

COURT OF APPEAL FOR ONTARIO

THE HONOURABLE JUSTICE FAVREAU

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WEDNESDAY, THE 22nd

DAY OF

APRIL, 2026



CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant (Respondent)

- and -

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

Respondents (Appellant)

ORDER (EXTENSION OF TIME AND LEAVE TO APPEAL)

THIS MOTION by Fansey Wang also known as Fengxi Wang also known as Fengxi Fansey Wang (“**Fansey Wang**”), for, among other things, an extension of time to file an appeal (the “**Appeal**”) of Justice Dietrich’s Order of December 19, 2025 (the “**AVO**”), and for leave to appeal in the event that the Appellant does not have a right to appeal the AVO (such motion being the “**Wang Motion**”),

AND THIS CROSS-MOTION by Albert Gelman Inc., in its capacity as receiver (the “**Receiver**”) of 2011836 Ontario Corp. (“**201**”) and Jefferson Properties Limited Partnership (“**JPLP**”, and together with 201, the “**Debtors**”), for, among other things, a declaration that the Appeal cannot be brought as of right under s. 193 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (“**BIA**”), were heard together on January 22, 2026 by judicial videoconference via Zoom at 130 Queen Street West Toronto, Ontario, M5H 2N6.

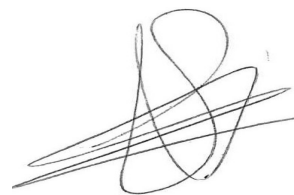
ON READING the Motion Record of Fanshey Wang, the Motion Record of the Receiver, the Fourth Supplement to the Sixth Report of the Receiver dated January 15, 2026, and on hearing the submissions of the parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Lawyer's Certificate of Service of Ryan Shah, dated January 8, 2026;

1. **THIS COURT ORDERS** and declares that Fanshey Wang does not have a right to appeal the AVO pursuant to s. 193 of the *BIA*.
2. **THIS COURT ORDERS** that the Wang Motion is hereby dismissed and that Fanshey Wang is hereby denied leave to appeal the AVO.
3. **THIS COURT ORDERS** that Fanshey Wang shall forthwith pay to the Receiver the Receiver's costs of the within Motions in the amount of \$13,500.
4. **THIS COURT ORDERS** that the amount referred to in paragraph 3 of this Order shall bear interest at the rate of 4.0% annually from the date hereof.

ENTERED AT / INSCRIPT À TORONTO
ON / BOOK NO:
LE / DANS LE REGISTRE NO.:

04/27/2026

PER / PAR: SEM



Court of Appeal for Ontario

Simon Edward Miles

Registrar

**CAMERON STEPHENS MORTGAGE
CAPITAL LTD.**

Applicant (Respondent)

2011836 ONTARIO CORP., et al.

Respondents (Appellant)

Court File No. CV-23-00710795-00CL
Court Of Appeal File No. COA-26-OM-
0012

COURT OF APPEAL FOR ONTARIO

**ORDER (EXTENSION OF TIME AND
LEAVE TO APPEAL)**

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