



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-25-00747127-00CL

DATE: June 09, 2026

NO. ON LIST: 2

TITLE OF PROCEEDING: MORRISON FINANCIAL MORTGAGE CORPORATION v. AG (1000 & 1024 DUNDAS ST. E.) GP INC. et al.

BEFORE: JUSTICE J. DIETRICH

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Wendy Greenspoon-Soer	Counsel for Morrison Financial Mortgage Corporation	wgreenspoon@garfinkle.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Shahzad Siddiqui	Counsel for AG (1000 & 1024 DUNDAS ST. E.) GP INC. et al	shahzad@covenantllp.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Adam Zeldin	Court-Appointed Receiver, Albert Gelman Inc.	azeldin@albertgelman.com
Dominique Michaud	Lawyers for the Court-Appointed Receiver, Albert Gelman Inc.	dmichaud@robapp.com
Anisha Samat		asamat@robapp.com

ENDORSEMENT OF JUSTICE J. DIETRICH:

- [1] Albert Gelman Inc., in its capacity as court appointed receiver of AG (1000 & 1024 Dundas St. E.) GP Inc., AG (1000 & 1024 Dundas St. E.) LP and AG (1000 & 1024 Dundas St. E.) Inc. (collectively, the “**Debtors**”), including, the real property municipally known as 1000 Dundas Street East, Mississauga, Ontario (“1000 Dundas”) and 1024 Dundas Street East, Mississauga, Ontario (“1024 Dundas”, and together with 1000 Dundas, the “**Dundas Properties**”) seeks an order:
- (a) authorizing the Receiver to terminate the lease agreement in respect of Unit 1 of 1024 Dundas (the “**AAM Lease**”), as between the Debtors, as landlord, and Ahmed Asset Management Inc. (“**AAM**”), as tenant,
 - (b) requiring all Persons including, the principal of the Debtors, Mohammed Ahmed, and/or entities controlled by him, to remit to the Receiver all rents, deposits and/or other amounts received or owing in connection with the Dundas Properties and/or the Debtors;
 - (c) requiring certain disclosure and production of information and documents to the Receiver by the Debtors and Mr. Ahmed;
 - (d) approving the Second Report of the Receiver dated June 1, 2026 (the “**Second Report**”) and the activities and conduct of the Receiver as described therein including the Receiver’s Interim Statement of Receipts and Disbursements to May 31, 2026;
 - (e) approving the Receiver’s fees and disbursements, and the fees and disbursements of the Receiver’s independent counsel, as described in the Second Report.
- [2] This morning, I was provided with an affidavit of Mr. Ahmed sworn June 8, 2026 (yesterday) requesting an adjournment of the Receiver's motion. The adjournment was requested for a number of reasons including (i) counsel for AAM were not served with the Receiver's motion material; (ii) the Debtors have commenced an appeal in respect of the Sale Process Approval Order made by Dunphy J. in this proceeding on April 1, 2026; and (iii) the Debtors, Mr. Ahmed and AAM have not had time to prepare responding material.
- [3] The Receiver’s motion record was only served on June 1, 2026. The Receiver’s counsel indicated that there was some confusion about who was representing AAM, but it appears clear now that Mr. Singh is representing AAM, was not served with material, was not aware of the Receiver’s motion until yesterday and was not available today. I accept that a short adjournment is appropriate to provide the Debtors, AAM and Mr. Ahmed time to respond.
- [4] However, I am not persuaded that the motion should be adjourned pending resolution of the appeal of the Sale Process Approval Order. The Debtors filed a notice of appeal on April 9, 2026 and I am advised that on April 17, 2026, the Debtors also delivered a motion seeking a stay pending appeal of that order. However, that motion has not yet been scheduled to be heard in the Court of Appeal. There is some dispute as to why that is the case, but in the end, the result is that it has not been heard (or scheduled).

- [5] Accordingly, the Receiver's Motion is adjourned to be heard on July 10, 2026 at 10:00 am for 2 hours (virtual) in accordance with the following schedule:
- (a) Responding material to be delivered by no later June 12, 2026;
 - (b) Reply material to be delivered by Receiver no later than June 19, 2026;
 - (c) Written interrogatories on the Receiver's report(s) and cross examination, if any, on affidavit evidence to be completed by June 26, 2026;
 - (d) Receiver's factum to be amended and restated by no later June 30, 2026;
 - (e) Responding facta to be delivered no later than July 6, 2026; and
 - (f) Reply factum, if any, to be delivered no later than July 8, 2026;
- [6] All material is to be uploaded to case center no later than July 8, 2026. As well, costs of this appearance at reserved to be addressed as part of the hearing of the Receiver's motion.

Date: Jun 09, 2026



Justice J. Dietrich