



IN THE SUMMARY COURT OF THE CAYMAN ISLANDS

CIVIL DIVISION

CAUSE No. S OF 2025

BETWEEN MIA WELDS-POWELL PLAINTIFF
AND CLIVE WELDS DEFENDANT

PLAINT

To the Defendant

CLIVE WELDS
154 WEST CHURCH ST, WEST BAY
George Town
Grand Cayman
Cayman Islands
KY1 -1301

THIS PLAINT has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Plaint on you, counting the day of service, you must either satisfy the claim or return to the Court Office, P.O. Box 495, George Town, Grand Cayman KY1-1106, Cayman Islands, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out full particulars of your defense in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defense, the Plaintiff may apply for a Default Judgment without any further notice to you.

Issued this 13 day of June 2025

This **PLAINT** is filed by the Plaintiff, Mia Welds-Powell as a litigant-in-person whose address for service is 154 West Church Street, West Bay, Grand Cayman, Cayman Islands, KY1 -1301

1. My name is Mia Welds-Powell and I am claiming unpaid rent as the Landlord, part owner of the property with my father Kenric J Welds, and the want towards removal of unused truck and the Judge to instruct towards compliance with dealing with me and leaving my father alone, failure will be eviction from the property. The address is 154 West Church St, Grand Cayman is the registered owner with my father Kenric Welds (the 'Premises') were the Defendant rents a room.
2. True copies of the documents to which the Plaintiff shall refer in this Plaintiff are marked '~~NPL-1~~' to NPL - 09. Save where the contrary is stated, or the context otherwise requires, reference in this Plaintiff to pages, are pages in '~~NPL-1~~ to NPL-09'.
3. The defendant is the brother of my father and is my uncle, which rents a room on the property. The Defendant Clive Welds has resided at 154 West Church Street, Grand Cayman for approximately from 1920 to 1922 without paying rent; however, started paying rent as of 2023 to present 2025. The Defendant is the Plaintiff's Mia Welds-Powell signed Tenant with her father Kenric J Welds. On or around October 22, 2023 after Cayman Islands N.A.U started to assist him in monetary funds, the Plaintiff and the Defendant entered into a written Lease Agreement for 6 months at a time to be renewed. The defendant agreed to give the rent to Mia Welds-Powell as her father was declining in health and now, she has to get Caregivers to take care of him. He has been repeatedly told so by the Landlord Mia Welds-Powell of their binding agreement and the defendant has refused comply with its agreement; stating "Mia Welds-Powell name is not on the land papers where he lives, which he has never seen and never desired to see; and that her half-brother Jonanthan Welds is the shareholder of the property."
4. This argument by the defendant was brought to light because, the Plaintiff Mia Welds-Powell brother found out after arriving in the Cayman Islands after a few years, after living most of his life in the Channell Islands in England, that his parent Kenric J. Welds has placed the dwelling property of the defendant residence 154 West Church Street, and another property across the street into his daughter's name Mia Welds-Powell and him Kenric J. Welds prior to his brother arriving in the Cayman Islands to live, during a family dispute. Comments made from the defendant Clive Welds, "the property whereby he lives is in Jonathan Welds and Kenric Welds name, despite the many times it has been told to the defendant from the Plaintiff /Landlord Mia Welds-Powell of the true owners of the property, that she too has been granted Powery of Attorney from her father Kenric Welds as to all financial, medical and other matters as it relates to him. Comments made by the defendant Clive Welds that "his brother Kenric Welds told him that his son Jonathan Welds is on the property with him," despite him knowing her father has been diagnosed with dementia and/or memory loss." The Defendant Clive Welds has also been asked to remove a truck which has been at the residence all the years he has lived there, to be sold, repaired or removed both by Mia Welds-Powell the Landlord and her informed to her by her father Kenric J Welds at West Church Street, West Bay.

5. Comments made to the Plaintiff/Landlord Mia Welds-Powell by the defendant is “because he is paying rent he can leave his truck there.” He has been given a written warning dated the June 28, 2024 to pay all rent to Mia Welds-Powell which he refused to pay during 2023 to 2024 and to remove the truck not being used from the property. Another “Tenant Notice” was issued on June 29, 2024, stating that the rent would be increased to CI\$800.00, which he threw down on the ground and cursed her on the date of issue. “The Plaintiff/Landlord Mia Welds-Powell took into consideration of him being her uncle and brother to father to decrease the sum to CI\$700.00 instead of CI\$800.00 rent, having no deposit upon moving in or during residing he has never given a deposit, and still he refused to discuss and/or give rent funds the Plaintiff/Landlord Mia Welds-Powell
6. Likewise, the Defendant Clive Welds does not conduct himself towards compliance of repairs of the rental space by communicating to her, instead of he approaches her ill father Kenric J Welds who has Dementia as to who he wants to repair and ask for funds for the repair. During 2025 the Plaintiff /Landlord Mia Welds-Powell asked to see the room to have someone paint the place due to mold was being formed due to him not opening the windows, he “went ahead and arranged a family member to paint the room and involved my sick father, by asking him to pay the person he chose; instead of waiting on the Plaintiff/Landlord Mia Welds-Powell or communicate his interest to her. These notices were presented to him at his rental room door and he threw it down and cursed her, “she is an idiot and the residence is not in her name.” Landlord/Plaintiff Mia Welds-Powell continued to work with him towards compliance of all matters, even proceeding to the RCIP to place various reports on matters related to the defendant lack of compliance on more than 1 occasion, of taking possession of Laundry Mat keys for the other property owned by her and her father of Block 4E, Parcel 520 and denied having them, even though the caregiver at that time Palma Welds informed her, “that he Clive Welds and his brother Clement Welds or her Mia Welds-Powell brother Jonathan Welds took them from the home.”
7. The Agreement included first commenced having rent in the sum of CI\$550.00 for the end of each month to pay rent during 2023-2024, no deposit was never given. The term required that payment would be paid by the last business day of each month and late fees by the 2nd business day of every month during 2023-2024; the rent continued for the same date throughout 2025 and late fees now to be paid by 1st business day of the new month. The increase of rent to CI\$800.00 as of 2025 was in the warning notice of June 28, 2024; however, It was decreased to CI\$700.00 and again reminded to the defendant to be paid to the Plaintiff/Landlord Mia Welds-Powell. In order for Mia Welds-Powell to know if the rent is paid, she continually questions her father confirming if rent money has been given to him by Clive Welds the defendant, which monetary fund's goes to assist her father of utilities, food and medicine and repairs of the home. This requirement was stated in first paragraph 1 of the written agreement of all contracts. A number of signed lease agreements dating back to October 22, 2023 are attached as pages 01 – NP of ‘NPL-01’.

PARTICULARS OF CLAIM

8. The Defendant has not paid the Plaintiff rent for the month of February 2025 CI\$700.00 and two months during 2024, and I recall the Plaintiff/Landlord Mia Welds-Powell father stating previously during 2024 that he gave him only \$250.00 out of CI\$550.00 stating that "Government did not give him all is money from NAU for the short payment of CI\$300.00, which she also contact N.A.U Officer Melissa Mclaughlin of the same comments; and on another occasion not paid rent in the total sum of CI\$550.00 as father said no to rent paid and he defendant Clive Welds said yes he gave him the funds" even though written contract has been made in my written notice dated June 28, 2024 and July 21, 2024 to give all monies to the Plaintiff/Landlord Mia Welds-Powell. The defendant Clive Welds then tried to do the same by paying only CI\$550.00 as of January 2025, instead of CI\$700.00 replaced by CI\$800.00, which the Plaintiff/ Landlord Mia Welds-Powell made a report to the RCIP in district of West Bay, and later he went and gave my father the difference of CICI\$200.00. In total the Defend owes CI\$1,550.00. Attached are the Rental Agreements, Warning notices. Included in the last written warning dated July 21, 2025 was the written agreement, that he must not have unused items around the house, yet he refuses to sell, or repair or remove his truck and added comments that he must cease of harassment to tenants.
9. The defendant Clive Welds has communicated on a June 28, 2024 to pay all rental monies to Mia Welds-Powell in the sum of CI\$550.00 granted from NAU and to remove the unused truck by Friday July 12, 2024 and to cease harassment to tenants and his rent would be increased to CI\$800.00 now that he was getting assistance from NAU. July 31, 2024 a notice was given to the defendant Clive Welds again and that failure to remove his unused vehicle, as the previous Landlord agreement, the vehicle would be towed at his cost, in the same letter he was informed that the rental fees was not CI\$700.00, decreased by CI\$100.00 again trying to aid the defendant due to being a family member. July 21, 2024 another warning was given, this time, the caregiver of Mia Welds-Powell father, employee of Mia Welds-Powell Mrs. Shanique Bennett was present as a witness and he then again cursed the Plaintiff/Landlord Mia Welds-Powell out and threw the paper down as he has always done concerning the same matter related in the two previous notices given to him, stating "she is an idiot and her name is not on the property. The Defendant has broken the terms of the Lease Agreement by failing to pay rent from 2023 to 2025, and owing CI\$350.00 and CI\$550.00 owed rent for 2024, February 2025 CI\$700.00 is also owed, as he has been told the Landlord Mia Welds-Powell father has dementia and still refuses to give her the rent funds or communicate anything to her, according to paragraph 1 of the Agreement,

10. I Mia Welds-Powell the Landlord is not claiming any interest on monies owed.

11. No interest is claimed on funds owed.

12. No interest is owed on the funds.

13. No interest is owed on the funds.

AND THE PLAINTIFF CLAIMS:

1. Principal of \$ 1,600.00 ;
 2. Simple interest of \$ on
the principal claimed at the prescribed rate pursuant to the *Judgment Debts (Rates of Interest)*
Rules (2021 Revision) calculated from the
when the cause of action arose/when the principal was demanded to the day the Plaintiff was filed ;
 3. Per diem of \$
from the date the Plaintiff was filed to the date judgment is entered ;
 4. Post-judgment interest from the date judgment is given until the date the judgment debt is paid
in full ;
 5. Filing Fee \$ 25.00 ;
 6. Fixed Cost \$ 150.00 ;
 7. Bailiff Fees \$;
- or, in the alternative,
8. Costs to be assessed ; and
 9. Such other relief as this Honorable Court sees fit.
-

IN THE SUMMARY COURT OF THE CAYMAN ISLANDS

CIVIL DIVISION

CAUSE No. S OF 2025

BETWEEN MIA WELDS-POWELL PLAINTIFF

AND CLIVE WELDS DEFENDANT

DOCUMENTS IN SUPPORT OF PLAINT

This bundle of documents is referred to as 'NPL-1' to NPL-09 in the Plaintiff of MIA WELDS-POWELL

Page No.	Name of Document
NPL- 01	Signed Lease Agreements dating back to 22/10/2023
NPL- 02	Signed Lease Agreement dating back to 4/1/2024
NPL- 03	Signed Lease Agreement dating back to 6/9/ 2024
NPL- 04	Signed Lease Agreement dating back to 25/12/2024
NPL- 05	Tenant Notice Warning dated June 28, 2024
NPL- 06	Tenant Notice Warning dated July 21, 2024
NPL- 07	Tenant Notice Warning dated July 31, 2024
NPL-08	Copy Powery of Attorney
NPL-09	Plaintiff Summary Court Document

The day of 2025

This **PLAINT** is filed by the Plaintiff, Mia Welds-Powell as a litigant-in-person whose address for service is 154 West Church Street, West Bay, Grand Cayman, Cayman Islands, KY1 -1301

LEASE AGREEMENT

This Tenancy Agreement is being in duplicate on 22/4/23 2023, between Mia Welds-Powell of P.O. Box 1017 Grand Cayman, Ky1-1503, Cayman Islands: LANDLOARD TEL: 345-929-3051 and Clive Welds _____ General Delivery, West Bay, Grand Cayman.

Cayman Islands -: TENTS(S): Tel 917-0355

Whereby:

A

- 1) The Landlord agrees to rent and the Tenant agrees to take a room and bath inside of the house, located at 154 West Church Street, West Bay Grand Cayman, Cayman Islands.
- 2) 2) The lease shall be for 6 Months, beginning on 22/4/23 and ending on 22/4/24 (rent will be prorated as required).
- 3) The tenant agrees to rent and shall pay the Landlord the rent of CI\$ 550.00 _____ month and throughout the term; payable on or before the first (1st) monthly.
- 4) Tenant must ensure that air conditioner unit is turned off at all times when she/he is away from the premises as it will be considered to be a breach of the lease agreement to fin it left on.
- 5) The tenant agrees to maintain all areas used and rented in the condition that is found, failure result in full deposit of 0 used to repair damages.

B)

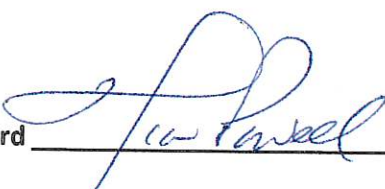
The tenant hereby agrees with the landlord as follows:

- 1) To pay the rent on or before the first of each month to the Manager or deposit to Butterfield Bank Account No _____ (rent includes water and light only).
- 2) If rent is 2 days late there shall be a late of \$40.00 plus 5.00 dollars per daily after until rent is paid (Maximum of 5 days). Late rent of 5 days constitutes ground for the lease to be terminated and security deposit not refunded.
- 3) The use the premises in a tenant like manner and to keep the interior of the premises, in good, clean and proper condition and in complete repair.
- 4) Not to keep any pets or permit pets inside of the premises, without the approval of the landlord.
- 5) No children without knowledge and consent of the Landlord or Manager or any sharing whatsoever, allows in the premises of unapproved persons.
- 6) The landlord or all workmen to enter the premises to perform repairs as needed.
- 7) Tenant shall report any damage, disrepair or dampness immediately to the landlord.
- 8) 15 days' notice of extension or termination prior to end of the lease term must be given to the manager.

C)The landlord agrees with the tenant for the tenant paying the rent in the correct manner, performing the observing all terms of the agreement on their part, contained in the lease, shall possess and enjoy the premises during the term without interruption.

This lease shall be governed under the Laws of the Cayman Islands.

Signed by the Tenant  Date 22-06-23

Signed by the Landlord  Date 22/06/23

LEASE AGREEMENT

This Tenancy Agreement is being in duplicate on 4/1/24 2023, between **Mia Welds Powell** of P.O. Box 1017 Grand Cayman, Ky1-1503, Cayman Islands: LANDLOARD TEL: 345-929-3051 and Clive Welds General Delivery, West Bay, Grand Cayman.

Cayman Islands -: TENTS(S): Tel 917-0355

Whereby:

A

- 1) The Landlord agrees to rent and the Tenant agrees to take a room and bath inside of the house, located at 154 West Church Street, West Bay Grand Cayman, Cayman Islands.
- 2) 2) The lease shall be for 6 Months, beginning on 4/1/24 and ending on 4/1/24 (rent will be prorated as required).
- 3) The tenant agrees to rent and shall pay the Landlord the rent of CI\$ 550.00 month and throughout the term; payable on or before the first (1st) monthly.
- 4) Tenant must ensure that air conditioner unit is turned off at all times when she/he is away from the premises as it will be considered to be a breach of the lease agreement to fin it left on.
- 5) The tenant agrees to maintain all areas used and rented in the condition that is found, failure result in full deposit of 6 used to repair damages.

B)

The tenant hereby agrees with the landlord as follows:

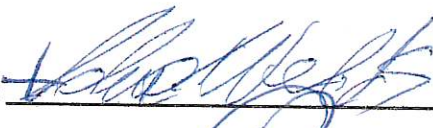
- 1) To pay the rent on or before the first of each month to the Manager or deposit to Butterfield Bank Account No 02201015483 (rent includes water and light only).
- 2) If rent is 1 days late there shall be a late of \$40.00 plus 5.00 dollars per daily after until rent is paid (Maximum of 5 days). **Late rent of 5 days constitutes ground for the lease to be terminated and security deposit not refunded.**
- 3) The use the premises in a tenant like manner and to keep the interior of the premises, in good, clean and proper condition and in complete repair.
- 4) Not to keep any pets or permit pets inside of the premises, without the approval of the landlord.
- 5) **No children without knowledge and consent of the Landlord or Manager or any sharing whatsoever, allows in the premises of unapproved persons.**
- 6) The landlord or all workmen to enter the premises to perform repairs as needed.
- 7) Tenant shall report any damage, disrepair or dampness immediately to the landlord.
- 8) 15 days' notice of extension or termination prior to end of the lease term must be given to the manager.
- 9) No unused vehicles to remain on the premises exceeding 15 days and/or storing of machinery on or around the premises; failure will result at the expense of the tenant to pay the Towe Service of removal towards being dumped.

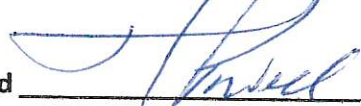
10) No fighting on the premises; all internal issues with other tenants to be addressed to be reconciled between the parties or shared with the Landlord immediately.

9) The landlord agrees with the tenant for the tenant paying the rent in the correct manner, performing the observing all terms of the agreement on their part, contained in the lease, shall possess, and enjoy the premises during the term without interruption.

10) Any misconduct towards compliance of the above processes, will warrant warning notices which must be accepted and signed by the tenant, from the Landlord as warnings, in accordance with the Residential Tenancies Law 2009.

This lease shall be governed under the Laws of the Cayman Islands.

Signed by the Tenant  Date 6/20/24

Signed by the Landlord  Date 6/11/2024

LEASE AGREEMENT

This Tenancy Agreement is being in duplicate on _____ 2024, between Mia Welds Powell of P.O. Box 1017 Grand Cayman, Ky1-1503, Cayman Islands: LANDLORD TEL: 345-929-3051 and _____ General Delivery, West Bay, Grand Cayman.

Cayman Islands -: TENTS(S): Tel 9178365

Whereby:

A

- 1) The Landlord agrees to rent and the Tenant agrees to take a room and bath inside of the house, located at 154 West Church Street, West Bay Grand Cayman, Cayman Islands.
- 2) 2) The lease shall be for 6 Months, beginning on June 24 and ending on Dec 24 (rent will be prorated as required).
- 3) The tenant agrees to rent and shall pay the Landlord the rent of CI\$ 550.00 month and throughout the term; payable on or before the first (1st) monthly.
- 4) Tenant must ensure that air conditioner unit is turned off at all times when she/he is away from the premises as it will be considered to be a breach of the lease agreement to find it left on.
- 5) The tenant agrees to maintain all areas used and rented in the condition that is found, failure result in full deposit of 475.00 mo used to repair damages.

B)

The tenant hereby agrees with the landlord as follows:

- 1) To pay the rent on or before the first of each month to the Manager or deposit to Butterfield Bank Account No 02201015483 (rent includes water and light only).
- 2) If rent is 1 days late there shall be a late of \$40.00 plus 5.00 dollars per daily after until rent is paid (Maximum of 5 days). **Late rent of 5 days constitutes ground for the lease to be terminated and security deposit not refunded.**
- 3) The use the premises in a tenant like manner and to keep the interior of the premises, in good, clean and proper condition and in complete repair.
- 4) Not to keep any pets or permit pets inside of the premises, without the approval of the landlord.
- 5) **No children without knowledge and consent of the Landlord or Manager or any sharing whatsoever, allows in the premises of unapproved persons.**
- 6) The landlord or all workmen to enter the premises to perform repairs as needed.
- 7) Tenant shall report any damage, disrepair or dampness immediately to the landlord.
- 8) 15 days' notice of extension or termination prior to end of the lease term must be given to the manager.
- 9) No unused vehicles to remain on the premises exceeding 15 days and/or storing of machinery on or around the premises; failure will result at the expense of the tenant to pay the Towe Service of removal towards being dumped.

10) No fighting on the premises; all internal issues with other tenants to be addressed to be reconciled between the parties or shared with the Landlord immediately.

9) The landlord agrees with the tenant for the tenant paying the rent in the correct manner, performing the observing all terms of the agreement on their part, contained in the lease, shall possess, and enjoy the premises during the term without interruption.

10) Any misconduct towards compliance of the above processes, will warrant warning notices which must be accepted and signed by the tenant, from the Landlord as warnings, in accordance with the Residential Tenancies Law 2009.

This lease shall be governed under the Laws of the Cayman Islands.

Signed by the Tenant  Date _____

Signed by the Landlord  Date 9/6/24

LEASE AGREEMENT

This Tenancy Agreement is being in duplicate on Dec _31_____ 2024, between Mia Welds Powell of P.O. Box 1017 Grand Cayman, Ky1-1503, Cayman Islands: LANDLOARD TEL: 345-929-3051 and _____ General Delivery, West Bay, Grand Cayman.

Cayman Islands -: TENTS(S): Tel _____

Whereby:

A

- 1) The Landlord agrees to rent and the Tenant agrees to take a room and bath inside of the house, located at 154 West Church Street, West Bay Grand Cayman, Cayman Islands.
- 2) 2) The lease shall be for _6_____ Months, beginning on January 1, 2025_____ and ending on June 1 2025_____ (rent will be prorated as required).
- 3) The tenant agrees to rent and shall pay the Landlord the rent of CI\$ 700.00 _____ month and throughout the term; payable on 30th or 31st of each month or before the first (1st) monthly.
- 4) Tenant must ensure that air conditioner unit is turned off at all times when she/he is away from the premises as it will be considered to be a breach of the lease agreement to find it left on.
- 5) The tenant agrees to maintain all areas used and rented in the condition that is found, failure result in full deposit of 450.00_ (none given) _____ used to repair damages.

B)

The tenant hereby agrees with the landlord as follows:

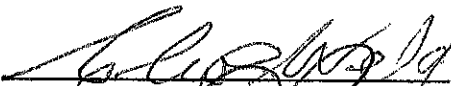
- 1) To pay the rent on or before the first of each month to the Manager or deposit to Butterfield Bank Account No __02201015483_____ (rent includes water and light only).
- 2) If rent is 1 days late there shall be a late of \$40.00 plus 5.00 dollars per daily after until rent is paid (Maximum of 5 days). Late rent of 5 days constitutes ground for the lease to be terminated and security deposit not refunded.
- 3) The use the premises in a tenant like manner and to keep the interior of the premises, in good, clean and proper condition and in complete repair.
- 4) Not to keep any pets or permit pets inside of the premises, without the approval of the landlord.
- 5) **No children without knowledge and consent of the Landlord or Manager or any sharing whatsoever, allows in the premises of unapproved persons.**
- 6) The landlord or all workmen to enter the premises to perform repairs as needed.
- 7) Tenant shall report any damage, disrepair or dampness immediately to the landlord.
- 8) 15 days' notice of extension or termination prior to end of the lease term must be given to the manager.
- 9) No unused vehicles to remain on the premises exceeding 15 days and/or storing of machinery on or around the premises; failure will result at the expense of the tenant to pay the Towe Service of removal towards being dumped.

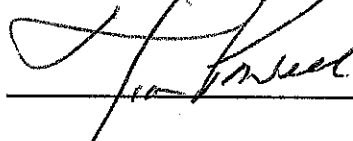
- 10) No fighting on the premises; all internal issues with other tenants to be addressed to be reconciled between the parties or shared with the Landlord immediately.
- 11) No consumption of narcotics or excessive alcohol on the premises, which may result in being a nuisance to others on the premises.

11) The landlord agrees with the tenant for the tenant paying the rent in the correct manner, performing the observing all terms of the agreement on their part, contained in the lease, shall possess, and enjoy the premises during the term without interruption.

12) Any misconduct towards compliance of the above processes, will warrant warning notices which must be accepted and signed by the tenant, from the Landlord as warnings, in accordance with the Residential Tenancies Law 2009.

This lease shall be governed under the Laws of the Cayman Islands.

Signed by the Tenant  Date 25/12/2020

Signed by the Landlord  Date 25/12/2020

June 28, 2024

Mia Welds-Powell
P.O Box 1017, KY1-1503
Grand Cayman Islands

Clive Welds'
154 West Street,
Room 5
Grand Cayman

TENANT NOTICE

Re: Removal of dissipated Truck, Refusal to pay rent to Landlord and rental increase

I am writing this letter to you Clive Welds, which has presently resided at 154 West Church Street owned by Kenric Welds (my father) and me Mia Welds-Powell for numerous years. You have been granted monetary money from Needs Assessment (Cayman Government) to pay rental to the Landlord Mia Welds-Powell as agreed in the sum of CI\$550.00, yet you refuse to give the monetary funds to me (Mia Welds-Powell) for the last year 2023 to 2024.

I have been given authority to my father Kenric Welds to conduct all matters as it relates to rental, monetary funds and other matters legally documented. I have continually requested for the removal of the vehicle, which is also stated in the rental contract, that no unused vehicles or machinery is to remain on our property; yet you refuse to do so.

I am now giving requesting you to removal this vehicle by Friday July 12, 2024, refusal I will contact the Department of Environmental Health to have it removed at your cost. I am also requesting that you restrain from continued confrontation with other tenants residing there as to numerous complaints and removal and transfer of any property on the land, be first made known to me prior, as legally stated by m Father Kenric Welds.

I am informing as of your next contract the rental fee will be now CI\$ 800.00 which includes water and light and rent; failure, you will have to relocate as to a rental house as of the end of December 2024. This letter has been written and issued to you as to refusal to comply with the rental agreement, removal of this unused vehicle and due to the financial restrain of cost of living, your rental fee will increase.

Mia Welds-Powell

A handwritten signature in blue ink, appearing to read 'Mia Welds-Powell', is written over a horizontal line.

Landlord

July 21, 2024

Mia Welds-Powell
P.O Box 1017, KY1-1503
Grand Cayman Islands

Clive Welds'
154 West Street,
Room 5
Grand Cayman

TENANT NOTICE

Re: Removal of dissipated Truck, Refusal to pay rent to Landlord and rental increase

I am writing this letter to you Clive Welds, which has presently resided at 154 West Church Street owned by Kenric Welds (my father) and me Mia Welds-Powell. You have been granted monetary money from Needs Assessment (Cayman Government) to pay rental to the Landlord, namely me Mia Welds-Powell as agreed in the sum of CI\$550.00, yet you refuse to give the monetary funds to me (Mia Welds-Powell) for the last two years.

I have been given authority by my father Kenric Welds to conduct all matters as it relates to rental, monetary funds and other matters legally documented as it relates to tenants and all other matters relating to financial matters for him. I have continually requested for the removal of a truck owned by you, which has not been driven for approximately 5 years or more now, this has also been stated in the and signed by you in at least the last two years rental contracts, that no unused vehicles or machinery is to remain on our property; yet you refuse to fix the vehicle and/or remove it.

I am now requesting you to removal this vehicle by the last day of July 2024, refusal to comply; I will contact the Department of Environmental Health to have it removed at your cost. I am also requesting that you restrain from continued confrontation with other tenants residing there as to numerous complaints from tenants. I am informing you, as it relates to your next contract January 2025, the rental fee will be now CI\$ 700.00 which includes water and light and rent, as the cost of living towards water and light has increased which leaves basically little funds towards rent in the event of upkeep of the room; failure, you will have to relocate as to a rental house as of the end of December 2024.

This letter has been written and presented to you today in the presence of Mrs. Shanique Bennett, I have spoken to you about removal of this truck and non-compliance to give me the rent money, therefore failure you will be subjected to court proceedings.

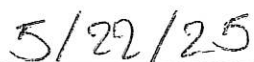
Mia Welds-Powell


Landlord

Witnessed by:



Date:



July 31, 2024

Mia Welds-Powell
P.O Box 1017, KY1-1503
Grand Cayman Islands

Clive Welds'
154 West Street,
Room 5
Grand Cayman

TENANT NOTICE

Re: Removal of dissipated Truck, Refusal to pay rent to Landlord and rental increase

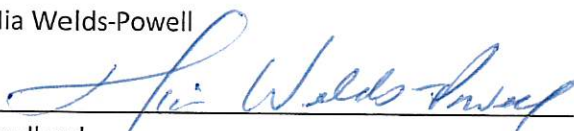
I am writing this letter to you Clive Welds, which has presently resided at 154 West Church Street owned by Kenric Welds (my father) and me Mia Welds-Powell. You have been granted monetary money from Needs Assessment (Cayman Government) to pay rental to the Landlord, namely me Mia Welds-Powell as agreed in the sum of CI\$550.00, yet you refuse to give the monetary funds to me (Mia Welds-Powell) for the last two years.

I have been given authority by my father Kenric Welds to conduct all matters as it relates to rental, monetary funds and other matters legally documented as it relates to tenants and all other matters relating to financial matters for him. I have continually requested for the removal of a truck owned by you, which has not been driven for approximately 5 years or more now, this has also been stated in the and signed by you in at least the last two years rental contracts, that no unused vehicles or machinery is to remain on our property; yet you refuse to fix the vehicle and/or remove it.

I am now requesting you to removal this vehicle by the last day of July 2024, refusal to comply; I will contact the Department of Environmental Health to have it removed at your cost. I am also requesting that you restrain from continued confrontation with other tenants residing there as to numerous complaints from tenants. I am informing you, as it relates to your next contract January 2025, the rental fee will be now CI\$700 .00 which includes water and light and rent, as the cost of living towards water and light has increased which leaves basically little funds towards rent in the event of upkeep of the room; failure, you will have to relocate as to a rental house as of the end of December 2024.

This letter has been written and presented to you today in the presence of Mr. Rivers, I have spoken to you about removal of this truck and non-compliance to give me the rent money, therefore failure you will be subjected to court proceedings.

Mia Welds-Powell

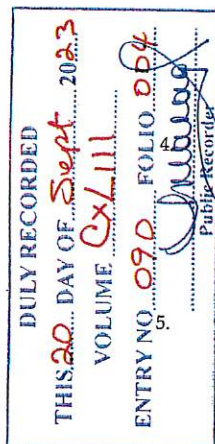

Landlord



POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY given on the 15th day of SEPTEMBER 2023
 I, KENRIC WELDS of 154 West Church Street, P.O. Box 194, KY1-1301 WEST BAY, GRAND CAYMAN,
 CAYMAN ISLANDS, DO HEREBY APPOINT MIA PRISCILLA WELDS also known as MIA PRISCILLA
 POWELL, my lawful daughter of 31 Leeward Drive Bodden Town, P.O. Box 1017, KY1-1501 to act in conduct
 and manage all my affairs within the Cayman Islands concerning my finances and health and for these purposes
 aforesaid I hereby confer upon the said MIA PRISCILLA POWELL my Attorney the following powers and
 authorities:

1. To make any decision concerning my health and well-being, including the hiring or dismissal of home care assistants for my care, and to execute any document pursuant thereto and to execute any document required by any health services provider as it concerns my health and well-being, including any local or overseas authority or facility and to demand the release of any of my medical documents and records from any health services providers or facilities local or overseas that may be required for any purpose my Attorney deems fit.
2. To execute any document required for the release of funding from my bank accounts or medical insurers including for the payment of any medical expenses or health related expense to any medical facility or health professional whose services whether local or overseas are required for my well-being and care.
3. To execute any document required by any financial institution including the termination of any account, the withdrawal of any monies in any of my bank accounts, the preparation of any draft to any third party and any other service provided by the bank that would require my permission and signature to be done in my proper person if this deed had not been made.
4. To collect rent, draft or execute rental contracts, issue notices for non-renewal and/or termination of leases, pay bills and outgoings, issue receipts, hire persons to effect repairs and to do any other necessary action as it concerns any of my properties for which I am the registered owner or joint proprietor.
5. In general, to do all other acts, deeds, matters and things whatsoever as it involves my finances, wellbeing and care, solely or with any other person in doing all acts, deeds, matters and things herein particularly or generally described as amply and effectually to all intents and purposes as I could have done in my own proper person if this deed had not been made.



I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that the Attorney shall lawfully do or cause to be done, by virtue of this Power of Attorney.

EXECUTED by KENRIC WELDS

in the presence of: -

Dennis E. Brady
D. Brady
 NOTARY PUBLIC, CAYMAN ISLANDS

K. Welds
 KENRIC WELDS

Be it remembered that on the 15TH day of SEPTEMBER 2023 personally appeared KENRIC WELDS, bearing Caymanian Passport # 604066058 and who acknowledged that he is the person who duly signed and sealed and for the proper act and deed, delivered the foregoing Power of Attorney for the purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand the day and year last above written



IN THE SUMMARY COURT OF THE CAYMAN ISLANDS

CIVIL DIVISION

CAUSE No. S OF 2025

BETWEEN MIA WELDS-POWELL PLAINTIFF
AND CLIVE WELDS 1st DEFENDANT

ACKNOWLEDGEMENT OF SERVICE

1. State the Defendant's name and address,
CLIVE WELDS
154 West Church St
West Bay
Grand Cayman
Cayman Islands
KY1-1301
2. State whether the Defendant intends to contest the action.
☐ Yes ☐ No
3. If you do not intend to contest the action, do you want time in which to pay the claim>
☐ Yes ☐ No
4. If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf.

Service of the **Plaint** is acknowledged accordingly

Dated this day of 2025.

See Overleaf

PARTICULARS OF DEFENCE

REMINDER

This form must be taken or sent to the Court Office, P.O. Box 495 GT, George Town, Grand Cayman within **14 days** of receipt otherwise a Default Judgment may be entered against you.