

Court of Appeal File No.:

Court File No.: CV-24-00722148-00CL

COURT OF APPEAL FOR ONTARIO

B E T W E E N:

**KINGSETT MORTGAGE CORPORATION AND FIRST SOURCE FINANCIAL
MANAGEMENT INC.**

Applicants (Respondents)

- and -

MAPLEQUEST VENTURES INC. AND DIGRAM DEVELOPMENTS CALEDON INC.

Respondents (Appellants)

**IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED, AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990 c. C.43, AS
AMENDED**

AFFIDAVIT OF SERVICE

I, Susan Guo of the City of Toronto, in the Province of Ontario, MAKE OATH AND
SAY:

1. I am a Law Clerk, with the law firm of Friedmans LLP, lawyers for the Respondents and, as such, have knowledge of the following matters.
2. I served the KSV Restructuring Inc., with the Motion Record, Appellants' Factum and Book of Authorities by sending a copy by e-mail to zweigs@bennettjones.com, nelmsa@bennettjones.com and fraserrichardsonl@bennettjones.com on November 13, 2025 to Sean Zweig, Aiden Nelms and Linda Fraser-Richardson, the lawyer for the Receiver, at the law firm of Bennett Jones LLP.

3. I served the service list, with the Motion Record, Appellants' Factum and Book of Authorities by sending a copy by e-mail to service list on November 13, 2025.

SWORN BEFORE ME at the City of
Toronto, in the Province of Ontario on
November 13, 2025.



Commissioner for Taking Affidavits
(or as may be)

KHALED GHEDDAI



SUSAN GUO

RCP-E 16B (February 1, 2021)

From: Susan Guo
To: "Linda Fraser-Richardson"; "MWasserman@osler.com"; "DRosenblat@osler.com"; "NGoldstein@ksvadvisory.com"; "MTallat@ksvadvisory.com"; "AliMemon@maplequest.ca"; "Adit.K@anbrosfinancial.com"; "jbirch@cassels.com"; "mlakatoshayward@cassels.com"; "asoutter@tgf.ca"; "aslavens@torys.com"; "dmichaud@robapp.com"; "ehiutin@whlawyers.ca"; "Tyler@newcapleasing.com"; "lisa@benningtonfinancial.ca"; "MRuberto@pallettvalo.com"; "toni.wodzicki@broccolini.com"; "jessica.kwan@broccolini.com"; "tbaskerville@coscorp.ca"; "david.albanese@mattamycorp.com"; "greg.kruzel@mattamycorp.com"; "mkingston@hr-reit.com"; "Aiden Nelms"; "dcox@hr-reit.com"; "rcronkwr@prologis.com"; "aaron@argoland.com"; "Edward.Park@justice.gc.ca"; "AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca"; "Fiscal@justice.gc.ca"; "Steven.Groeneveld@ontario.ca"; "insolvency.unit@ontario.ca"; "ZweigS@bennettjones.com"; "sean.fox@hcraftontario.ca"; "info@hcraftontario.ca"; "rgrewal@rupindergrewallaw.com"; "estimating@pencodrywall.ca"; "info@pcclease.com"; "customerservice@cwbnationalleasing.com"; "mbf@mercedes-benz.com"; "james.ryu@hcraftontario.ca"; "jbarr@wt.ca"; "rfischer@wt.ca"
Cc: Khaled Gheddai; Bill Friedman; Alex Hamilton; Anna Pham
Subject: RE: KingSett Mortgage Corporation et al v. Maplequest Ventures Inc. et al | Court File No.: CV-24-00722148-00CL
Date: Thursday, November 13, 2025 4:33:00 PM
Attachments: image001.png

Dear Service List,

Please be advised that the Sync link contains an **updated Motion Record**. Kindly re-download the materials. I apologize for the confusion.

The Sync link includes the following documents:

1. Motion Record (updated)
2. Appellant's Factum
3. Appellant's Book of Authorities
4. Draft Order

<https://ln5.sync.com/dl/dc8069000#n576umcj-idfvx7uj-8xjem8ga-wte8u5ue>

Regards,

FRIEDMANS
LAW FIRM

Susan Guo | Law Clerk
Friedmans LLP
150 Ferrand Drive, Suite 800, Toronto, ON M3C 3E5
T: (416) 496-3340 x 127 | F: (416) 497-3809
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From: Susan Guo
Sent: Thursday, November 13, 2025 12:24 PM
To: 'Linda Fraser-Richardson' <fraserrichardsonl@bennettjones.com>; 'MWasserman@osler.com' <MWasserman@osler.com>; 'DRosenblat@osler.com' <DRosenblat@osler.com>; 'NGoldstein@ksvadvisory.com' <NGoldstein@ksvadvisory.com>; 'MTallat@ksvadvisory.com' <MTallat@ksvadvisory.com>; 'AliMemon@maplequest.ca' <AliMemon@maplequest.ca>; 'Adit.K@anbrosfinancial.com' <Adit.K@anbrosfinancial.com>; 'jbirch@cassels.com' <jbirch@cassels.com>; 'mlakatoshayward@cassels.com' <mlakatoshayward@cassels.com>; 'asoutter@tgf.ca' <asoutter@tgf.ca>; 'aslavens@torys.com' <aslavens@torys.com>; 'dmichaud@robapp.com' <dmichaud@robapp.com>; 'ehiutin@whlawyers.ca' <ehiutin@whlawyers.ca>;

'Tyler@newcapleasing.com' <Tyler@newcapleasing.com>; 'lisal@benningtonfinancial.ca' <lisal@benningtonfinancial.ca>; 'MRuberto@pallettvalo.com' <MRuberto@pallettvalo.com>; 'toni.wodzicki@broccolini.com' <toni.wodzicki@broccolini.com>; 'jessica.kwan@broccolini.com' <jessica.kwan@broccolini.com>; 'tbaskerville@coscorp.ca' <tbaskerville@coscorp.ca>; 'david.albanese@mattamycorp.com' <david.albanese@mattamycorp.com>; 'greg.kruzel@mattamycorp.com' <greg.kruzel@mattamycorp.com>; 'mkingston@hr-reit.com' <mkingston@hr-reit.com>; 'Aiden Nelms' <nelmsa@bennettjones.com>; 'dcox@hr-reit.com' <dcox@hr-reit.com>; 'rcronkwr@prologis.com' <rcronkwr@prologis.com>; 'aaron@argoland.com' <aaron@argoland.com>; 'Edward.Park@justice.gc.ca' <Edward.Park@justice.gc.ca>; 'AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca' <AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca>; 'Fiscal@justice.gc.ca' <Fiscal@justice.gc.ca>; 'Steven.Groeneveld@ontario.ca' <Steven.Groeneveld@ontario.ca>; 'insolvency.unit@ontario.ca' <insolvency.unit@ontario.ca>; 'ZweigS@bennettjones.com' <ZweigS@bennettjones.com>; 'sean.fox@hcraontario.ca' <sean.fox@hcraontario.ca>; 'info@hcraontario.ca' <info@hcraontario.ca>; 'rgrewal@rupindergrewallaw.com' <rgrewal@rupindergrewallaw.com>; 'estimating@pencodrywall.ca' <estimating@pencodrywall.ca>; 'info@pcclease.com' <info@pcclease.com>; 'customerservice@cwbnationalleasing.com' <customerservice@cwbnationalleasing.com>; 'mbf@mercedes-benz.com' <mbf@mercedes-benz.com>; 'james.ryu@hcraontario.ca' <james.ryu@hcraontario.ca>; 'jbarr@wt.ca' <jbarr@wt.ca>; 'rfischer@wt.ca' <rfischer@wt.ca>

Cc: Khaled Gheddai <kg@friedmans.ca>; Bill Friedman <wf@friedmans.ca>; Alex Hamilton <AH@friedmans.ca>; Anna Pham <ap@friedmans.ca>

Subject: KingSett Mortgage Corporation et al v. Maplequest Ventures Inc. et al | Court File No.: CV-24-00722148-00CL

Dear Service List,

Please find below the Sync link containing the motion materials for leave to appeal, served upon you pursuant to the *Rules of Civil Procedure*.

The Sync link includes the following documents:

1. Motion Record
2. Appellant's Factum
3. Appellant's Book of Authorities
4. Draft Order

<https://ln5.sync.com/dl/dc8069000#n576umcj-idfvx7uj-8xjem8ga-wte8u5ue>

Regards,

FRIEDMANS
LAW FIRM

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KINGSETT MORTGAGE CORPORATION
Applicants (Respondents)

-and-

MAPLEQUEST VENTURES INC. ET AL.
Respondents (Appellants)
Court of Appeal File No.:
Court File No. CV-24-00722148-00CL

COURT OF APPEAL FOR ONTARIO

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF SERVICE

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Lawyers for the Respondents

RCP-F 4C (September 1, 2020)