



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

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

DATE: April 7, 2026

NO. ON LIST: in writing

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

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Wendy H. Greenspoon-Soer	CAMERON STEPHENS MORTGAGE CAPITAL LTD.	wgreenspoon@garfinkle.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Ryan Shah	CSL RECEIVER, ALBERT GELMAN INC.	ryan.shah@paliareroland.com

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Fengxi Fansey Wang	SELF-REPRESENTED	fwang2025@icloud.com

ENDORSEMENT OF JUSTICE CONWAY:

- [1] On March 18, 2026, Mr. Wang brought a motion pursuant to Rule 15.01(2) of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194 for leave to represent the Respondents in these receivership proceedings (the “**Leave Motion**”). I dismissed the Leave Motion, for reasons given that day.
- [2] I stated in paragraph 9 of my endorsement: “If the Receiver or Cameron Stephens seeks costs of this motion, it shall file cost submissions of not more than two pages, double spaced, within 7 days. Mr. Wang shall file responding cost submissions of not more than two pages, double spaced, within 10 days thereafter.”
- [3] The Receiver filed its cost submissions on March 23, 2026. Cameron Stephens did not file any cost submissions. Mr. Wang did not file any responding submissions within the 10-day deadline or the date of this endorsement (April 7, 2026).
- [4] The Receiver seeks costs against Mr. Wang on a substantial indemnity basis in the amount of \$3,745.95 or alternatively, costs on a partial indemnity basis in the amount of \$2,644.20.
- [5] I am awarding costs on a substantial indemnity basis. Mr. Wang was already subject to two outstanding costs orders on the date of the Leave Motion. One of those orders was from the Court of Appeal on February 4, 2026 for \$13,500, was payable immediately, and was unpaid as at March 18, 2026.
- [6] The other order was from this court on March 9, 2026 for \$4,978.22 in respect of the Receiver’s motion for nine approval and vesting orders on January 28, 2026 (which Mr. Wang unsuccessfully sought to adjourn and then conceded he was not actually opposing). I note that as in the present case, Mr. Wang did not file any responding cost submissions with respect to that motion. He is seeking to appeal that cost order.
- [7] It appears to me that Mr. Wang brings or contests motions, increases costs for the Respondents’ stakeholders, fails to engage in the cost process, and then challenges and/or fails to pay the resulting cost award. Further, I have already observed (as has the Court of Appeal) that he has a history of relitigating matters.
- [8] This conduct must be deterred. Mr. Wang cannot litigate without regard to the consequences of his actions and their effect on stakeholders. This is particularly so in this case where the Respondent companies are in receivership and stakeholders’ recoveries are being eroded by his litigation conduct. A substantial indemnity award is warranted.

- [9] The Receiver's costs are fair and reasonable. The Receiver had to spend the time to review the voluminous litigation history to respond to Mr. Wang's motion and explain to the court why he was not an appropriate representative of the corporate Respondents. The costs claimed are those billed by junior lawyers.
- [10] I award costs of \$3,745.95 to the Receiver for the Leave Motion, on a substantial indemnity basis. Mr. Wang shall pay those costs to the Receiver immediately.

Justice Barbara
Conway

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Barbara Conway
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