

# LETTER OF DEMAND

**THEO FITCHAT**

91 FRANGIPANI STREET

KLEINBRON ESTATE

Cell: 083 925 1545

Email: [theo@cluedapp.co.za](mailto:theo@cluedapp.co.za)

Date: 11 November 2022

**MARINÉ FRANKEN**

89 FRANGIPANI STREET

KLEINBRON ESTATE

**BY EMAIL:** [marinefranken@gmail.com](mailto:marinefranken@gmail.com)

Dear Madam,

## **RE: DEFAMATORY STATEMENTS**

1. I write to you regarding two CSOS applications, one made by you, and one made by the Kleinbron Estate HOA.
2. On 28 March 2022 you made a CSOS application against me, in which you alleged that I am recording your nine-year-old daughter's bedroom window, and you demanded that my CCTV cameras be removed.
3. You included a video in your application of my CCTV cameras in which some of my CCTV cameras were turned towards your house.
4. In your video the Kleinbron Estate manager, Mr Alex van Niekerk, is seen sitting in your house.
5. I provided evidence to CSOS that a technician was working on my CCTV cameras at the time, and that the technician had left the cameras that he was working on facing in random directions, and that the cameras were not switched on at the time.
6. You had most likely known that a technician was working at my house.
7. You purposefully made a CSOS case against me, knowing you were providing them with false information, and you also provided a large amount of contradicting statements in your CSOS application. You committed perjury, which is a criminal offence.
8. CSOS denied your demand that my cameras be removed.

9. On 24 August 2022 the Kleinbron Estate HOA opened a CSOS case against me.
10. In their application, the Kleinbron Estate HOA indicate that there was an allegation that I am recording a nine-year-old girl's bedroom window, and they demanded that I remove my CCTV cameras.
11. Your defamatory and untrue statements that I am recording your nine-year-old daughter's bedroom has resulted in the Kleinbron Estate HOA taking legal action against me.
12. You have been involved in harassing me and my family ever since you moved into the house next to mine.
13. On 19 October 2021 two of your guests attempted to assault me, while your husband stood there smirking.
14. On 25 December 2021 my house was vandalised, I believe you were involved.
15. On 10 January 2022 you accused me of recording children in the public area in front of my house, but in the video you are clearly seen standing alone, and then calling the children to stand around you, where they will be recorded by me.
16. Minutes after that video, my other neighbour, and your close friend, Mr Tyrone Johnson, also accused me of recording his child in a towel on his balcony, and he publicly defamed me on a public Whatsapp group.
17. He has not retracted his statement, despite having received evidence to the contrary.
18. Mrs Marianne Johnson and Mrs Yvonne Viljoen, both friends of yours, have also made CSOS applications against me, claiming I am recording their children's bedrooms, despite them providing no evidence.
19. CSOS denied both demands for my cameras to be removed.
20. I query the legitimacy of Mrs Viljoen's verdict, since its content appears to be forged. It has been forwarded to law enforcement.
21. You have defamed me among the Kleinbron Estate management and among my neighbours.
22. Your comments were made with the intention to slander and defame me. It is clear that by insinuating that I am a pedophile, you intended to do as much damage as possible to my reputation.
23. The damage to my reputation is evident in that Kleinbron Estate and other neighbours have instituted legal action against me for the same issue, despite them providing no evidence.
24. I will not be able to escape from the stigma of having been labeled a pedophile whilst I live in Klein Bron Estate. Nobody wants to associate with someone when there is even just the mere suggestion of pedophilia, even if it is untrue.
25. Due to your comments, I have suffered reputational damages in the amount of R400,000.00.
26. I demand the following:
  - 26.1. That payment of the R400,000.00 be made into my bank account, the details of which

appear herein below, within 7 (seven) days of receipt hereof, failing which I will issue summons against you.

**ACCOUNT NAME:** THEO FITCHAT  
**BANK:** STANDARD BANK  
**BRANCH CODE:** 051 001  
**ACCOUNT NUMBER:** 026681676  
**BRANCH:** UNIVERSAL  
**REFERENCE:** MARINE

- 26.2. That you make appropriate apologies and retraction of your statements to the Kleinbron Estate management and cc me in your communication within 48 hours of receipt hereof.
- 26.3. That you cease making any defamatory statements about me.
- 26.4. That you cease harassing me and my family, and using other people to harass me and my family.

27. I look forward to your reply.

Yours faithfully,

**THEO FITCHAT**

**[sent electronically and thus unsigned]**