

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

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

**B E T W E E N:**

**CAMERON STEPHENS MORTGAGE CAPITAL LTD.**

Applicant

-and-

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

Respondents

**IN THE MATTER OF AN APPLICATION PURSUANT TO 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**

**FOURTH SUPPLEMENT TO THE SIXTH REPORT OF THE RECEIVER**

Dated January 15, 2026

**A. Introduction**

1. On December 21, 2023 (the “**Appointment Date**”), the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) made an order (the “**Appointment Order**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act* R.S.C. 1985, c. B-3, as amended (“**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O 1990, c. 43, as amended, *inter alia*, appointing Albert Gelman Inc. (“**AGI**”) as receiver and manager (in such capacity, the “**Receiver**”), without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. (“**201Co.**”) and Jefferson Properties Limited Partnership (“**JPLP**”) and, together with 201Co., the “**Debtors**”), including the real property known municipally as 39, 53 and 67 Jefferson Side Road, Richmond Hill, Ontario (the “**Real Property**”). The Appointment Order was granted pursuant to an application (the “**Receivership Application**”) made by Cameron Stephens Mortgage Capital Ltd. (“**Cameron Stephens**”), the Debtors’ senior secured lender.

2. The primary objective of these receivership proceedings has been to complete the construction of a residential housing project located at the Real Property and known as “Richmond Hill Grace” (the “**Project**”) and to sell the units in the Project, all in an effort to maximize the recovery to the Debtors’ stakeholders.

**B. Purpose of Report**

3. The purpose of this report (the “**Fourth Supplement**”) is to provide the Court and stakeholders with an update on the continued dissemination of confidential materials by Fansey Wang (“**Fansey**”), the principal of the Debtors, despite requests from the Receiver that Fansey cease such conduct.

**C. Scope and Terms of Reference**

4. This Fourth Supplement has been prepared solely for the purposes described in this report. Accordingly, the reader is cautioned that this Fourth Supplement may not be appropriate for any other purpose.

5. Capitalized terms not defined in this Fourth Supplement have the meanings ascribed to them in the Sixth Report of the Receiver dated September 11, 2025.

**D. Continued Breach of NDA**

6. As set out in the Third Supplement, Fansey breached the NDA he entered into with the Receiver by publicly disclosing the contents of the Target Price List on January 2, 2026.

7. On January 7, 2026, counsel to the Receiver emailed Fansey to demand that Fansey cease disseminating the Target Price List and that Fansey destroy all copies of the Target Price List in Fansey's possession, pursuant to the terms of the NDA. A copy of this email is attached hereto as **Appendix A**.

8. On January 11, 2026, Fansey served a Motion Record in connection with his motion to extend the time for filing of his Notice of Appeal. This Motion Record again included a copy of Fansey's January 2, 2026 affidavit, which reproduced information from the Target Price List. This was a further breach of the NDA by Fansey. A copy of Fansey's email serving this Motion Record (with the link to the Motion Record redacted) is attached hereto as **Appendix B**.

9. On January 15, 2026, counsel to the Receiver sent an email to the Service List in this matter requesting that recipients of Fansay's Motion Record delete it and refrain from disclosing it to others. A copy of this email is included in the thread attached as Appendix B.

10. Subsequently, on January 15, 2026, counsel to the Receiver emailed Fansay to, again, demand that Fansay refrain from disseminating the Target Price List and demand that Fansay destroy all copies of the Target Price List in Fansay's possession, pursuant to the terms of the NDA. A copy of this email is attached hereto as **Appendix C**.

All of which is respectfully submitted this 15th day of January 2026,

**ALBERT GELMAN INC., solely in its  
capacity as Court-Appointed Receiver  
of each of the Debtors and the Real Property  
and not in any other capacity**



Per:

\_\_\_\_\_  
Tom McElroy, *CIRP, LIT*  
*Managing Director (Ontario)*

# **APPENDIX A**

## Ryan Shah

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**From:** Ryan Shah  
**Sent:** January 7, 2026 4:29 PM  
**To:** 'fwang2025@icloud.com'  
**Cc:** Candace Baumtrog; Johnathon Cruickshank; Jeff Larry  
**Subject:** RE: [EXTERNAL] Service - Motion for Stay Pending Appeal [IMAN-PRIMANAGE.FID404153]  
**Attachments:** NDA re. Target Price List.pdf  
**Importance:** High

Mr. Wang:

By circulating the below affidavit, which contains the details of the Target Price List, you have violated the attached NDA that you entered into with the Receiver.

On behalf of the Receiver, I hereby require you to destroy all copies of the Target Price List in your possession.

You are then required to verify in writing that you have destroyed the Target Price List in your possession and all materials embodying it, as required by section 9 of the attached NDA.

You must comply with these demands immediately and, in any event, **by no later than 5:00 PM Toronto time on January 8, 2025.**

The Receiver reserves all rights and remedies in law and equity against you in connection with the foregoing and, without limiting the generality of the foregoing, will hold you personally liable for all costs and damages caused by your breach of this NDA.

Regards,

**Ryan Shah**  
416.646.6356  
Paliare Roland Rosenberg Rothstein LLP

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**From:** Ryan Shah  
**Sent:** January 7, 2026 4:21 PM  
**To:** 'fwang2025@icloud.com' <fwang2025@icloud.com>  
**Cc:** wgreenspoon@garfinkle.com; bgelman@albertgelman.com; Bill Friedman <wf@friedmans.ca>; Dpo.CaymanIslands@portcullis.co; Info.CaymanIslands@portcullis.co; kcl\_g.finance@kubota.com; mhurley@berkleysurety.com; skeddy@berkleysurety.com; harvey@chaitons.com; laurac@chaitons.com; kyatabe@duca.com; jessica.guilbault@bnc.ca; dpreger@dickinsonwright.com; insolvency.unit@ontario.ca; fsouza@lawtoronto.com; ebisceglia@lawtoronto.com; cecilia@lawtoronto.com; pmartin@berkleysurety.com; gazeff@millerthomson.com; aslavens@torys.com; JMACLELLAN@blg.com; mcooper@whlawyers.ca; jcecchetto@dcworkplacelaw.ca; Dan Woo <dwoo@albertgelman.com>; azeldin@albertgelman.com; dcamenzuli@dcworkplacelaw.ca; admin@dcworkplacelaw.ca; paolo@spectrumsky.com; David Patel <David.patel@nbc.ca>; amelia@bianchipresta.com; dpresta@bianchipresta.com; eiellimo@bianchipresta.com;

ibogdanovich@duca.com; rmoubarak@sutherlaw.com; ahora@garfinkle.com; jfrustaglio@sutherlaw.com; Justin.Vetro@hcraftontario.ca; janet@jklawfirm.ca; shanti@pmlawyers.ca; laxmi@pmlawyers.ca; mmuscolino@kennaley.ca; ecisternas@corelawyers.ca; <jelani@ramachandran.law> <jelani@RAMACHANDRAN.LAW>; kg@friedmans.ca; b4\_andy@hotmail.com; tsjohnnylam@gmail.com; sparkbusted@gmail.com; nasmostafae@gmail.com; nhh5858@gmail.com; nahogyun93@gmail.com; rouzbeh.esmaeil@gmail.com; nadira\_1707@hotmail.com; guillermo\_madriz04@yahoo.com; info@skywaystrucking.ca; harpz.s@gmail.com; aguzman674@yahoo.com; julie.verduci@utoronto.ca; xu1302@gmail.com; johnyt939@gmail.com; dlywx@hotmail.com; amse4891@gmail.com; vintik.davie@gmail.com; ikra4560@mylaurier.ca; anaumnawaz@hotmail.com; jamshaidhashmi@gmail.com; viki.jiechen@gmail.com; bin\_hu2002@yahoo.com; jennifer\_zhang03@hotmail.com; wujing.puti@gmail.com; cicichen1021@gmail.com; 769125832@qq.com; ramin1152@yahoo.com; d\_deravi@yahoo.com; emanuel@tropiclove.com; sanjeevleekha2007@hotmail.com; sleekha21@gmail.com; gfay1976@gmail.com; ml1693@gmail.com; ellen2013.wu@gmail.com; gloriaandrade19@gmail.com; crzm0044@yahoo.ca; brianicyu@gmail.com; sharon.rod@gmail.com; drsdar@rogers.com; colingwell@gmail.com; paulsethi1@gmail.com; alireza.sadeghi56@yahoo.com; neda\_e70@yahoo.com; gnabisha.s@gmail.com; mohammad2001ca@yahoo.ca; dukuh@naver.com; eshtehar85@gmail.com; lilylin88@yahoo.com; jackelynlau@gmail.com; leirocowang@gmail.com; ojayike@yahoo.com; boyinepally@gmail.com; arunsoni\_1203@hotmail.com; mahrukh.khan55@gmail.com; irenesinha@gmail.com; pthiyagarajah@live.ca; dr\_imranibrahim@yahoo.com; ferzana.kouser@yahoo.com; <SALMA@darlpc.com> <SALMA@DARLPC.COM>; halinalyons@hotmail.com; dsmtom@hotmail.com; ashleelam365@gmail.com; gracehonggao@hotmail.com; remaxImperialinfo@gmail.com; harveydong@gmail.com; hello@homelifelandmark.com; tonyma1998@gmail.com; munishbatish@gmail.com; gloriatong@yahoo.com; info@myinvestmentbrokers.com; kevin@iproperty.com; helen@toppremax.ca; david\_pang@rogers.com; Shubh.garg@exp Realty.com; info@condocircle.ca; staffres@capitalnorthrealty.com; agandrewjmizzoni@live.ca; msaran555@gmail.com; rosyjoneja@gmail.com; jbozzo@spectrumrealtyservices.com; frankvisconti@hotmail.com; ourbesthomes.ca@gmail.com; koonal.pandya@gmail.com; uma.mahendran@hotmail.com; bcglassandstone@hotmail.com; jjanmohamed@sutherlaw.com; jtravina@sutherlaw.com; ktoma@sutherlaw.com; kahmadi@nklawyers.ca; nanda@nanda.ca; denise@lawyer4me.com; info@landmarklaw.ca; ysingh@kormans.ca; rajinder@singhlawoffice.ca; chrischan@sunpartners.ca; jimzhang100@gmail.com; info@bh-lawoffice.ca; neeraj@gretislaw.ca; dgoldlist@kpklaw.ca; brenda@brendaleelawyer.com; afenster@fensterlaw.ca; info@paklawoffice.ca; claudiooppedisano@yahoo.com; dgmazzorato@bellnet.ca; s.berg@gb-law.ca; <AGC\_PGC\_TORONTO.LEAD-DCECJ@justice.gc.ca> <AGC\_PGC\_TORONTO.LEAD-DCECJ@JUSTICE.GC.CA>; Jeff Larry <Jeff.Larry@paliarerland.com>; swyzx89@gmail.com; tony@paklawoffice.ca; rcalderswood@dzl.com; adnan.subzwari@millsandmills.ca; Kartiga Thavaraj <kartiga.thavaraj@paliarerland.com>; rjk@kennaley.ca; adam.grossi@devrylaw.ca; Rocco Ruso <Rocco@rarlitigation.com>; Sara@be-law.ca; sthom@torkinmanes.com; tmcelroy@albertgelman.com; blair@royalstair.ca; vanessa@royalstair.ca; tgirard@royalstair.ca; snawalage@pallettvalo.com; mruberto@pallettvalo.com; alandesman@pallettvalo.com; shaji@idealgroupp.com; Gurpreet@sabiollp.com; info@kormancompany.com; info@emeraldipc.ca; mrzazzak@emeraldipc.ca; paola@alfllp.ca; xhorela@alfllp.ca; greg@weedonlaw.ca; jonathan@hooslaw.ca; ali\_sanaeiad@yahoo.com; Candace Baumtrog <Candace.Baumtrog@Paliarerland.com>; Johnathon Cruickshank <Johnathon.Cruickshank@paliarerland.com>

**Subject:** RE: [EXTERNAL] Service - Motion for Stay Pending Appeal [IMAN-PRIMANAGE.FID404153]

**Importance:** High

Good afternoon:

I am counsel to the Receiver in the above matter.

It has come to our attention that Mr. Wang has included confidential information that is subject to NDA and Sealing Order in his affidavit (see attached Order), which affidavit is linked below.

Please do not download this affidavit. If you have downloaded it, please immediately delete it and refrain from disclosing it to anyone.

Regards,

**Ryan Shah**

416.646.6356

Paliare Roland Rosenberg Rothstein LLP

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**From:** [fwang2025@icloud.com](mailto:fwang2025@icloud.com) <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>

**Sent:** January 2, 2026 10:06 PM

**To:** Ryan Shah <[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>

**Cc:** [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com); [bgelman@albertgelman.com](mailto:bgelman@albertgelman.com); Bill Friedman <[wf@friedmans.ca](mailto:wf@friedmans.ca)>; [Dpo.CaymanIslands@portcullis.co](mailto:Dpo.CaymanIslands@portcullis.co); [Info.CaymanIslands@portcullis.co](mailto:Info.CaymanIslands@portcullis.co); [kcl\\_g.finance@kubota.com](mailto:kcl_g.finance@kubota.com); [mhurley@berkleysurety.com](mailto:mhurley@berkleysurety.com); [skeddy@berkleysurety.com](mailto:skeddy@berkleysurety.com); [harvey@chaitons.com](mailto:harvey@chaitons.com); [laurac@chaitons.com](mailto:laurac@chaitons.com); [kyatabe@duca.com](mailto:kyatabe@duca.com); [jessica.guilbault@bnc.ca](mailto:jessica.guilbault@bnc.ca); [dpreger@dickinsonwright.com](mailto:dpreger@dickinsonwright.com); [insolvency.unit@ontario.ca](mailto:insolvency.unit@ontario.ca); [fsouza@lawtoronto.com](mailto:fsouza@lawtoronto.com); [ebisceglia@lawtoronto.com](mailto:ebisceglia@lawtoronto.com); [cecilia@lawtoronto.com](mailto:cecilia@lawtoronto.com); 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[guillermo\\_madriz04@yahoo.com](mailto:guillermo_madriz04@yahoo.com); [info@skywaystrucking.ca](mailto:info@skywaystrucking.ca); [harpz.s@gmail.com](mailto:harpz.s@gmail.com); [aguzman674@yahoo.com](mailto:aguzman674@yahoo.com); [julie.verduci@utoronto.ca](mailto:julie.verduci@utoronto.ca); [xu1302@gmail.com](mailto:xu1302@gmail.com); [johnyt939@gmail.com](mailto:johnyt939@gmail.com); [dlywxx@hotmail.com](mailto:dlywxx@hotmail.com); [amse4891@gmail.com](mailto:amse4891@gmail.com); [vintik.davie@gmail.com](mailto:vintik.davie@gmail.com); [ikra4560@mylaurier.ca](mailto:ikra4560@mylaurier.ca); [anaumnawaz@hotmail.com](mailto:anaumnawaz@hotmail.com); [jamshaidhashmi@gmail.com](mailto:jamshaidhashmi@gmail.com); [wiki.jiechen@gmail.com](mailto:wiki.jiechen@gmail.com); [bin\\_hu2002@yahoo.com](mailto:bin_hu2002@yahoo.com); [jennifer\\_zhang03@hotmail.com](mailto:jennifer_zhang03@hotmail.com); [wujing.puti@gmail.com](mailto:wujing.puti@gmail.com); [cicichen1021@gmail.com](mailto:cicichen1021@gmail.com); 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[mohammad2001ca@yahoo.ca](mailto:mohammad2001ca@yahoo.ca); [dukuh@naver.com](mailto:dukuh@naver.com); [eshtehar85@gmail.com](mailto:eshtehar85@gmail.com); [lilylin88@yahoo.com](mailto:lilylin88@yahoo.com); [jackelynau@gmail.com](mailto:jackelynau@gmail.com); [leirocowang@gmail.com](mailto:leirocowang@gmail.com); [ojayike@yahoo.com](mailto:ojayike@yahoo.com); [boyinepally@gmail.com](mailto:boyinepally@gmail.com); [arunsoni\\_1203@hotmail.com](mailto:arunsoni_1203@hotmail.com); [mahrukh.khan55@gmail.com](mailto:mahrukh.khan55@gmail.com); [irenesinha@gmail.com](mailto:irenesinha@gmail.com); [pthiyagarajah@live.ca](mailto:pthiyagarajah@live.ca); [dr\\_imranibrahim@yahoo.com](mailto:dr_imranibrahim@yahoo.com); [ferzana.kouser@yahoo.com](mailto:ferzana.kouser@yahoo.com); <[SALMA@darlpc.com](mailto:SALMA@darlpc.com)> <[SALMA@DARLPC.COM](mailto:SALMA@DARLPC.COM)>; [halinalyons@hotmail.com](mailto:halinalyons@hotmail.com); [dsmtom@hotmail.com](mailto:dsmtom@hotmail.com); [ashleelam365@gmail.com](mailto:ashleelam365@gmail.com); 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[dgoldlist@kpklaw.ca](mailto:dgoldlist@kpklaw.ca); [brenda@brendaleelawyer.com](mailto:brenda@brendaleelawyer.com); [afenster@fensterlaw.ca](mailto:afenster@fensterlaw.ca); [info@paklawoffice.ca](mailto:info@paklawoffice.ca); [claudiooppedisano@yahoo.com](mailto:claudiooppedisano@yahoo.com); [dgmazzorato@bellnet.ca](mailto:dgmazzorato@bellnet.ca); [s.berg@gb-law.ca](mailto:s.berg@gb-law.ca); <[AGC\\_PGC\\_TORONTO.LEAD-DCECJ@justice.gc.ca](mailto:AGC_PGC_TORONTO.LEAD-DCECJ@justice.gc.ca)> <[AGC\\_PGC\\_TORONTO.LEAD-DCECJ@JUSTICE.GC.CA](mailto:AGC_PGC_TORONTO.LEAD-DCECJ@JUSTICE.GC.CA)>; Jeff Larry <[Jeff.Larry@paliareroland.com](mailto:Jeff.Larry@paliareroland.com)>; [swyzx89@gmail.com](mailto:swyzx89@gmail.com); [tony@paklawoffice.ca](mailto:tony@paklawoffice.ca); [rcalderwood@dzlaw.com](mailto:rcalderwood@dzlaw.com); [adnan.subzwari@millsandmills.ca](mailto:adnan.subzwari@millsandmills.ca); Kartiga Thavaraj <[kartiga.thavaraj@paliareroland.com](mailto:kartiga.thavaraj@paliareroland.com)>; [rjk@kennaley.ca](mailto:rjk@kennaley.ca);

[adam.grossi@devrylaw.ca](mailto:adam.grossi@devrylaw.ca); Rocco Ruso <[Rocco@rarlitigation.com](mailto:Rocco@rarlitigation.com)>; Sara@be-law.ca; [sthom@torkinmanes.com](mailto:sthom@torkinmanes.com); [tmcelroy@albertgelman.com](mailto:tmcelroy@albertgelman.com); [blair@royalstair.ca](mailto:blair@royalstair.ca); [vanessa@royalstair.ca](mailto:vanessa@royalstair.ca); [tgirard@royalstair.ca](mailto:tgirard@royalstair.ca); [snawalage@pallettvalo.com](mailto:snawalage@pallettvalo.com); [mruberto@pallettvalo.com](mailto:mruberto@pallettvalo.com); [alandesman@pallettvalo.com](mailto:alandesman@pallettvalo.com); [shaji@idealgroup.ca](mailto:shaji@idealgroup.ca); [Gurpreet@sabiollp.com](mailto:Gurpreet@sabiollp.com); [info@kormancompany.com](mailto:info@kormancompany.com); [info@emeraldipc.ca](mailto:info@emeraldipc.ca); [mrazzak@emeraldipc.ca](mailto:mrazzak@emeraldipc.ca); [paola@alflfp.ca](mailto:paola@alflfp.ca); [xhorela@alflfp.ca](mailto:xhorela@alflfp.ca); [greg@weedonlaw.ca](mailto:greg@weedonlaw.ca); [jonathan@hooslaw.ca](mailto:jonathan@hooslaw.ca); [ali\\_sanaeiad@yahoo.com](mailto:ali_sanaeiad@yahoo.com); Candace Baumtrog <[Candace.Baumtrog@Paliareroland.com](mailto:Candace.Baumtrog@Paliareroland.com)>; Johnathon Cruickshank <[Johnathon.Cruickshank@paliareroland.com](mailto:Johnathon.Cruickshank@paliareroland.com)>

**Subject:** [EXTERNAL] Service - Motion for Stay Pending Appeal

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Factum of Appellant Stay Pending Appeal Jefferson Properties Limited Partnership.pdf  
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Notice of Motion Stay Pending Appeal Jefferson Properties Limited Partnership.pdf  
117 KB

Dear Counsel,

Further to the Notice of Appeal, which was filed on December 30, 2025. please find attached the Appellant's materials for the Motion for Stay Pending Appeal in Jefferson Properties Limited Partnership (2011836 Ontario Corp., GP) v. Cameron Stephens Mortgage Capital Ltd., namely:

1. Notice of Motion for Stay Pending Appeal;
2. Affidavit of Fengxi Fansey Wang in support of Stay motion;
3. Stay Factum; and
4. Affidavit of Service

These materials will be filed with the Court of Appeal for Ontario today. Service is effected by email pursuant to the Rules of Civil Procedure and the established practice in this receivership.

Regards,  
Fengxi Fansey Wang  
Litigation Representative for

Jefferson Properties Limited Partnership  
[fwang2025@icloud.com](mailto:fwang2025@icloud.com)

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# **APPENDIX B**

## Ryan Shah

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**From:** Ryan Shah  
**Sent:** January 15, 2026 2:43 PM  
**To:** 'bgelman@albertgelman.com'; 'wf@friedmans.ca'; 'wgreenspoon@garfinkle.com'; 'fanseyawang@gmail.com'; 'kcl\_g.finance@kubota.com'; 'mhurley@berkleysurety.com'; 'skeddy@berkleysurety.com'; 'harvey@chaitons.com'; 'laurac@chaitons.com'; 'kyatabe@duca.com'; 'jessica.guilbault@bnc.ca'; 'dpreger@dickinsonwright.com'; 'insolvency.unit@ontario.ca'; 'fsouza@lawtoronto.com'; 'ebisceglia@lawtoronto.com'; 'cecilia@lawtoronto.com'; 'pmartin@berkleysurety.com'; 'gazeff@millerthomson.com'; 'aslavens@torys.com'; 'JMACLELLAN@blg.com'; 'mcooper@whlawyers.ca'; 'jcecchetto@dcworkplacelaw.ca'; 'dwoo@albertgelman.com'; 'azeldin@albertgelman.com'; 'dcamenzuli@dcworkplacelaw.ca'; 'admin@dcworkplacelaw.ca'; 'paolo@spectrumsky.com'; 'aslavens@torys.com'; 'David.patel@nbc.ca'; 'dpresta@bianchipresta.com'; 'eiellimo@bianchipresta.com'; 'ibogdanovich@duca.com'; 'rmoubarak@sutherlaw.com'; 'ahora@garfinkle.com'; 'jfrustaglio@sutherlaw.com'; 'Justin.Vetro@hcraontario.ca'; 'janet@jklawfirm.ca'; 'shanti@pmlawyers.ca'; 'laxmi@pmlawyers.ca'; 'mmuscolino@kennaley.ca'; 'ecisternas@corelawyers.ca'; 'ecisternas@corelawyers.ca'; 'jelani@RAMACHANDRAN.LAW'; 'kg@friedmans.ca'; 'b4\_andy@hotmail.com'; 'tsjohnnylam@gmail.com'; 'sparkbusted@gmail.com'; 'nasmostafae@gmail.com'; 'nhh5858@gmail.com'; 'rouzbeh.esmaeil@gmail.com'; 'nadira\_1707@hotmail.com'; 'guillermo\_madriz04@yahoo.com'; 'info@skywaystrucking.ca'; 'harpz.s@gmail.com'; 'aguzman674@yahoo.com'; 'xu1302@gmail.com'; 'johnyt939@gmail.com'; 'dlywxx@hotmail.com'; 'amse4891@gmail.com'; 'ikra4560@mylaurier.ca'; 'anaumnawaz@hotmail.com'; 'jamshaidhashmi@gmail.com'; 'viki.jiechen@gmail.com'; 'jennifer\_zhang03@hotmail.com'; 'wujing.puti@gmail.com'; 'cicichen1021@gmail.com'; '769125832@qq.com'; 'ramin1152@yahoo.com'; 'd\_deravi@yahoo.com'; 'emanuel@tropiclove.com'; 'sanjeevleekha2007@hotmail.com'; 'sleekha21@gmail.com'; 'gfay1976@gmail.com'; 'ml1693@gmail.com'; 'ellen2013.wu@gmail.com'; 'gloriaandrade19@gmail.com'; 'crzm0044@yahoo.ca'; 'briancyiu@gmail.com'; 'sharon.rodr@gmail.com'; 'drsdar@rogers.com'; 'colingwell@gmail.com'; 'paulsethi1@gmail.com'; 'alireza.sadeghi56@yahoo.com'; 'neda\_e70@yahoo.com'; 'gnabisha.s@gmail.com'; 'mohammad2001ca@yahoo.ca'; 'dukuh@naver.com'; 'jackelynla@gmail.com'; 'leirocowang@gmail.com'; 'ojayike@yahoo.com'; 'boyinepally@gmail.com'; 'arunsoni\_1203@hotmail.com'; 'mahrukh.khan55@gmail.com'; 'amse4891@gmail.com'; 'irenesinha@gmail.com'; 'pthiyagarajah@live.ca'; 'dr\_imranibrahim@yahoo.com'; 'ferzana.kouser@yahoo.com'; 'SALMA@DARLPC.COM'; 'ashleelam365@gmail.com'; 'info@skywaystrucking.ca'; 'gracehonggao@hotmail.com'; 'remaxImperialinfo@gmail.com'; 'harveydong@gmail.com'; 'hello@homelifelandmark.com'; 'tonyma1998@gmail.com'; 'munishbatish@gmail.com'; 'gloriatong@yahoo.com'; 'info@myinvestmentbrokers.com'; 'helen@topremax.ca'; 'david\_pang@rogers.com'; 'Shubh.garg@exprealty.com'; 'info@condocircle.ca'; 'staffres@capitalnorthrealty.com'; 'msaran555@gmail.com'; 'rosyjoneja@gmail.com'; 'jbozzo@spectrumrealtyservices.com'; 'frankvisconti@hotmail.com'; 'ourbesthomes.ca@gmail.com'; 'koonal.pandya@gmail.com'; 'uma.mahendran@hotmail.com'; 'bcglassandstone@hotmail.com'; 'jjanmohamed@sutherlaw.com'; 'jtravina@sutherlaw.com'; 'ktoma@sutherlaw.com'; 'kahmadi@nklawyers.ca'; 'denise@lawyer4me.com'; 'info@landmarklaw.ca'; 'ysingh@kormans.ca'; 'rajinder@singhlawoffice.ca'; 'chrischan@sunpartners.ca'; 'jimzhang100@gmail.com'; 'info@bh-lawoffice.ca'; 'neeraj@gretislaw.ca'; 'dgoldlist@kpklaw.ca'; 'ecisternas@corelawyers.ca'; 'afenster@fensterlaw.ca';

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**Cc:** Candace Baumtrog; Jeff Larry; Johnathon Cruickshank; 'fwang2025@icloud.com'

**Subject:** RE: [EXTERNAL] Court of Appeal for Ontario – Motion Record (Extension of Time & Stay Pending Appeal) - Lower Court File No.: CV-23-00710795-00CL [IMAN-PRIMANAGE.FID404153]

**Importance:** High

All:

I am counsel to the Receiver in this matter.

It has come to our attention that Mr. Wang has, again, included confidential information that is subject to NDA and Sealing Order in the motion record linked below.

Please do not download this motion record. If you have downloaded it, please immediately delete it and refrain from disclosing it to anyone.

Regards,

**Ryan Shah**

416.646.6356

Paliare Roland Rosenberg Rothstein LLP

**From:** [fwang2025@icloud.com](mailto:fwang2025@icloud.com)

**Date:** January 11, 2026 at 7:13:39 PM EST

**To:** JUS-G-MAG-Judicial COA E-file <[coa.e-file@ontario.ca](mailto:coa.e-file@ontario.ca)>

**Cc:** Jeff Larry <[Jeff.Larry@paliareroland.com](mailto:Jeff.Larry@paliareroland.com)>, [ferzana.kouser@yahoo.com](mailto:ferzana.kouser@yahoo.com), [SALMA@darlpc.com](mailto:SALMA@darlpc.com), [ashleelam365@gmail.com](mailto:ashleelam365@gmail.com), [info@skywaystrucking.ca](mailto:info@skywaystrucking.ca), [gracehonggao@hotmail.com](mailto:gracehonggao@hotmail.com), [remaxImperialinfo@gmail.com](mailto:remaxImperialinfo@gmail.com), [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com), [bgelman@albertgelman.com](mailto:bgelman@albertgelman.com), [fanseyawang@gmail.com](mailto:fanseyawang@gmail.com), [kcl\\_g.finance@kubota.com](mailto:kcl_g.finance@kubota.com), [mhurley@berkleysurety.com](mailto:mhurley@berkleysurety.com), [skeddy@berkleysurety.com](mailto:skeddy@berkleysurety.com), [Harvey@chaitons.com](mailto:Harvey@chaitons.com), [laurac@chaitons.com](mailto:laurac@chaitons.com), [kyatabe@duca.com](mailto:kyatabe@duca.com), [jessica.guilbault@bnc.ca](mailto:jessica.guilbault@bnc.ca), [dpreger@dickinsonwright.com](mailto:dpreger@dickinsonwright.com), [insolvency.unit@ontario.ca](mailto:insolvency.unit@ontario.ca), [FSouza@lawtoronto.com](mailto:FSouza@lawtoronto.com), [EBisceglia@lawtoronto.com](mailto:EBisceglia@lawtoronto.com), [cecilia@lawtoronto.com](mailto:cecilia@lawtoronto.com), [pmartin@berkleysurety.com](mailto:pmartin@berkleysurety.com), [gazeff@millerthomson.com](mailto:gazeff@millerthomson.com), [aslavens@torys.com](mailto:aslavens@torys.com), [jmaclellan@blg.com](mailto:jmaclellan@blg.com), [mcooper@whlawyers.ca](mailto:mcooper@whlawyers.ca), [jcecchetto@dcworkplacelaw.ca](mailto:jcecchetto@dcworkplacelaw.ca), Dan Woo <[dwoo@albertgelman.com](mailto:dwoo@albertgelman.com)>, [azeldin@albertgelman.com](mailto:azeldin@albertgelman.com),

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[rmoubarak@sutherlaw.com](mailto:rmoubarak@sutherlaw.com), [ahora@garfinkle.com](mailto:ahora@garfinkle.com), [jfrustaglio@sutherlaw.com](mailto:jfrustaglio@sutherlaw.com),  
[Justin.Vetro@hcraontario.ca](mailto:Justin.Vetro@hcraontario.ca), [janet@jklawfirm.ca](mailto:janet@jklawfirm.ca), [shanti@pmlawyers.ca](mailto:shanti@pmlawyers.ca),  
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[tsjohnnylam@gmail.com](mailto:tsjohnnylam@gmail.com), [sparkbusted@gmail.com](mailto:sparkbusted@gmail.com), [nasmostafae@gmail.com](mailto:nasmostafae@gmail.com),  
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[kahmadi@nklawyers.ca](mailto:kahmadi@nklawyers.ca), [denise@lawyer4me.com](mailto:denise@lawyer4me.com), [info@landmarklaw.ca](mailto:info@landmarklaw.ca),  
[ysingh@kormans.ca](mailto:ysingh@kormans.ca), [rajinder@singhlawoffice.ca](mailto:rajinder@singhlawoffice.ca), [chrischan@sunpartners.ca](mailto:chrischan@sunpartners.ca),  
[jimzhang100@gmail.com](mailto:jimzhang100@gmail.com), [info@bh-lawoffice.ca](mailto:info@bh-lawoffice.ca), [neeraj@gretislaw.ca](mailto:neeraj@gretislaw.ca),  
[dgoldlist@kpklaw.ca](mailto:dgoldlist@kpklaw.ca), [afenster@fensterlaw.ca](mailto:afenster@fensterlaw.ca), [info@paklawoffice.ca](mailto:info@paklawoffice.ca),  
[claudiooppedisano@yahoo.com](mailto:claudiooppedisano@yahoo.com), [alandesman@pallettvalo.com](mailto:alandesman@pallettvalo.com), [tgirard@royalstair.ca](mailto:tgirard@royalstair.ca),  
[mruberto@pallettvalo.com](mailto:mruberto@pallettvalo.com), [vanessa@royalstair.ca](mailto:vanessa@royalstair.ca), [steven@dragoninv.com](mailto:steven@dragoninv.com),  
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[tmcelroy@albertgelman.com](mailto:tmcelroy@albertgelman.com), Candace Baumtrog  
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**Subject: [EXTERNAL] Court of Appeal for Ontario – Motion Record (Extension of Time & Stay Pending Appeal) - Lower Court File No.: CV-23-00710795-00CL**

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Attachment available until Feb 10, 2026

Good afternoon,

Please find attached the Motion Record filed by the Appellant, Jefferson Properties Limited Partnership / 2011836 Ontario Corp., in connection with:

1. Motion to Extend Time to File Notice of Appeal (Form 37A); and
2. Motion for Stay Pending Appeal.

This Motion Record is being filed pursuant to the Court's direction that a Notice of Motion must be accompanied by a Motion Record and brought on at least seven (7) business days' notice.

The Motion Record includes the following documents, tabbed and paginated:

- A. Notice of Motion (Form 37A) dated January 11, 2026 – Motion to Extend Time to File Notice of Appeal;
- B. Notice of Appeal dated December 30, 2025, together with Form 61C (Appellant's Certificate Respecting Evidence);
- C. Notice of Motion for Stay Pending Appeal dated January 2, 2026;
- D. Affidavit of Fengxi (Fansey) Wang sworn January 2, 2026;
- E. Email correspondence regarding notice of appeal dated December 29, 2025;
- F. Draft Order.

This email is sent to the Court of Appeal for filing and simultaneously served on all counsel of record by copying them herein.

If any further procedural step is required, I would be grateful for the Court's guidance.

Respectfully submitted,

Fengxi Fansey Wang  
Self-Represented Appellant  
Email: [fwang2025@icloud.com](mailto:fwang2025@icloud.com)

TO:

[coa.e-file@ontario.ca](mailto:coa.e-file@ontario.ca)

CC:


Ryan Shah – [ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)

Jeff Larry – [jeff.larry@paliareroland.com](mailto:jeff.larry@paliareroland.com)

Wendy Greenspoon-Soer – [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com)

S. Xia – [sxia@garfinkle.com](mailto:sxia@garfinkle.com)

And all counsels in service list.



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# **APPENDIX C**

## Ryan Shah

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**From:** Ryan Shah  
**Sent:** January 15, 2026 2:56 PM  
**To:** '王逢熙'  
**Cc:** wgreenspoon@garfinkle.com; Jeff Larry; Johnathon Cruickshank; Candace Baumtrog  
**Subject:** RE: [EXTERNAL] Filing – Notice of Appeal (Dec. 19, 2025 Orders) [IMAN-PRIMANAGE.FID404153]  
**Attachments:** RE: [EXTERNAL] Service - Motion for Stay Pending Appeal [IMAN-PRIMANAGE.FID404153]; RE: [EXTERNAL] Service - Motion for Stay Pending Appeal [IMAN-PRIMANAGE.FID404153]  
**Importance:** High

Mr. Wang:

You have been warned that your disclosure of the information contained in the Target Price List is a violation of the NDA that you signed.

Nevertheless, you continue to disseminate your affidavit containing this information to the Service List in this matter.

You must:

1. immediately stop circulating this information; and
2. as previously directed, delete/destroy all copies of the Target Price List (including documents you have made containing information you took from the Target Price List) in your possession.

As is explicitly set out in the NDA, the Receiver has the right to require you to destroy the confidential materials that were shared with you.

As set out in the attached email, on January 7, 2026, I gave you notice on behalf of the Receiver that you must destroy copies of the Target Price List in your possession and then verify in writing that you have done so.

Instead of complying with this request, as you were required to do under the NDA, you have persisted in distributing the Target Price List's contents in your affidavit.

The Receiver will be filing copies of this correspondence with the Court so that the Court is informed of your continued disregard for the NDA that you signed with the Receiver.

The Receiver will rely on this in seeking an Order of elevated costs against you and reserves all rights and remedies in connection with the foregoing.

Regards,

**Ryan Shah**  
416.646.6356

---

**From:** 王逢熙 <fwang2025@icloud.com>  
**Sent:** January 7, 2026 9:11 PM  
**To:** Ryan Shah <ryan.shah@paliareroland.com>  
**Cc:** wgreenspoon@garfinkle.com; Jeff Larry <Jeff.Larry@paliareroland.com>; Johnathon Cruickshank <Johnathon.Cruickshank@paliareroland.com>; Candace Baumtrog <Candace.Baumtrog@Paliareroland.com>  
**Subject:** Re: [EXTERNAL] Filing – Notice of Appeal (Dec. 19, 2025 Orders) [IMAN-PRIMANAGE.FID404153]

**Be Careful With This Message**

From (王逢熙 <fwang2025@icloud.com>)

**High Risk Sender Location**

The message was sent from a High Risk Country. **Take caution when interacting with this message.**

Dear Mr. Shah,

I acknowledge receipt of your recent emails and respond to them collectively in this message.

For clarity, your correspondence advances two inconsistent positions. On the one hand, you assert that no appeal or motion materials were properly served or filed. On the other hand, you describe in detail the contents of the stay materials, including allegations concerning confidentiality and references to an extension of time. Those positions cannot logically coexist.

The materials in question were served and filed solely for the purpose of court proceedings, and in reliance on the court-process exception expressly contemplated by section 4(i) of the Confidentiality and Non-Disclosure Agreement. No standalone Target Price List was attached, reproduced, or disseminated. Any references were limited to what was reasonably necessary to permit judicial review of matters already multiple times before the Court, including the Receiver's conduct in connection with the approved sale process.

With respect to the appeal, the Court of Appeal has not determined the merits. I have been advised that a motion to extend time is required, and I am addressing the procedural steps identified by the Court directly with the Appeal Case Management Office. The existence of a procedural issue does not entitle the Receiver to advance a unilateral and self-interested characterization of the appeal as frivolous, nor to purport to disregard the appellate process in a manner inconsistent with court supervision, even if it has been successful in previous proceedings.

Any suggestion that the Receiver may proceed on the basis that appellate proceedings can be ignored or overridden by correspondence is inappropriate. These matters are governed by the Court, not by unilateral assertions.

For the avoidance of doubt, I also put the Receiver on notice by this email that any steps taken to close transactions or to implement the December 19 Orders before the Court has determined the pending stay and extension motions will be taken subject to the Court's supervisory jurisdiction. I expressly reserve all rights to seek appropriate relief in respect of any resulting prejudice, including review of the Receiver's conduct and any losses caused thereby.

Nothing in this correspondence is intended to waive any rights or remedies. I do not propose to debate these issues further by email.

Regards,

Fanseay Wang

On Jan 7, 2026, at 19:15, [ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com) wrote:

Mr. Wang:

The Court of Appeal has spoken: your appeal was rejected. You have been reminded a number of times that, if you wish to have your appeal considered for filing, you need to bring a motion to extend the time for same.

Instead of doing this, you are merely providing screenshots of the very filing email that was rejected by the Court of Appeal.

Given that you are simply deciding to disregard the Court of Appeal's clear email, the Receiver may now proceed to close the agreements approved by Justice Dietrich on December 19, 2025 and will simply disregard your appeal, which is frivolous, vexatious and merely intended to cause delay in an event.

I will not be debating this matter with you any further.

Regards,

**Ryan Shah**

416.646.6356

Paliare Roland Rosenberg Rothstein LLP

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**From:** 王逢熙 <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>

**Sent:** January 7, 2026 7:04 PM

**To:** Ryan Shah <[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>

**Cc:** [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com); Jeff Larry <[Jeff.Larry@paliareroland.com](mailto:Jeff.Larry@paliareroland.com)>; Johnathon Cruickshank <[Johnathon.Cruickshank@paliareroland.com](mailto:Johnathon.Cruickshank@paliareroland.com)>; Candace Baumtrog <[Candace.Baumtrog@Paliareroland.com](mailto:Candace.Baumtrog@Paliareroland.com)>

**Subject:** Re: [EXTERNAL] Filing – Notice of Appeal (Dec. 19, 2025 Orders) [IMAN-PRIMANAGE.FID404153]

Dear Mr. Shah,

Please find the screenshot of motion service to service list for your reference.

Best Regards,  
Fansey

The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any use, disclosure, dissemination, distribution or copying of any portion of this message or any attachment is strictly prohibited.

On Jan 7, 2026, at 2:37 PM, [ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com) wrote:

Mr. Wang:

Yesterday, in the attached email, the Court specifically told you that your materials were rejected and told you that you would need to bring a motion to extend the time for filing. I also told you that your materials were filed late over a week ago.

Your continued failure to bring a motion to extend the time for filing your appeal supports the Receiver's conclusion that you have now abandoned your appeal. The Receiver will rely on the same.

Regards,

**Ryan Shah**  
416.646.6356  
Paliare Roland Rosenberg Rothstein LLP

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**From:** [fwang2025@icloud.com](mailto:fwang2025@icloud.com) <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>  
**Sent:** January 7, 2026 2:33 PM  
**To:** Ryan Shah <[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>  
**Cc:** [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com); Jeff Larry <[Jeff.Larry@paliareroland.com](mailto:Jeff.Larry@paliareroland.com)>; Johnathon Cruickshank <[Johnathon.Cruickshank@paliareroland.com](mailto:Johnathon.Cruickshank@paliareroland.com)>; Candace Baumtrog <[Candace.Baumtrog@Paliareroland.com](mailto:Candace.Baumtrog@Paliareroland.com)>  
**Subject:** Re: [EXTERNAL] Filing – Notice of Appeal (Dec. 19, 2025 Orders) [IMAN-PRIMANAGE.FID404153]

Dear Mr. Shah,

That is not sure, the motion and all supporting documents have been served and filed on Jan. 2.

Best Regards,

Fanseay

On Jan 7, 2026, at 2:12 PM, <[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>  
<[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)> wrote:

Mr. Wang:

Despite having over a week's notice of this issue, you have still not filed a motion seeking to extend the time to file your appeal.

The Receiver, accordingly, has no choice but to conclude that you do not intend to bring such a motion and that you have abandoned your appeal.

Regards,

**Ryan Shah**

416.646.6356

Paliare Roland Rosenberg Rothstein LLP

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**From:** Ryan Shah

**Sent:** January 6, 2026 3:40 PM

**To:** '[fwang2025@icloud.com](mailto:fwang2025@icloud.com)' <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>

**Cc:** [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com); Jeff Larry

<[Jeff.Larry@paliareroland.com](mailto:Jeff.Larry@paliareroland.com)>; Johnathon Cruickshank

<[Johnathon.Cruickshank@paliareroland.com](mailto:Johnathon.Cruickshank@paliareroland.com)>; Candace Baumtrog

<[Candace.Baumtrog@Paliareroland.com](mailto:Candace.Baumtrog@Paliareroland.com)>

**Subject:** RE: Filing – Notice of Appeal (Dec. 19, 2025 Orders) [IMAN-PRIMANAGE.FID404153]

Mr. Wang:

As set out in the attached email, one week ago, I informed you that you had filed your appeal *after* the prescribed deadline and I advised you that the Receiver would oppose any motion by you to extend this deadline.

Despite having notice of this fact for a week, and despite the urgency of this matter, you have not commenced any motion to extend the deadline to file your appeal.

Unless you bring a motion seeking to extend the time to file your appeal by **12:00 Toronto time, tomorrow January 7, 2026**, the Receiver will have no choice but to assume that you have abandoned this appeal and may proceed to close unit sales in accordance with the December 19, 2025 Order of Justice Dietrich.

For clarity, even if you do bring a motion to extend the time to file your appeal by 12:00 Toronto time, tomorrow, the Receiver will still oppose this motion.

The Receiver will rely on this correspondence in opposing any attempt by you to extend the time to file your appeal and in seeking an Order of costs against you personally in connection with the same.

Regards,

**Ryan Shah**  
416.646.6356  
Paliare Roland Rosenberg Rothstein LLP

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**From:** JUS-G-MAG-Judicial COA E-file <[COA.E-file@ontario.ca](mailto:COA.E-file@ontario.ca)>  
**Sent:** January 6, 2026 2:30 PM  
**To:** '[fwang2025@icloud.com](mailto:fwang2025@icloud.com)' <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>  
**Cc:** [wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com); Ryan Shah  
<[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>; Ryan Shah  
<[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>  
**Subject:** [EXTERNAL] RE: Filing – Notice of Appeal (Dec. 19, 2025 Orders)

Good afternoon,

Please be advised that the submitted materials cannot be accepted for filing due to the following reasons:

Pursuant to Rule 31(1) of the Bankruptcy and Insolvency Act, the notice of appeal must be filed with the registrar of the court appealed from, within 10 days after the day of the order/decision appealed from.

It appears that you are out of time to file further materials. Should you wish, a notice of motion (Form 37A) before a single judge is to be filed at the Court of Appeal for Ontario.

For any further questions or inquires, please contact the Court at the number listed below.

Thank you,

Court of Appeal for Ontario | Cour d'appel de l'Ontario  
**Meghan C.**

[416-327-5020](tel:416-327-5020)

[1-855-718-1756](tel:1-855-718-1756) (toll free | sans frais)

Address, hours, other contact

info: [ontariocourts.ca/coa/contact/](https://ontariocourts.ca/coa/contact/)

Adresse, heures, autres coordonnées

: [ontariocourts.ca/coa/fr/contact/](https://ontariocourts.ca/coa/fr/contact/)

e-Filing | Dépôt électronique : [coa.e-file@ontario.ca](mailto:coa.e-file@ontario.ca)

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**From:** [fwang2025@icloud.com](mailto:fwang2025@icloud.com) <[fwang2025@icloud.com](mailto:fwang2025@icloud.com)>

**Sent:** Tuesday, December 30, 2025 11:06 PM

**To:** JUS-G-MAG-Judicial COA E-file <[COA.E-file@ontario.ca](mailto:COA.E-file@ontario.ca)>

**Cc:** [ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com) <[ryan.shah@paliareroland.com](mailto:ryan.shah@paliareroland.com)>;

Wendy Greenspoon <[wgreenspoon@garfinkle.com](mailto:wgreenspoon@garfinkle.com)>

**Subject:** Filing – Notice of Appeal (Dec. 19, 2025 Orders)

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Dear Registrar,

Please find attached for filing the Appellant's Notice of Appeal (Form 61A) in respect of the Orders of Justice Dietrich dated December 19, 2025, made in Court File No. CV-23-00710795-00CL.

The Appellant is Jefferson Properties Limited Partnership, represented on a self-represented basis by the undersigned.

This appeal is brought pursuant to section 193 of the *Bankruptcy and Insolvency Act*. A motion for a stay pending appeal will follow.

Counsel for the Respondents are copied on this correspondence for service.

Thank you for your assistance.

Respectfully,

Fengxi (Fansey) Wang  
Litigation Representative for  
Jefferson Properties Limited Partnership  
Self-Represented

 [fwang2025@icloud.com](mailto:fwang2025@icloud.com)

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