

Cassels

January 12, 2022

Via Email or Courier

Attention: See Attached Service List

Dear Sirs and Mesdames:

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file # 45109-101

**Re: Court File No.: Pending
Timbercreek Mortgage Servicing Inc. and 2292912 Ontario Inc. v Symphony Condominium
Ltd., et al.
Application scheduled for Friday, January 21, 2022 at 03:00 PM (the “Application”)**

We are counsel to Timbercreek Mortgage Servicing Inc. and 2292912 Ontario Inc.

Further to the above-referenced matter, please find enclosed for service upon you copies of the following materials:

1. Statement of Claim;
2. Application to Appoint a Receiver, which attaches to it as Schedules “A” and “B” respectively, which are proposed forms of:
 - a. Receivership Order; and
 - b. Sealing Order;
3. blackline comparing the Alberta Model Form of Receivership Order to the proposed form of Receivership Order;
4. Affidavit of Patrick Smith, sworn January 12, 2022; and
5. Consent to Act as Receiver of MNP Ltd., dated January 7, 2022.

Proofs of filing will follow in due course. If you received these materials by courier only and prefer to receive the proofs of filing by email, please contact the undersigned. Otherwise, proofs of filing will be sent out by mail upon receipt.

Finally, please see the enclosed instructions for accessing the Webex virtual courtroom that has been assigned for the Application.

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We trust that you will find the enclosed and foregoing to be in order.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink that reads "Jeffrey Oliver". The signature is written in a cursive style with a large, stylized initial "J".

Jeffrey Oliver
Partner

JO/rk
Encl.
LEGAL*54930473.1

WebEx Details

Virtual Courtroom 86 has been assigned for the following matter:

Date: Jan 21, 2022 03:00 PM

Style of Cause: 2292912 ONTARIO INC v. SYMPHONY CONDOMINIUM LTD ET AL

Presiding Justice: MAH, J

Virtual Courtroom Link:

<https://albertacourts.webex.com/meet/virtual.courtroom86>

Instructions for Connecting to the Meeting

1. Click on the link above or open up Chrome or Firefox and cut and paste it into your browser address bar.
2. If you do not have the Cisco Webex application already installed on your device, the site will have a button to install it. Follow installation instructions. Enter your full name and email address when prompted
3. Click on the **Open Cisco Webex Meeting**.
4. You will see a preview screen. Click on **Join Meeting**.

Key considerations for those attending:

1. Please connect to the courtroom **15 minutes prior** to the start of the hearing.
2. Please ensure that your microphone is muted and remains muted for the duration of the proceeding, unless you are speaking. Ensure that you state your name each time you speak.
3. If bandwidth becomes an issue, some participants may be asked to turn off their video and participate by audio only.
4. **Note: Recording or rebroadcasting of the video is prohibited.**
5. **Note: It is highly recommended you use headphones with a microphone or a headset when using Webex. This prevents feedback.**

If you are a non-lawyer attending this hearing remotely, **you must** complete the undertaking located here:

<https://www.albertacourts.ca/qb/resources/announcements/undertaking-and-agreement-for-non-lawyers>

For more information relating to Webex protocols and procedures, please visit:

<https://www.albertacourts.ca/qb/court-operations-schedules/webex-remote-hearings-protocol>

You can also join the meeting via the “Cisco Webex Meetings” App on your smartphone/tablet or other smart device. You can download this via the App marketplace and join via the link provided above.

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COURT FILE NUMBER

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFFS TIMBERCREEK MORTGAGE SERVICING INC. and 2292912 ONTARIO INC.

DEFENDANTS SYMPHONY CONDOMINIUM LTD., ROCKWOOD MANAGEMENT LTD. and ALLEN WASNEA

DOCUMENT **SERVICE LIST** (as at January 12, 2022)

Counsel/Party	Method of Delivery	Role
Cassels Brock & Blackwell LLP Suite 3810, Bankers Hall West 888 3 rd Street SW Calgary, AB T2P 5C5 Attention: Jeffrey Oliver / Kara N. Davis Email: joliver@cassels.com kdavis@cassels.com	Email	Counsel to 2292912 Ontario Inc. and Timbercreek Mortgage Servicing Inc.
Timbercreek Mortgage Servicing Inc. 2292912 Ontario Inc. 25 Price Street Toronto, ON M4W 1Z1 Attention: Yvonne McAndrew Email : ymcandrew@timbercreek.com	Email	Plaintiffs
Biamonte LLP 1700, 102A Tower 102A Avenue NW Edmonton, AB T5J 2Z2 Attention: Brian S. Sussman, Q.C. Email: bsussman@biamonte.com	Email	Counsel to Symphony Condominium Ltd., Rockwood Management Ltd. and Allen Wasnea
Sharek Logan & van Leenen LLP 2100 Scotia Place 10060 Jasper Avenue Edmonton, AB T5J 3R8 Attention: Ian D. Logan Email: ilogan@sharekco.com corporate@sharekco.com	Email	Counsel to Symphony Condominium Ltd., Rockwood Management Ltd. and Allen Wasnea

<p>Symphony Condominium Ltd. Rockwood Management Ltd. 2100, 10060 Jasper Avenue NW Edmonton, AB T5J 3R8</p> <p>Attention: Allen Wasnea</p> <p>Email: allen@wasnea.com</p>	Email	Defendants
<p>Allen Wasnea 10519 99 Avenue NW Edmonton, AB T5K 0E7</p> <p>Email: allen@wasnea.com</p>	Email	Defendant
<p>Swainson Miki Peskett LLP Suite 2800, 10104 103 Avenue NW Edmonton, AB, T5J 0H8</p> <p>Attention: Roger I. Swainson, Q.C.</p> <p>Email: rswainson@smpllp.ca</p>	Email	Counsel to Canada ICI Capital Corporation
<p>MNP Ltd. 1500, 640 5th Ave SW Calgary, AB T2P 3G4</p> <p>Attention: Vanessa Allen</p> <p>Email: vanessa.allen@mnp.ca</p>	Email	Proposed Receiver
<p>McMillan LLP</p> <p>1700, 421 7th Avenue S.W. Calgary, AB T2P 4K9</p> <p>Attention: Adam C. Maerov Preet Saini</p> <p>Email: adam.merov@mcmillan.ca preet.saini@mcmillan.ca</p>	Email	Counsel to the Proposed Receiver, MNP Ltd.
<p>Canada ICI Capital Corporation 2020 4 Street SW Calgary, AB T2S 1W3</p> <p>Attention: David Klein</p> <p>Email: dklein@canadaicicapital.ca</p>	Email	Creditor of Symphony Condominium Ltd., Rockwood Management Ltd. and Allen Wasnea (PPR and Land Titles Registrant)
<p>First National GP Financial Corporation 800 5 Avenue SW Calgary, AB, T2P 3T6</p> <p>Attention: Christopher Sebben</p>	Email	PPR and Land Titles Registrant

Email: christopher.sebben@firstnational.com		
HSBC Bank Canada 10250 101 Street Edmonton, AB T5J 3P4	Courier	Creditor of Rockwood Management Ltd. (AB PPR Registrant)
Condominium Corporation No. 1920542 10519 99 Avenue NW Edmonton, AB T5K 0E7 Attn: Allen Wasnea / Larysa Szkuldecki	Courier	Interested Party
Alberta Infrastructure Properties Division/Realty Services Land Acquisition and Services 3rd Floor, Infrastructure Building 6950 113 Street Edmonton, AB T6H 5V7 Attention: Shari Oko/Sheldon Roth/Richard Landry	Courier	Interested Party (Letter of Credit)
Canada Revenue Agency 9700 Jasper Avenue Edmonton, AB T5J 4C3	Courier	Potential Creditor
Department of Justice Canada Prairie Regional Office – Edmonton 300 Epcor Tower 10423 101 Street NW Edmonton, AB T5H 0E7 Email: agc_pgc_alberta@justice.gc.ca	Email & Courier	Agent for Service of the Canada Revenue Agency
Alberta Land Titles Service Alberta Building 710 4 Avenue SW Calgary, AB, T2P 0K3	Courier	Potential Interested Party