



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

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

DATE: NOV 24, 2025

NO. ON LIST: 3

**TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD. v. 2011836 ONTARIO CORP.; JEFFERSON PROPERTIES LIMITED PARTNERSHIP; 1000162801 ONTARIO CORP.; AMERICAN CORPORATION; 1000199992 ONTARIO CORP.; DUCA FINANCIAL SERVICES CREDIT UNION LTD**

**BEFORE: JUSTICE KIMMEL**

**PARTICIPANT INFORMATION**

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

| Name of Person Appearing | Name of Party | Contact Info |
|--------------------------|---------------|--------------|
|                          |               |              |
|                          |               |              |

**For Defendant, Respondent, Responding Party:**

| Name of Person Appearing | Name of Party | Contact Info         |
|--------------------------|---------------|----------------------|
| Fengxi Fansay Wang       | Self Rep DF   | fwang2025@icloud.com |
|                          |               |                      |

**For Other, Self-Represented:**

| Name of Person Appearing | Name of Party                 | Contact Info                |
|--------------------------|-------------------------------|-----------------------------|
| Ryan Shah                | Counsel to Albert Gelman Inc. | ryan.shah@paliareroland.com |

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| Greg Weedon | Counsel for Various Purchasers | greg@weedonlaw.ca |
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## **ENDORSEMENT OF JUSTICE KIMMEL:**

- [1] Albert Gelman Inc., in its capacity as receiver and manager (in such capacity, the "Receiver") of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (together, the "Debtors") including the real property listed in Schedule "A" (the "Real Property") to the order of Justice Cavanagh, dated December 21, 2023 (the "Receivership Order"), seeks to schedule a motion for an order appointing the Honourable Justice Russell Juriansz as the sole arbitrator for a proposed Arbitration and directions concerning the conduct of the Arbitration with a view to having all of the Debtors' claims against the Homebuyers (as defined below) heard and considered together. This and other ancillary relief is set out in a Notice of Motion dated November 21, 2025 (the "Receiver's Motion").
- [2] In 2021, the Debtors entered into agreements of purchase and sale (collectively, the "Agreements" and, individually, an "Agreement") with certain individuals (collectively, the "Homebuyers" and, individually, a "Homebuyer," each being identified in the notice of arbitration served by the Receiver) for the purchase of stacked condominium units in the Project (collectively, the "Contracted Units" and, individually, a "Contracted Unit"), which Agreements and Contracted Units now form the basis of the proposed Arbitration. With the exception of the identity of the purchasers, the purchase price and certain extras, the Agreements are all substantially identical to one another according to the Receiver.
- [3] In March 2025, the Receiver gave the Homebuyers notice that the occupancy date for the Contracted Units would be March 28, 2025 (the "Occupancy Date"). The Receiver asserts that the Homebuyers are in breach for failing to take possession. The Homebuyers take the position that the Receiver is in breach due to construction delays and deficiencies, among other things.
- [4] All of the Homebuyers were served with notice of the scheduling conference that was convened today to timetable and schedule the hearing of the Receiver's Motion. Counsel representing three or four of them (not identified for today's purposes) appeared to indicate that his clients were considering their position and he was still seeking instructions, including instructions regarding the commonality of issues among the Homebuyers. Counsel advised that there are 11 disputed Agreements involving up to 19 individual Homebuyers.
- [5] A half day zoom hearing has been scheduled for the Receiver's Motion (including for the appointment of the Arbitrator) on February 23, 2026. The following timetable for pre hearing steps shall be adhered to:
- (a) The Receiver's Motion has been served on the Homebuyers.
  - (b) The Homebuyers shall deliver their responding material, if any, by December 31, 2025.
  - (c) The Receiver's reply record, if any, shall be delivered by January 9, 2026.
  - (d) Cross-examinations, or in the case of the Receiver, written questions and responses, and the exchange of factums shall be timetabled among the parties by agreement, such that all materials shall have been served and filed by no later than 4:30 p.m. on February 19, 2026. Counsel shall ensure that the materials are in the appropriate hearing bundle by no later than 10 a.m. on February 20, 2025.

- [6] None of the other Homebuyers appeared today, or indicated a position to the Receiver or its counsel in advance of this case conference. They are bound by the above timetable. The Receiver shall ensure that all Homebuyers and any other stakeholders in this Jefferson Project Receivership are served with a copy of this endorsement so that they are aware of this timetable, and they shall be updated about any changes to the hearing date.
- [7] 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 dark ink and is positioned above a horizontal line.

Jessica Kimmel

Date: Nov 24, 2025