



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

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

DATE: May 15, 2026

NO. ON LIST: 2

**TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD. v. 2011836 ONTARIO CORP.; JEFFERSON PROPERTIES LIMITED PARTNERSHIP; 1000162801 ONTARIO CORP.; AMERICAN CORPORATION; 1000199992 ONTARIO CORP.; DUCA FINANCIAL SERVICES CREDIT UNION LTD**

**BEFORE: JUSTICE BLACK**

**PARTICIPANT INFORMATION**

**For Plaintiff, Applicant, Moving Party:**

Name of Person Appearing	Name of Party	Contact Info
Wendy Hope Greenspoon-Soer Summer Xia	Counsel for Applicant - Cameron Stephens Mortgage Capital Ltd.	wgreenspoon@garfinkle.com sxia@garfinkle.com

**For Defendant, Respondent, Responding Party:**

Name of Person Appearing	Name of Party	Contact Info
Fengxi Fansay Wang	Respondent – Self-Represented	Fwang2025@icloud.com

**For Other, Self-Represented:**

Name of Person Appearing	Name of Party	Contact Info
Ryan Shah	Counsel to the Receiver	Ryan.shah@paliarerland.com

---

## **ENDORSEMENT OF JUSTICE BLACK:**

- [1] This scheduling appointment was booked by Mr. Wang.
- [2] There is a motion scheduled (by Steele J.) to proceed on August 11, 2026, in which the Receiver is seeking an order for security for costs against Mr. Wang and a declaration that Mr. Wang is a vexatious litigant, among other relief.
- [3] In the face of that pending motion, Mr. Wang seeks to schedule his own motion, which he labels the “Investigations/Directions Motion.” In that proposed motion he is critical of and seeks an investigation of the Receiver’s conduct in its administration of the receivership proceedings, alleges that the Receiver has not been transparent about costs, and alleges that the Receiver has caused ongoing prejudice to the estate value and stakeholder interests.
- [4] It is in fact in respect of Mr. Wang’s proposed Investigations/Directions Motion that the Receiver seeks the order for security for costs (as part of the relief it seeks in its pending August 11 motion).
- [5] The Receiver points out that there are now several outstanding and unpaid costs orders against Mr. Wang in this proceeding. The Receiver asserts that in fact Mr. Wang’s conduct, in bringing various motions that the Receiver (joined by the applicant Cameron Stephens in this assessment) regards as unmeritorious, is largely responsible for driving up the costs in this receivership (in which limited proceeds are expected to be realized and in which Cameron Stephens is expecting to suffer a significant shortfall).
- [6] In the circumstances, particularly given the outstanding unpaid costs orders against Mr. Wang, I am not prepared to schedule Mr. Wang’s Investigations/Directions Motion prior to the pending August 11, 2026 motion.
- [7] I am not specifically expressing a view on the merits (or otherwise) of Mr. Wang’s proposed Investigations/Directions Motion, which can potentially be reassessed following the determination of the August 11 motion. Moreover, it may be that, in responding to that August 11 motion, Mr. Wang will be able to raise, as a response to that motion, the concerns animating his proposed Investigations/Directions Motion. That will be up to Mr. Wang, and then up to the judge hearing the motion as to how much latitude to give Mr. Wang in that regard.
- [8] In any event, I expect that the outcome of the August 11 motion may have significant ramifications for the balance of proceedings – whatever its outcome – and I am satisfied that that motion should proceed before any other procedural steps (including in particular Mr. Wang’s proposed Investigations/Directions Motion).
- [9] The Receiver asks, given that Mr. Wang is currently subject to several outstanding costs orders, and “yet continues to require the Receiver to attend unnecessary hearings”, that I order Mr. Wang to pay the Receiver its costs of this attendance on a substantial indemnity basis in the amount of \$600.
- [10] As part of the basis for this request, the Receiver notes that on April 24, 2026, at the case conference at which Steele J. scheduled the August 11 motion, Mr. Wang asked Her Honour for leave to commence an action against the Receiver, which Steele J. refused on the basis, among other concerns, of the outstanding costs orders against Mr. Wang.

[11] In the circumstances, and in part because of Mr. Wang's apparent insistence on seeking to take procedural steps despite the outstanding costs orders against him and despite the court declining to schedule such propose procedural steps on that basis (and others) and Mr. Wang apparently refusing to "take no for an answer" I am granting the costs order sought by the Receiver, and have signed the form of order that the Receiver has provided.



---

Justice W.D. Black

Date: May 15, 2026