



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-23-00710795-00CL

DATE: April 29, 2024

NO. ON LIST: 2

TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD.

-v-

2011836 ONTARIO CORP. et al

BEFORE: JUSTICE CAVANAGH

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Not appeared	Cameron Stephens Mortgage Capital Ltd.	

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Khaled Gheddai	Counsel for 2011836 Ontario Corp. Jefferson Properties Ltd. 1000162801 Ontario Corp. American Corp. 1000199992 Ontario Corp.	kg@friedmans.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Ryan Shah Jeff Larry	Counsel for Receiver Albert Gelman Inc.	Ryan.shah@paliareroland.com Jeff.larry@paliareroland.com
Fernando Souza	Counsel for lien claimants, Eco Barriers Inc, Direct Underground Inc., & Maven Group Inc.	fsouza@lawtoronto.com

ENDORSEMENT OF JUSTICE CAVANAGH:

- [1] On December 21, 2024, Albert Gelman Inc. (the “Receiver”) was appointed receiver and manager of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership.
- [2] At this case conference, the Receiver requests an adjournment of its motion scheduled for May 3, 2024 to disclaim certain agreements of purchase and sale in respect of a 96-unit residential development project called Richmond Hill Grace that remains under construction and to increase its authorized borrowing limit under the Appointment Order. The Receiver seeks a date for a two hour motion during the weeks of May 20 or May 27, 2024.
- [3] The Receiver explains that since the May 3, 2024 return date was scheduled, the Receiver has received a further updated budget which has necessitated further due diligence and considerable consultations with key stakeholders to ensure that the Receiver’s report to the Court contains the most accurate and up-to-date information. The Receiver is now prepared to serve a report in support of its motion immediately in order to give stakeholders a sufficient opportunity to respond to the Receiver’s motion.
- [4] Although counsel for the respondents objected to the adjournment, I am satisfied that the requested adjournment should be granted. The hearing date on May 3, 2024 is vacated.
- [5] The Receiver’s motion is adjourned to be heard on May 27, 2024 at 10:00 AM for two hours, in person.