

COURT OF APPEAL FOR ONTARIO

BEFORE: FAVREAU J.A.

HEARD: JANUARY 22, 2025

DISPOSITION OF COURT HEARING:



COURT FILE NO.:
M56617 (COA-26-OM-0012)

TITLE OF PROCEEDING:
JEFFERSON PROPERTIES LIMITED
PARTNERSHIP V. CAMERON STEPHENS
MORTGAGE CAPITAL LTD.

DATE RELEASED: FEBRUARY 5, 2026

Ryan Shah, for Albert Gelman Inc., in its capacity as receiver of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (moving party)

Fanseay Wang, acting in person purportedly for 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (responding party)

Wendy Greenspoon, for Cameron Stephens Mortgage Capital Ltd. (responding party)

This matter involves two sets of motions. I have addressed most of the issues raised on the motions in a decision released to the parties on February 4, 2026.

In addition to the relief I addressed in my decision of February 4, 2026, the Receiver also sought a sealing order for the purpose of protecting sensitive confidential information in its own materials and in Mr. Wang's motion materials. At the hearing of the motion, I asked the Receiver to provide its proposed draft order. After I reviewed the Receiver's first proposed draft order, I determined that it was too broad because it purported to seal Mr. Wang's complete motion record. I asked the parties to provide a revised order.

The Receiver and Mr. Wang provided separate proposed orders. I am satisfied that the Receiver's second proposed order better addresses my concerns. It is tailored to ensure that only the sensitive confidential information will not form part of the public record and it is drafted in language that is clearer and will be easier to implement.

I therefore make an order in the form proposed by the Receiver in its email dated January 30, 2026.

C. Favreau J.A.

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