



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: BK-26-03429084-0032

DATE: October 14, 2026

NO. ON LIST: 2

TITLE OF PROCEEDING: IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A
PROPOSAL OF SIREG 700 PARKHILL INC.

BEFORE: JUSTICE Jana Steele

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving 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 STEELE:

- [1] Certain condo owners (the “Moving Parties”) seek the urgent appointment of Brian Antman (“Antman”) to be the interim administrator for 26 condominium corporations pursuant to section 131 of the *Condominium Act, 1998* (the “Condo Act”).
- [2] The Proposal Trustee supports the relief sought, as does Firm Capital and Monarch (in respect of the condos in which they hold mortgages).
- [3] However, there are a number of condo unit holders that either oppose or need more time to assess their position regarding the appointment of an interim administrator. Initially, the moving party group consisted of about 827 condo unit owners with units in 41 of the 43 condominiums subject to these proceedings. Subsequently certain condo unit owners advised that they no longer supported seeking the appointment of an administrator. Accordingly, the condo unit group is now about 718 units across 39 of the affected condominium corporations. There are also certain condo unit holders in various condos that object to the appointment of the administrator.
- [4] Accordingly, the Moving Parties instead asked the Court today to grant the order in respect of 26 condominium units. No one has yet raised an objection to the appointment of an administrator in respect of the condominiums set out at Appendix “1” to the draft order (the “Unopposed Condos”):

Brant Standard Condominium Corporation No. 105
Lambton Condominium Corporation No. 12
Lambton Condominium Corporation No. 13
Lambton Condominium Corporation No. 40
Leeds Standard Condominium Corporation No. 48
Middlesex Condominium Corporation No. 353
Middlesex Condominium Corporation No. 357
Middlesex Standard Condominium Corporation No. 505
Middlesex Standard Condominium Corporation No. 506
Middlesex Standard Condominium Corporation No. 507
Middlesex Standard Condominium Corporation No. 508
Niagara North Condominium Corporation No. 142
Nipissing Standard Condominium Corporation No. 47
Nipissing Standard Condominium Corporation No. 48
Nipissing Standard Condominium Corporation No. 49
Nipissing Standard Condominium Corporation No. 54
Oxford Standard Condominium Corporation No. 115
Oxford Standard Condominium Corporation No. 129
Oxford Standard Condominium Corporation No. 130
Perth Standard Condominium Corporation No. 36

Perth Standard Condominium Corporation No. 38
Perth Standard Condominium Corporation No. 41
Waterloo Standard Condominium Corporation No. 397
Waterloo Standard Condominium Corporation No. 418
Waterloo Standard Condominium Corporation No. 515
Wentworth Standard Condominium Corporation No. 435

[5] SIREG Management Inc. was previously the condominium manager for about 43 condominium corporations (the “Affected Condo Corps.”) across Ontario. The members of the boards of directors of each of the Affected Condo Corps resigned *en masse* on or about September 17, 2026. Further, on or about September 29, 2026, SIREG Management’s license to provide condominium management services was suspended by the Condominium Management Regulatory Authority of Ontario. As a result, each Affected Condo Corp currently lacks a governance or management structure. Various urgent issues have arisen at certain condos, including insurance issues, health and safety issues and deteriorating property condition.

[6] Section 131 of the Condo Act provides:

- (1) Upon application by the corporation, a lessor of a leasehold condominium corporation, an owner or a mortgagee of a unit, the Superior Court of Justice may make an order appointing an administrator for a corporation under this Act if at least 120 days have passed since a turn-over meeting has been held under section 43.
- (2) The court may make the order if the court is of the opinion that it would be just or convenient, having regard to the scheme and intent of this act and the best interests of the owners.
- (3) The order shall,
 - a. Specify the powers of the administrator;
 - b. State which powers and duties, if any, of the board shall be transferred to the administrator; and
 - c. Contain the directions and impose the terms that the court considers just.
- (4) The administrator may apply to the court for the opinion, advice or direction of the court on any question regarding the management or administration of the corporation.

[7] Among other things, the court requires evidence that the provision in section 131(1) of the Condo Act (that at least 120 days have passed since a turn-over meeting has been held under section 43) has been met.

[8] The motion is adjourned as follows:

- (a) In respect of the Unopposed Condos, to **October 15, 2026, at 10 am (one hour);**
- (b) In respect of the balance of the relief, to **October 22, 2026, at 10:30 am (2.5 hours).**

[9] **The October 20, 2026 motion date (re. rent issue) shall be converted from a 2.5 hour hearing to a full day commencing at 10 am,** to accommodate the following additional matters:

- (a) The Proposal Trustee’s motion to put the company into bankruptcy; and
- (b) HMT Holdings Inc.’s related receivership application.

Date: Oct 14, 2026


Justice J. Steele

