



No.262220
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

OPTRUST JOYCE FINANCING CORP.

PETITIONER

AND:

5055 JOYCE HOLDINGS INC. and
5055 JOYCE PROPERTY INC.

RESPONDENTS

RESPONSE TO PETITION

Filed by: Crown Building Supplies Ltd. ("**Crown Building Supplies**")

THIS IS A RESPONSE to the Petition filed by the Petitioner, Optrust Joyce Financing Corp., on March 26, 2026 (the "**Petition**").

Crown Building Supplies, estimates the hearing of the petition will take 45 minutes.

Part 1: ORDERS CONSENTED TO

The Petition Respondent consents to the granting of the orders set out in the following paragraphs of Part 1 of the Petition:

None, subject to receipt of specific applications for relief.

Part 2: ORDERS OPPOSED

The Petition Respondent opposes the granting of the orders set out in the following paragraphs of Part 1 of the Petition:

None, subject to receipt of specific applications for relief.

Part 3: ORDERS ON WHICH NO POSITION IS TAKEN

The Petition Respondent takes no position on the granting of the orders set out in the following paragraphs of Part 1 of the Petition:

All, subject to receipt of specific applications for relief.

Part 4: FACTUAL BASIS

1. Unless defined otherwise herein, Crown Building Supplies adopts the definitions used in the Petition.
2. On April 2, 2026, Crown Building Supplies filed a Claim of Lien against the Property under charge no. CB2716742 alleging that the total amount of \$36,234.19 (the "CBL") was due and owing as of March 3, 2026.
3. The CBL relates to the provision and supply of construction and building material and products to the Project and the Property, and unpaid invoices in relation thereto.
4. Crown Building Supplies takes no position on the relief sought in the Petition. Crown Building Supplies does not consent to, waive, release, extinguish, reduce or otherwise prejudice the CBL or any related statutory holdback, trust, contractual or other rights arising from the supply of materials to the Project. Nothing in an order made in this proceeding should be interpreted as determining the validity, amount, priority or enforceability of those rights.

Part 5: LEGAL BASIS

1. The *Supreme Court Civil Rules*.
2. The *Builders Lien Act*, S.B.C. 1997, c. 45.
3. The Court's jurisdiction to make orders on terms that preserve the rights of affected lien claimants.

Part 6: MATERIAL TO BE RELIED ON

1. Pleading contained herein;
2. Affidavits to be disclosed throughout the course of the proceedings; and
3. Such material(s) as counsel may advise.

Dated: September 11, 2026



Signature of lawyer for Crown Building Supplies Ltd.

Gurvir S. Dulay

Petition respondent's address for service:

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