



SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

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

DATE: Monday, December 11th 2023

NO. ON LIST: 4

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

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
GREENSPOON-SOER, WENDY HOPE	Cameron Stephens Mortgage Capital Ltd.	wgreenspoon@garfinkle.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
GHEDDAI, KHALED	The respondents	kg@friedmans.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
LARRY, JEFF	Receiver	Jeff.larry@paliaroland.com
GELMAN, BRYAN	Receiver	Bgelman@albertgelman.com
MCELROY, TOM	Receiver	tmcelroy@albertgelman.com
CULLETON, LAURA	Windsor Private Capital Limited Partnership	laurac@chaitons.com

ENDORSEMENT OF JUSTICE CAVANAGH:

[1] The Applicant brings this application for an order appointing a receiver over the property, assets and undertakings of 2011836 Ontario Corp., Jefferson Properties Limited Partnership, 1000162801 Ontario Corp., American Corporation, and 1000199992 Ontario Corp.

[2] The application was made returnable on short notice based on urgency that applies to the properties identified as the Jefferson Properties and to the corresponding owners of the Jefferson Properties. The urgency relates to the need to pay and retain the existing trades and prevent registration of further liens and to engage further trades to complete the winterization of the project.

[3] The Respondents oppose the application. They request an adjournment to allow them to deliver responding affidavit evidence and cross-examine the Applicant's affiant.

[4] Under the circumstances, I grant a short adjournment of the application until Thursday, December 21, 2023 at 10:00 AM for one hour. This adjournment is to allow the Respondents a fair opportunity to respond to the application. I declined the Applicant's request for an order appointing an interim receiver.

[5] The parties agree to the following timetable:

- a. Responding application materials to be served by 2:00 PM on Thursday, December 14, 2023.
- b. Reply materials, if any, to be served by 4:30 PM on Friday, December 15, 2023.
- c. Cross examinations to be completed on Monday, December 18, 2023.
- d. Counsel agree on the timetable for delivery of factums.
- e. Hearing on December 21, 2023 at 10:00 AM for one hour.