

Court File Number: BK-26-03429084-0032
Estate No.: 32-3429084

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
ACT, R.S.C. 1985, c. B-3, AS AMENDED**

**AND IN THE MATTER OF THE NOTICE OF INTENTION TO
MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.**

FACTUM OF THE UNIT OWNERS

October 13, 2026

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TO: SERVICE LIST

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FACTUM

PART I – OVERVIEW

1. The Moving Parties (the “**Owner Group**”), who are the owners of approximately 827 condominium units in the condominium corporations listed in Appendix “1” to the Notice of Motion (the “**Subject Condo Corps**”), seek the urgent appointment of Brian Antman (“**Antman**”) to be the administrator for the Subject Condo Corps pursuant to section 131 of the *Condominium Act, 1998* (the “**Condo Act**”).
2. The appointment of the Administrator is urgently required to bring stability to the governance and management of the Subject Condo Corps, for the reasons set out below.

PART II – FACTS

3. SIREG Management Inc. (“**SIREG Management**”), which is a related entity to SIREG 700 Parkhill Inc., was previously the condominium manager for approximately 43 condominium corporations across Ontario (collectively the “**Affected Condo Corps**”). Individuals connected to SIREG Management constituted the respective boards of directors of the Affected Condo Corps. The members of the boards of directors of each of the Affected Condo Corps resigned *en masse* on or about September 17, 2026, and SIREG Management’s

licence to provide condominium management services was suspended by the Condominium Management Regulatory Authority of Ontario on or about September 29, 2026

Joint *Aide Memoire* of the NOI Applicants and the Proposal Trustee dated October 7, 2026 (the “October 7 *Aide Memoire*”), para. 8

Affidavit of Brian Antman sworn October 12, 2026 (the “Antman Affidavit”), para. 3

4. As a result of the foregoing, each of the Affected Condo Corps currently has no governance or management structure in place. There is presently no person or group of people with any lawful authority to manage the affairs of any of the Affected Condo Corps.

***Aide Memoire* of the Proposal Trustee dated October 13, 2026, para. 6**

5. In light of the notice requirements set out in the Condo Act for meetings of owners, the earliest that new boards of directors for any of the Affected Condo Corps could be elected would be early-to-mid-November, 2026. There are issues that urgently need to be addressed prior to that time, including renewal of lapsed and expiring insurance policies, maintenance and repair issues, and threatened disconnection of utilities for non-payment. There is a significant risk of prejudice to the stakeholders of the Affected Condo Corps if these issues are not addressed.

October 7 *Aide Memoire*, paras. 8 and 14-15

Antman Affidavit, paras. 6-7

6. The Owner Group is comprised of the owners of approximately 827 condominium units. Members of the Owner Group own units in approximately 41 out of the 43 Affected Condo Corps, being the Subject Condo Corps that are the subject of this motion.

Antman Affidavit, para. 5 and Appendix “1”

7. Antman has agreed to accept appointment as court-appointed administrator for any or all of the Affected Condo Corps.

Antman Affidavit, para. 8

PART III – LAW AND ARGUMENT

8. Subsection 131 of the Condo Act provides that the court may make an order appointing an administrator for a condominium corporation if the court is of the opinion that it would be just or convenient to do so, having regard to the scheme and intent of the Act and the best interests of the owners. In making such order, the court may specify the powers of the administrator, and may provide such directions and terms that the court may consider just.

Condominium Act, 1998, S.O. 1998, c. 19, as amended, s. 131

9. In considering whether to appoint an administrator, the factors to be considered by the court include the following factors that are relevant in this case:
- a. whether there has been a demonstrated inability to manage the condominium corporation;
 - b. whether the appointment of an administrator is necessary to bring order to the affairs of the condominium corporation; and
 - c. whether the interests of the unit owners and other stakeholders can only be protected by the appointment of an administrator.

Bahadoor v. York Condominium Corp. No. 82, [2006 CanLII 40487](#) (S.C.J.) at paras. [27-28](#)

Laxmi Real Estates Inc. v. Toronto Standard Condominium Corp. No. 2470, [2025 ONSC 3417](#) (S.C.J.) at para. [15](#)

10. The court has recognized absence of a quorum of directors in office and an associated absence of effective governance as a ground for the appointment of an administrator.

B.K. v. York Region Standard Condominium Corp. No. 1253, [2019 ONSC 4552](#) (S.C.J.) at paras. [2-4](#)

11. The Unit Owners submit that the test for the appointment of an administrator is clearly met in this case. Among other things:
- a. in the absence of a board of directors or properly appointed condominium manager, the Subject Condo Corps are demonstrably unable to self-manage;

- b. there is no reasonable prospect of bringing order to the affairs of the Subject Condo Corps in the immediate future if an administrator is not appointed, as any new boards of directors would not take office until early-to-mid-November at the earliest and would need time thereafter to familiarize themselves with the affairs of the respective Subject Condo Corps; and
- c. the Subject Condo Corps will suffer substantial prejudice if there is no effective governance and management structure in place for the next several weeks.

12. Antman has the requisite knowledge, expertise and willingness to competently and properly serve the Subject Condo Corps as administrator. To the best of the knowledge of the Owner Group, no other person has been proposed as administrator for any of the Subject Condo Corps by anyone with standing to seek the appointment of an administrator under section 131 of the Condo Act.

PART IV – ORDER SOUGHT

13. The Owner Group respectfully requests an order in accordance with the terms of the draft order attached as Tab 3 to the Motion Record.

October 13, 2026

ALL OF WHICH IS RESPECTFULLY SUBMITTED



Timothy M. Duggan

Schedule “A”
List of Authorities

1. *Bahadoor v. York Condominium Corp. No. 82*, [2006 CanLII 40487](#) (S.C.J.).
2. *Laxmi Real Estates Inc. v. Toronto Standard Condominium Corp. No. 2470*, [2025 ONSC 3417](#) (S.C.J.).
3. *B.K. v. York Region Standard Condominium Corp. No. 1253*, [2019 ONSC 4552](#) (S.C.J.).

**Schedule “B”
Statutes**

As set out in the body of the Factum.

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PROCEEDING COMMENCED AT TORONTO

FACTUM

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