



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

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

DATE: June 02,2025

NO. ON LIST: 1

TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD VS 2011836  
ONTARIO CORP. ET AL  
BEFORE: JUSTICE KIMMEL

**PARTICIPANT INFORMATION**

**For Plaintiff, Applicant, Moving Party:**

Name of Person Appearing	Name of Party	Contact Info
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**For Defendant, Respondent, Responding Party:**

Name of Person Appearing	Name of Party	Contact Info

**For Other, Self-Represented:**

Name of Person Appearing	Name of Party	Contact Info
Fanseay Wang	Representative of the moving parties/respondent corporations: 2011836 ONTARIO CORP., JEFFERSON PROPERTIES	fwang2025@icloud.com

	LIMITED PARTNERSHIP, 1000162801 ONTARIO CORP., AMERICAN CORPORATION and 1000199992 ONTARIO CORP.	

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**ENDORSEMENT OF JUSTICE KIMMEL:**

- [1] The purpose of today's scheduling conference was to consider the scheduling of two motions and the implications of a Rule 2.1 notice that has been delivered in respect of one of those motions, as follows:
- a. Mr. Wang, on behalf of the respondent corporations, seeks to schedule a motion that he has titled a Motion for Investigation and Sale.
  - b. The Receiver asks that the court stand down or hold off scheduling the Motion for Investigation and Sale pending the outcome of a request that the Receiver made by a Rule 2.1 Notice dated May 29, 2025, for the court to consider staying or dismissing the Motion for Investigation and Sale under Rule 2.1.02. The stated basis for the Rule 2.1.02 request is that the Motion for Investigation and Sale appears on its face to be frivolous or vexatious or otherwise an abuse of the process of the court because: (1) it seeks to re-litigate matters already decided by the Court in connection with a motion heard on May 2, 2025 that was not appealed, and (2) it seeks relief that has no basis in law.
  - c. The Receiver wishes to schedule a motion for an Order that the Land Registry Office for the York Region (the "York LRO") accept the Condominium Corporation Declarations in respect of the subject project for registration pursuant to the *Condominium Act*, notwithstanding that Dragon Holding Global Real Estate Funds SPC (a related third-party mortgagee also controlled by Mr. Wang) has not consented to the Declarations pursuant to s. 7(2)(b) of the *Condominium Act*.

[2] I will deal first with the Motion for Investigation and Sale and the Rule 2.1.02 request pertaining to that motion. Under Rule 2.1, having received the Receiver's request for the court to consider making an order dismissing or staying this motion, the normal course would be for the court to consider that request before scheduling the motion that is the subject of that request. No immediate urgency was identified that would warrant a different course of action in this case.

[3] Accordingly, the court will not schedule the respondents' Motion for Investigation and Sale at this time. That motion can be scheduled at a future scheduling appointment to be

arranged after the court has decided the Rule 2.1 Motion, if the court dismisses the Rule 2.1 request in respect of that motion. The parties can expect to receive further communications from the court in respect of the Rule 2.1 Motion in the normal course.

[4] Turning now to the scheduling of the Receiver's motion regarding the registration of the Declarations, that motion does need to be scheduled given that there are some units that are subject to agreements of purchase and sale that the Receiver is projecting might be ready to close in late August or early September of 2025.

[5] When asked what his company Dragon Holding's position would be in response to this motion, Mr. Wang indicated that he had not had time to consider it and that he was unclear what precisely Dragon Holding was being asked to sign.

[6] Unfortunately, Mr. Wang apparently lost his connection to the zoom hearing while the court was attempting to find dates for this motion by the Receiver. After several attempts to have Mr. Wang sign back in, it was determined that the motion should be scheduled so that there is a date in the calendar given that it could become urgent if the matter is not dealt with soon. The court remains optimistic that, after Mr. Wang considers the Receiver's request, this motion may not be opposed. In the meantime, the Receiver's motion has been scheduled to proceed on June 26, 2025 at 11:00 a.m. for 90 minutes by zoom.

[7] In the Receiver's Aide Memoire, it was noted that on May 13, 2025, and on several other occasions thereafter, counsel to the Receiver had requested that Dragon Holding sign consents with respect to the Declarations, pursuant to s. 7(2)(b) of the Condominium Act (the "Consents"). The Receiver was asked by the court to post into Case Center an example of one of these communications and the Consents that Dragon Holding was being asked to sign. The court was directed to examples of such at tabs 100 (request for Consents) and 101 (Consents) in Case Center bundle E for today's hearing.

[8] With that further clarity, Dragon Holdings is directed to advise the Receiver by no later of June 11, 2025 as to whether it will sign these Consents. If it is prepared to sign the Consents they should also be signed and delivered to the Receiver on June 11, 2025. In that event, the Receiver may notify the court that the hearing time on June 26, 2025 for its motion can be vacated and the requested order can proceed on consent either in writing or at an unopposed/consent hearing on a date and time to be scheduled by the Receiver. Even though on consent, Dragon Holdings and all stakeholders on the service list should still be given notice of that further hearing.

[9] If Dragon Holdings does not provide the requested consent to the Receiver by June 11, 2025, the Receiver shall deliver its motion record and factum for its motion to Dragon Holdings and all stakeholders on the service list by June 16, 2025. Any responding materials for that motion (including any responding motion record and/or factum) shall be delivered by Dragon Holdings by June 23, 2025 and the Receiver's reply, if deemed appropriate in accordance with the Consolidated Commercial List Practice Direction, shall be delivered by June 24, 2025 at

4:30 p.m. All material for this motion shall have been served, filed and uploaded into the appropriate hearing bundle in Case Center by no later than 4:30 p.m. on June 24, 2025.

[10] This endorsement and the orders and directions contained in it shall have the immediate effect of a court order without the necessity of a formal order.

A handwritten signature in cursive script that reads "Kimmel J." The signature is written in a dark ink and is positioned to the left of the typed name below it.

KIMMEL J.