Court File No. CV-23-00710795-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE	)	WEDNESDAY, THE 23RD
	)	
JUSTICE J. DIETRICH	)	DAY OF SEPTEMBER, 2026

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP, 1000162801 ONTARIO CORP., AMECAN CORPORATION and 1000199992 ONTARIO CORP.

Respondents

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS AMENDED

VEXATIOUS LITIGANT ORDER

THE MOTION FOR A VEXATIOUS LITIGANT ORDER made by Albert Gelman Inc. in its capacity as receiver (in this capacity, the "**Receiver**") of Jefferson Properties Limited Partnership and 2011836 Ontario Corp. (together, the "**Debtors**") against Fanseay Wang a.k.a. Fengxi Wang a.k.a. Fengxi Fanseay Wang ("**Fanseay Wang**") under subsection 140 (1) of the Courts of Justice Act was heard on September 8, 2026 day by video conference.

ON READING the Tenth Report of the Receiver dated March 26, 2026 (the "**Tenth Report**"), the First Supplement to the Tenth Report dated April 17, 2026 (the "**First Supplement to Tenth Report**"), the Second Supplement to the Tenth Report dated June 10, 2026 (the

"**Second Supplement to Tenth Report**"), the Third Supplement to the Sixth Report of the Receiver dated January 8, 2026 (the "**Third Supplement to Sixth Report**"), the Fourth Supplement to the Sixth Report of the Receiver dated January 15, 2026 (the "**Fourth Supplement to Sixth Report**"), the Motion Record of Cameron Stephens Mortgage Ltd. ("**Cameron Stephens**") dated May 8, 2026 and the Affidavit of Fanseay Wang sworn on April 20, 2026, and on hearing the submissions of the Receiver, Fanseay Wang, Cameron Stephens and such other parties listed on the counsel slip, no other party being in attendance despite having been served according to the proof of service filed:

1. **THIS COURT ORDERS** that capitalized terms not otherwise defined herein adopt the definitions given to them in the Tenth Report.

2. **THIS COURT DECLARES** that Fanseay Wang:

   (a) has persistently and without reasonable grounds instituted vexatious court proceedings and has conducted court proceedings in a vexatious manner within the meaning of subsection 140(1) of the *Courts of Justice Act*; and

   (b) is a vexatious litigant pursuant to subsection 140(1) of the *Courts of Justice Act*.

3. **THIS COURT ORDERS** as follows:

   (a) Fanseay Wang is prohibited from instituting or continuing any proceeding in any court in the Province of Ontario, except and until such time as leave is granted by a judge of the Superior Court of Justice, pursuant to subsection 140(3) of the *Courts of Justice Act*;

(b) All proceedings previously instituted by Fanseay Wang in any court in the Province of Ontario that are not yet finally disposed are hereby stayed except and until such time as leave is granted by a judge of the Superior Court of Justice pursuant to subsection 140 (3) of the *Courts of Justice Act*;

(c) Fanseay Wang shall deliver a copy of this Order, and the reasons for decision, to any person or body against whom he institute(s) or continue(s) any proceeding in any court, administrative body and/or tribunal, regulatory body, the police and the Crown;

(d) Any proceeding instituted by Fanseay Wang without leave of a judge of the Superior Court of Justice and in violation of this order shall be a nullity *ab initio*; and

(e) This Order is subject to the right of appeal in accordance with subsection 140(2.3) of the *Courts of Justice Act.*

4. **THIS COURT ORDERS** that, notwithstanding paragraph 3 hereof, the appeal of the Order of Justice Kimmel dated December 1, 2025 and bearing Court file number COA-26-CV-0303 commenced by Fanseay Wang on December 3, 2025 (the "**Bankruptcy Appeal**") is not stayed by this Order and nothing in this Order prohibits Fanseay Wang from continuing the Bankruptcy Appeal.

5. **THIS COURT ORDERS** that, within 30 days of the date of this Order, Fanseay Wang shall post security in the amount of $15,000 with this Honourable Court, failing which, the Receiver may move without notice to dismiss the First Investigation Motion.

6. **THIS COURT ORDERS** that the First Investigation Motion is hereby stayed until such time as Fanseay Wang has posted security with this Honourable Court as contemplated by paragraph 5 hereof.

7. **THIS COURT ORDERS** that, within 30 days of the date of this Order, Fanseay Wang shall post security in the amount of $15,000 with this Honourable Court, failing which, the Receiver may move without notice to dismiss the Second Investigation Motion.

8. **THIS COURT ORDERS** that the Second Investigation Motion is hereby stayed until such time as Fanseay Wang has posted security with this Honourable Court as contemplated by paragraph 7 hereof.

9. **THIS COURT ORDERS** that, within 30 days of the date of this Order, Fanseay Wang shall post security in the amount of $15,000 with this Honourable Court, failing which, the Receiver may move without notice to dismiss the Receiver Action Motion.

10. **THIS COURT ORDERS** that the Receiver Action Motion is hereby stayed until such time as Fanseay Wang has posted security with this Honourable Court as contemplated by paragraph 9 hereof.

11. **THIS COURT ORDERS** that the $45,000 in security to be posted with this Honourable Court per paragraphs 5, 7 and 9 of this Order shall bear interest at the rate of 4.0% annually from the date hereof.

12. **THIS COURT FURTHER ORDERS** that the Receiver's conduct and activities described in the Tenth Report are hereby approved provided that only the Receiver, in its personal capacity, may rely on such approval. This approval does not itself dismiss the motions identified in paragraphs 5, 7 and 9 of this Order.

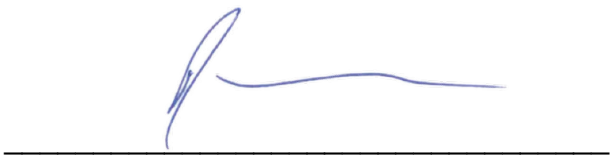
13. **THIS COURT FURTHER ORDERS** that Fanseay Wang is hereby enjoined from disseminating or disclosing the Target Price List in a manner that is prohibited by the NDA.

14. **THIS COURT ORDERS AND DIRECTS** that, if the parties are not able to resolve the costs of this matter:

(a) the Receiver and Cameron Stephens may each file cost submissions of no more than three double-spaced pages within 15 days of the date of this Order; and

(b) Fanseay Wang may file cost submissions of no more than three double-spaced pages within 15 days after the delivery of cost submissions under paragraph 14(a).

15. **THIS COURT ORDERS** that no party may file reply cost submissions without first obtaining leave of the Court.



CAMERON STEPHENS MORTGAGE CAPITAL LTD.	**2011836 ONTARIO CORP., et al.**	
Applicant	Respondents	Court File No. CV-23-00710795-00CL

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Proceeding commenced at Toronto

VEXATIOUS LITIGANT ORDER

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