



**SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-23-00707839-00CL
CV-22-00686696-0000

DATE: November 13, 2024

NO. ON LIST: 1/2

TITLE OF PROCEEDING: KEB HANA BANK v. MIZRAHI COMMERCIAL (THE ONE) LP
MAPPRO REALTY INC. v. MIZRAHI COMMERCIAL (THE ONE) LP

BEFORE: JUSTICE OSBORNE

PARTICIPANT INFORMATION

For Plaintiff, Applicant:

Name of Person Appearing	Name of Party	Contact Info
Allison Speigel Kim Ferreira	Counsel for Mappro Realty Inc.	Kim@ontlaw.com Allison@ontlaw.com

For Defendant, Respondent:

Name of Person Appearing	Name of Party	Contact Info
Chris Henderson Nicholas Rolfe	Counsel for the City of Toronto	Christopher.Henderson@toronto.ca Nicholas.rolfe@toronto.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Shawn Irving	Counsel for the Senior Secured Lenders	sirving@osler.com
Mark Dunn Sarah Stothart	Counsel for the Receiver	mdunn@goodmans.ca

ENDORSEMENT OF JUSTICE OSBORNE:

- [1] This Endorsement applies in respect of both of the above-noted proceedings. The One condominium project at 1 Bloor Street West is under construction at and around Bloor and Yonge Street.
- [2] Mappro owns the property at 19 Bloor Street West, at the intersection of Bloor and Balmuto Streets. It is the plaintiff in an action pending in this Court (CV-22-00686696-0000). Mizrahi, with the consent of the City of Toronto, is using Balmuto Street directly in front of Mappro's property as a staging area for construction primarily being used for concrete pump and generator.
- [3] Mappro seeks to bring a motion to lift the stay of proceedings and continue its action. The Receiver intends to bring a cross motion for directions.
- [4] The parties have agreed on, and I endorse, the following schedule for these motions:
- (a) Service of Mappro's motion record by November 20, 2024;
 - (b) Service of the Receiver's motion records in response to the Mappro motion and in support of the Receiver's motion by December 20, 2024;
 - (c) Service of Mappro's reply motion record (if any) by January 30, 2025;
 - (d) Cross-examinations and written questions posed to the Receiver by February 14, 2025;
 - (e) Factums in support of the Mappro motion and the Receiver's motion to be exchanged March 15, 2025;
 - (f) Responding factums by April 14, 2025;
 - (g) Motions to be scheduled on mutually available dates after April 25, 2025.
- [5] I have also encouraged the parties to explore the possibility of a consensual resolution to these issues.

Osborne, J.