

**COURT OF APPEAL FOR ONTARIO**

B E T W E E N:

**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 (Respondents)

**FRESH AS AMENDED NOTICE OF MOTION (SINGLE JUDGE)**

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**”), will make a Motion to a single Judge of the Court of Appeal for Ontario on May 13, 2026 at 10:00 AM, or as soon after that time as the Motion can be heard.

PROPOSED METHOD OF HEARING: The Motion is to be heard by video conference.

**THE MOTION IS FOR:**

- (a) An order requiring Fanshey Wang (“**Fanseay**”) to:

- (i) post security for the Receiver's costs in connection with the Appeals (as defined below) in the amount of \$30,000 each (or such alternative amount as the Court deems just); and
- (ii) satisfy outstanding cost orders against him and in favour of the Receiver,

and providing for the dismissal of the Appeals if Fanseday does not post such security and pay such costs within 30 days of the date of such order;

- (b) an order staying the Appeals pending Fanseday's posting/payment of the amounts described in paragraph (a);
- (c) An order that this Motion be heard together with:
  - (i) the motion of Cameron Stephens Mortgage Capital Limited for security for costs against Fanseday in the appeal of the bankruptcy order made against Fanseday bearing court file number COA-26-CV-0303 (such motion being the "**CS Motion**");
  - (ii) Fanseday's motion for leave to appeal the order (the "**Rule 15 Order**") of Justice Conway of March 18, 2026 (such motion being the "**Rule 15 Leave Motion**"); and
  - (iii) Fanseday's motion for leave to appeal the cost order (the "**Cost Order**") of Justice Conway of March 9, 2026 (such motion being the "**Cost Leave Motion**");

- (d) The costs of the within Motion, plus applicable HST; and
- (e) Such further and other relief as this Honourable Court deems just.

**THE GROUNDS FOR THE MOTION ARE:**

**A. *Background***

- (f) Pursuant to the Receivership Order, Albert Gelman Inc. was appointed as receiver and manager of all present and future assets, undertakings and personal property of the Debtors;
- (g) The Real Property is the site of a 96-unit (the “**Units**” and, individually, a “**Unit**”) residential real estate development project known as Richmond Hill Grace (the “**Project**”), which is the principal asset of the Debtors;
- (h) Fanshey is an individual residing in China and is the principal of the Debtors;

**B. *The Project***

- (i) Since its appointment, the Receiver has been working to complete the Project. The Project is now substantially complete and the Receiver has been in the process of selling Units pursuant to the Orders of Justices Kimmel and Dietrich dated November 28, 2025 and December 19, 2025, respectively;

**C. *The Pre-Receivership AVO Motion***

- (j) On January 14, 2026, the Receiver commenced a motion seeking approval and vesting orders (“**AVOs**”) in respect of agreements (the “**Pre-**

**Receivership Agreements**”) to purchase Units executed prior to the appointment of the Receiver (the “**Pre-Receivership AVO Motion**”);

- (k) On January 24, 2026, Fanshey sought an adjournment of the Pre-Receivership AVO Motion;
- (l) On January 28, 2026, at the hearing of the Pre-Receivership AVO Motion, Justice Conway dismissed Fanshey’s adjournment request;
- (m) After Justice Conway dismissed Fanshey’s adjournment request, Fanshey then effectively conceded that he supported the approval of the Pre-Receivership Agreements. Fanshey also requested that the Court make an Order requiring the Receiver to disclose unredacted copies of the Pre-Receivership Agreements to Fanshey;
- (n) Justice Conway granted the relief sought by the Receiver and declined to grant the relief sought by Fanshey (noting that Fanshey had, in the past, disseminated confidential information to stakeholders in this proceeding despite having signed a non-disclosure agreement preventing him from doing the same);

***D. The Cost Order and the Appeal***

- (o) On February 11, 2026, at a case conference before Justice Conway, Justice Conway imposed a timetable for parties to make submissions on costs in connection with the Pre-Receivership AVO Motion;
- (p) Pursuant to this timetable:

- (i) The Receiver was required to file its cost submission by February 18, 2026; and
- (ii) Fansey was required to file his cost submissions by March 2, 2026;
- (q) On February 18, 2026, the Receiver filed its cost submissions in connection with the Pre-Receivership AVO Motion;
- (r) Fansey did not file cost submissions by March 2, 2026 or at all;
- (s) On March 9, 2026, Justice Conway made the Cost Order awarding the Receiver its costs in the amount of \$4,978.22 against Fansey in connection with the Pre-Receivership AVO Motion;
- (t) On March 17, 2026, Fansey served a notice of appeal and application for leave to appeal in respect of the Impugned Order (such proposed appeal being the “**Cost Appeal**”);
- (u) Subsequently, Fansey filed a notice of motion for leave to appeal the Cost Order;

***E. The Rule 15 Motion***

- (v) On March 18, 2026, Justice Conway heard a motion (the “**Rule 15 Motion**”) by Fansey seeking leave under Rule 15.01(2) for Fansey to represent the Debtors, despite Fansey being a non-lawyer;
- (w) Justice Conway dismissed the Rule 15 Motion, finding, among other things, that Fansey is not reasonably capable of advocating on behalf of the

Debtors given his history of seeking to re-litigate final court orders and filing court materials containing fictitious legal authorities.

- (x) On March 28, 2026, Fansey filed an appeal of the Rule 15 Order (such proposed appeal being the “**Rule 15 Motion Appeal**” and, together with the Cost Appeal, the “**Appeals**”).

**F. Security for costs**

- (y) The Receiver requests that the Court make an order requiring Fansey to (1) post security for costs in connection with the Appeals in the amount of \$30,000 each and (2) satisfy outstanding cost orders against him and in favour of the Receiver, and provide for the stay of the Appeals and their dismissal if Fansey does not post/pay these amounts within 30 days of such order;
- (z) In connection with this request, the Receiver notes as follows:
  - (i) Fansey is currently subject to unpaid cost orders in favour of the Receiver;
  - (ii) Fansey is not ordinarily resident in Ontario;
  - (iii) The Receiver understands that Fansey does not possess sufficient assets in Ontario to pay the costs of the Receiver in connection with the Fansey Motions. In particular, the Receiver notes that:

- 1) On December 1, 2025, Justice Kimmel made an Order adjudging Fanshey bankrupt. The Receiver understands that this Order is presently under appeal; and
- 2) Fanshey has acknowledged that he does not have sufficient assets to retain a lawyer on behalf of the Debtors; and
- (iv) The Appeals are frivolous and vexatious and part of a pattern of conduct by Fanshey which abuses the Court's process;

**G. *Hearing together***

- (aa) It is in the interests of justice and judicial economy that the within Motion, be heard together with:
  - (i) the CS Motion;
  - (ii) the Cost Leave Motion; and
  - (iii) the Rule 15 Leave Motion,
- (bb) Such an order is appropriate because these motions involve the same parties, facts and legal issues;

**H. *Jurisdiction***

- (cc) The relief sought by the Receiver in this Motion is within the jurisdiction of a single judge of the Court of Appeal for Ontario, because it does not seek any of the relief described in s. 7(3) of the *Courts of Justice Act*;

- (dd) To maximize efficiency and promote judicial economy, the Receiver requests that the Receiver's within Motion be heard together with Fansway's Cost Leave Motion and Rule 15 Leave Motion;
- (ee) The provisions of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended, and sections 101 and 137(2) of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended and the inherent and equitable jurisdiction of this Court;
- (ff) Rules 3, 6, 16, 37, 56 and 57 of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194, as amended; and
- (gg) Such further and other grounds as counsel may advise and this Honourable Court may deem just.

**THE FOLLOWING DOCUMENTARY EVIDENCE** will be used at the hearing of this Motion:

- (hh) The Eighth Report of the Receiver dated January 14, 2026;
- (ii) The Tenth Report of the Receiver dated March 26, 2026;
- (jj) The First Supplement to the Tenth Report of the Receiver dated April 17, 2026; and
- (kk) Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

May 6, 2026

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Applicant (Respondent)

**2011836 ONTARIO CORP., et al.**

Respondents (Respondents)

and

Court of Appeal File No. COA-26-OM-  
0163/COA-26-OM-0188

Super Court File No. CV-23-00710795-  
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