



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

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

**DATE:** Nov 24, 2025

**NO. ON LIST:** 2 -3

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

**PARTICIPANT INFORMATION**

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

Name of Person Appearing	Name of Party	Contact Info
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**For Defendant, Respondent, Responding Party:**

Name of Person Appearing	Name of Party	Contact Info
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**For Other, Self-Represented:**

Name of Person Appearing	Name of Party	Contact Info
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## **ENDORSEMENT OF JUSTICE KIMMEL:**

- [1] Fengxi Fansey Wang, a self-represented litigant who is involved in a number of proceedings, some of which are currently on the Commercial List and some of which are not, made a request that the Court assign a case-management judge under Part XII of the Commercial List Practice Direction or Rule 37.15, and issue directions for coordinated scheduling in the following seven files:
- a. CV-23-00710795-00CL - Cameron Stephens Mortgage Capital Ltd. v. 2011836 Ontario Corp., Jefferson Properties LP, et al, Sales Process Motion and Wang Cross-Motion under reserve (the “Jefferson Project Receivership”).
  - b. BK-24-00208725-OT31 - In the Matter of the Bankruptcy Application of Cameron Stephens Mortgage Capital Ltd. v. Fengxi Fansey Wang, decision under reserve (the “Wang Bankruptcy”).
  - c. CV-24-00717073-0000 - Windsor Private Capital Limited Partnership v. Fansey Wang, awaiting the scheduling of a motion for summary judgment (the “WPC Guarantee Claim”).
  - d. CV-24-00718071-00CL - Duca Financial Services Credit Union Ltd. v. AmerCan Corporation et al. (the “Duca Receivership”).
  - e. CV-23-00718071-00CL - AmerCan Corporation v. Xiaojing Jessica Sun and Fengxi Wang (it was pointed out by counsel for MNP that this appears to be the same proceeding as the previous one, with an incorrect year noted at the outset of the court file number).
  - f. CV-25-00742064-0000 - Duca Financial Services Credit Union Ltd. v. Fansey Wang, recently served and awaiting outcome of Wang Bankruptcy Application (the “Duca Guarantee Claim”).
  - g. CV-25-00755625-0000 - Wang v. Cameron Stephens Mortgage Capital Ltd. Statement of Claim filed November 6, 2025 and only recently provided to counsel for Cameron Stephens (the “Wang Civil Action”).
- [2] Wang says that all of these proceedings arise from the Jefferson Project Receivership and involve common parties and issues. By way of elaboration, his position at a high level is that the Jefferson Project Receivership was, according to what he was told by Cameron Stephens at the time, supposed to enable the quick completion of the Jefferson Project using the consultants, project manager, timeline, trades and funding already in place. Instead, according to Wang, the existing arrangements were cancelled, leading to lengthy construction delays and increased additional costs of \$30-40 million, as well as ensuing

lost value from sales of the condominium units of over \$30 million. This is the subject of the recently issued Wang Civil Action. Wang says that these delays and losses on the Jefferson Project had a domino effect on his and his other companies' ability to pay other creditors (including because of cross-collateralization of security), which in turn resulted in defaults under other loans and the other proceedings against him.

- [3] The other parties to these various proceedings who were in attendance at the case conference today disagree with Wang's characterization of the issues and they point out that these proceedings (actually six in total if the duplicative proceeding involving the Duca receiver is removed) are all at different stages and involve different stakeholders (aside from Wang). They maintain that the only common thread across all of them is Wang's involvement, which is not a reason to bring them all together to be case managed by a judge on the Commercial List. In addition to raising different issues (by virtue of the nature of the proceedings) the proceedings do not involve the same properties. Some involve the Jefferson Project, and some involve a different project and some involve other personal properties that were owned by Wang.
- [4] Through my involvement so far in the Jefferson Project Receivership and Wang Bankruptcy, Wang has raised in his narrative in support of his opposition of the relief being sought the delay and mismanagement allegations he describes against Cameron Stephens (and also against the Receiver appointed over the Jefferson Project, who he indicated in the hearing today he is also planning to sue), and he has asserted the domino effect. Wang did personally guarantee (and agree to be responsible directly) for various of the loans at issue in these proceedings.
- [5] However, just because Wang repeats this narrative about the Jefferson Project delays and ensuing domino effect on his ability to repay other loans in each of the cases does not mean that this is going to be determinative of the issues raised in each of these proceedings such that the court needs to be concerned at this time about the possibility of inconsistent findings or conflicting decisions.
- [6] Wang was careful to say that he is not seeking to consolidate these proceedings.
- [7] Wang's request for common case management could only be accommodated if all matters were on the Commercial List, whereas right now only three of them are: The Jefferson Project Receivership, the Wang Bankruptcy and the Duca Receivership. However, there is no request to transfer the other listed matters from the Superior Court of Justice general civil list to the Commercial List. In such circumstances, it would not be appropriate for me to make any type of case management order regarding the other proceedings that are not on the Commercial List at this time.
- [8] Furthermore, I have the decision in the Bankruptcy Application under reserve. Counsel for Cameron Stephens correctly points out that, if that application is granted and Wang is adjudged a bankrupt, two of the other existing civil list matters (the WPC Guarantee Claim

and Duca Guarantee Claim) would be subject to an automatic stay of proceedings against Wang, and the trustee in bankruptcy would have to determine whether to pursue the Wang Civil Action (against Cameron Stephens) or the other proceeding Wang indicated he intends to pursue against the Receiver of the Jefferson Project.

- [9] The Commercial List attempts to informally case manage matters on the list that have some common parties and issues. While it is not possible given the volume of cases or there to be a single judge on the Commercial List assigned to case manage complex multi-file proceedings, the number of different judges involved is contained. That has been borne out in this case already, which has had three judges so far involved in the Jefferson Project Receivership and Wang Bankruptcy and two judges involved in the Duca Receivership. If the judges who have had some prior dealings with these matters are identified on the request forms in these matters, then even if those judges are not seized, the Commercial List scheduling office will try to assign a judge with some familiarity to upcoming matters. That is the appropriate manner in which to continue to proceed for the three matters on the Commercial List.
- [10] Counsel for the Receivers in each of the Jefferson Project Receivership and the Duca Receivership proceedings requested that the court make an order of \$1000 in costs in each of their favour against Wang, for having brought forward this request for case management that they consider to have been ill-conceived. While the request was not granted, Wang is a self-represented litigant who is attempting to navigate a multiplicity of complex proceedings and I do not fault him for the suggestion of common case management, even though I have determined that it is not necessary (beyond what the Commercial List already does for matters on the List) or appropriate (for matters not currently on the Commercial List). Accordingly, the costs of the parties who attended to respond shall be in the cause of the various proceedings for those who participated.

A handwritten signature in dark ink, appearing to read "Kimel J.", is positioned in the lower right area of the page. The signature is fluid and cursive, with a large initial 'K' and a distinct 'J' at the end.

Date: Nov 24, 2025