



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL SLIP/ENDORSEMENT

COURT FILE NO.: CV-23-00710795-00CL DATE: June 02, 2025

NO. ON LIST: _____

TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD.
v 2011836 ONTARIO CORP et al

BEFORE JUSTICE: Steele

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
Ryan Shah Jeff Larry	Applicant-Receiver- Albert Gelman Inc	ryan.shah@paliarerland.com jeff.larry@paliarerland.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info
Wendy Greenspoon-Soer	Respondent - Cameron Stephens Mortgage Capital Ltd.	wgreenspoon@garfinkle.com
Fanseay Wang	Respondents- 2011836 Ontario Corp. Jefferson Properties Limited Partnership	fwang2025@icloud.com

	1000162801 Ontario Corp. Amercan Corporation 1000199992 Ontario Corp. Duca Financial Services Credit Union Ltd	
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For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info

ENDORSEMENT OF JUSTICE STEELE:

1. Based on the material provided to the court related to the Receiver’s proposed 2.1 motion, it appears that the Notice of Motion filed by Mr. Wang, dated May 9, 2025, (Seeking Court-Appointed Investigation and Urgent Relief Including Project Sale Listing) (the “May 9 Motion”) may be frivolous or vexatious or otherwise an abuse of the process of the court. Certain of the allegations in the Notice of Motion appear on their face to be duplicative of matters already determined by the Court.
2. The court is considering dismissing the May 9 Motion under Rule 2.1.02.
3. The next step is that Mr. Wang will receive a notice from the Registrar of the court and will have the opportunity to make written submissions in response.
4. I make the following orders and directions:
 - a. The Registrar shall give a Form 2.1B Notice to Mr. Wang and the other parties to advise him that the court is considering making an order under Rule 2.1.02(1) and (2) (and by incorporation, 2.1.01(3)) staying or dismissing the May 9 Motion because it appears on its face to be frivolous or vexatious or otherwise an abuse of process of the court.
 - b. Mr. Wang shall have 15 days from the receipt of the Rule 2.1B Notice in which to file written submissions (not to exceed 10 pages in length) responding to the notice, which submissions shall be filed with the court.
 - c. Pending the outcome of the written hearing under Rule 2.1, or further order of the Court, no further steps shall be taken in furtherance of the May 9 Motion.

- d. The Registrar shall accept no further filings in connection with the May 9 Motion from Mr. Wang excepting only Mr. Wang's written submissions of no more than 10 pages in length to be delivered within 15 days of receiving the Rule 2.1B Notice.
- e. The requirement for service on Mr. Wang by mail under Rule 2.1 is dispensed with and the Registrar shall serve a copy of this endorsement and the Rule 2.1B Notices on Mr. Wang by email at the email address indicated in the Notices (and above) and that manner of service upon Mr. Wang of all materials in connection with the Rule 2.1 process shall constitute good and sufficient service upon him.
- f. The Registrar shall provide a copy of Mr. Wang's submissions to the Receiver and the applicant, Cameron Stephens.
- g. The Receiver and the applicant may, within 10 days after receiving the copy, file with the court a written submission, no more than 10 pages in length, responding to Mr. Wang's submission.



Justice

Date: June 2, 2025