'standard disclosure'

2. Obviously, there has not been a case management hearing, and, consequently, no directions from WLCC about filing a 'List of Documents – Standard Disclosure'. At least, this is what I assume, as I have not received any communication from WLCC since my 26 January 2008 application.
3. It looks like there has been some very recent 'reshuffling of titles' for Jefferson House on the Land Registry (Document number four is dated 7 January 2008). I suspect that some 'reshuffling' has also recently taken place at the British Virgin Islands end.
4. Mr Barrie Martin FRICS, Martin Russell Jones, 'managing agent', is now acting on behalf "*of the claimant*" – defined on the claim as "*Roostock [Rootstock] Overseas Corp, the Lessor of the premises known as Flat 3 Jefferson House*" (i.e. my flat) v. the Particulars of claim, on Martin Russell Jones headed paper which state "*Landlord: Steel Services Ltd, c/o Cawdery Kaye Fireman & Taylor*", solicitors at London NW3 1QA.

(Like Portner and Jaskel, Cawdery Kaye Fireman & Taylor, Mr Brian Gale MRICS, Mr Barrie Martin – in tandem with his 'double act', Ms Joan Hathaway MRICS, has no qualms lying to anybody e.g. LVT, Kensington & Chelsea housing department. I have considerable 'black on white' evidence to support my claim.

Not surprisingly, Mr Martin repeats the 'winning formula' in other blocks – as evidenced in the 2006 LVT case "*Nearart Homes Investments Ltd v. Mr B Martin FRICS IRRV*" (LON/00AQ/LSC/2005/0258) which highlights: (1) claiming large amounts of expenditure unsupported by invoices, as well as overcharging for services; (2) failing to produce year-end accounts; (3) failing to issue a section 20 notice; (4) the use of solicitors to enforce payment of service charges (point 12) )

I trust that, as Head of the Court Service, you will ensure I get the appropriate forum to defend myself against this (second) fraudulent claim, as I assume that the overall Head, Her Majesty the Queen, wants to be associated with a Court Service that ensures that justice prevails - as per the motto 'Dieu et mon Droit'.

Thank you.

Yours sincerely

Noëlle Rawé

cc. Court Manager, West London County Court, 181 Talgarth Road, Hammersmith, London W6 8DN  
(By '*Recorded delivery*')  
Mr Ahmet Jaffer, Portner and Jaskel, Solicitors, 63/65 Marylebone Lane, London W1U 2RA (By '*Recorded Delivery*')



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Thank You

## 18 February 2008 letter to the Rt. Hon. Jack Straw, MP

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