



This is the 1<sup>st</sup> affidavit  
of Vivien Hsu in this case  
and was made on November 1, 2021

NO. S-217956  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

IN THE MATTER OF THE STRATA PROPERTY ACT, S.B.C. 1998, C.43

and

IN THE MATTER OF THE APPLICATION FOR THE WIND-UP OF THE OWNERS,  
STRATA PLAN LMS 992

**AFFIDAVIT**

I, Vivien Hsu, Legal Assistant, of 4<sup>th</sup> Floor, 500 Sixth Avenue, in the City of New Westminster, Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am a Legal Assistant employed by Hamilton & Company, Solicitors for the Petitioner, and as such have personal knowledge of the matters and facts herein set forth in this Affidavit, save and except where same are stated to be based upon information and belief and, where so stated, I verily believe same to be true.

2. On October 13, 2021, I mailed out a copy of the following documents along with a service letter (the "Service Letters") by regular mail to all Owners and Chargeholders in accordance with the Order of Master Muir pronounced October 8, 2021 (the "Order"):

- (a) Petition filed September 2, 2021;
  - (b) Affidavit #1 of Brian Yan Muk filed September 2, 2021 (without exhibits);
  - (c) Affidavit #1 of Hart Buck filed September 23, 2021 (without exhibits);  
and
  - (d) The Order.
- (the "Documents")

Now produced, shown to me, attached hereto and marked as **Exhibit "A"** to this my affidavit is a true copy of the Service Letters sent to Owners and Chargeholders dated October 12, 2021.

3. On October 14, 2021, I received an email confirmation from the Property Manager, Leo Chan, confirming the Documents were posted on Dwell’s online portal. Now produced, shown to me, attached hereto and marked as **Exhibit “B”** to this my affidavit is a true copy of Mr. Chan’s email and a screen shot of the Documents posted on the online portal.

4. On October 15, 2021, I received an email confirmation from the Strata Council President, Brian Yan Muk, confirming a copy of the Documents with exhibits was placed in a binder on the 2<sup>nd</sup> floor lobby for Owners review. Now produced, shown to me, attached hereto and marked as **Exhibit “C”** to this my affidavit is a true copy of Mr. Muk’s email and an image of the binder.

SWORN BEFORE ME at New )  
Westminster, Province of British )  
Columbia, this 1<sup>st</sup> day of November, 2021 )  
)  
)  
\_\_\_\_\_)  
A Commissioner for taking Affidavits )  
in British Columbia )



\_\_\_\_\_  
VIVIEN HSU

**G. Stephen Hamilton**  
Barrister & Solicitor  
**Hamilton & Company**  
4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3  
604.630.7462



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

This is Exhibit "A" referred to in the  
affidavit of VIVIEN HSU  
sworn before me at NEW WESTMINSTER  
this 1 day of November 2021

October 12, 2021

BY REGULAR MAIL

Calvin & Grace Louie  
5243 Christopher Court  
Burnaby, BC V5H 2K3

~~.....  
A Commissioner for Taking Affidavits  
for British Columbia~~

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

We enclose for service upon you a copy of the following documents:

1. Petition filed September 2, 2021;
2. Affidavit #1 of Brian Yan Muk filed September 2, 2021 (without exhibits);
3. Affidavit #1 of Hart Buck filed September 23, 2021 (without exhibits); and
4. Order of Master Muir pronounced October 8, 2021 (Alternative Service Order).

(the "Documents")

The Documents will be posted on Dwell Property Management's online portal (the "Portal") with exhibits, and a hard copy will also be placed in a binder at the second floor lobby of the residential tower of 3380 Vanness Avenue, Vancouver, BC. In order to access the Portal please email [clients@dwellproperty.ca](mailto:clients@dwellproperty.ca) with your:

- Name;
- Strata Plan LMS 992 (or building address); and
- Your Unit Number.

Once you have provided the above information Dwell will send out an invitation for you to register your account.

You may also email the writer's assistant, Vivien Hsu at [vhsu@hamiltonco.ca](mailto:vhsu@hamiltonco.ca) to request an electronic copy of the Documents.

HAMILTON & COMPANY

4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

Phone: 604.630.7462  
Fax: 604.630.7489

Website: [www.hamiltonco.ca](http://www.hamiltonco.ca)



File No. 26800  
October 12, 2021  
Page 2 of 126

The exhibits will also be available for viewing and photocopying at our office during regular business hours from 9:00 a.m. to 4:30 p.m. Monday to Friday. Please contact reception at 604-630-7462 to make arrangements for viewing before attending at our office. Our office is located at 4<sup>th</sup> Floor, 500 Sixth Avenue, New Westminster, BC.

Yours truly,

HAMILTON & COMPANY

~~\_\_\_\_\_~~  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

003  
G. Stephen Hamilton

Lawyer

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Our file: 26800

Vivien Hsu

Legal Assistant

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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Jason Chan  
302 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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{HC-26800-01714813;1}



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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
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**HAMILTON  
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— STRATA | LITIGATION —

**G. Stephen Hamilton**

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Kim Teng Tay & Jet Fah Chai  
303 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
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— STRATA | LITIGATION —

G. Stephen Hamilton

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Our file: 26800

Vivien Hsu

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vhsu@hamiltonco.ca

007

October 12, 2021

**BY REGULAR MAIL**

Sean Anthony Mckee  
7348 144 Street  
Surrey, BC V3W 5S5

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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Yours truly,

HAMILTON & COMPANY



G. Stephen Hamilton\*  
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Our file: 26800

Vivien Hsu

Legal Assistant

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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Wai Ho Johnny Chan, Jimmy Wai Keung Chan &  
Pui Man Lee  
1233 E 53rd Avenue  
Vancouver, BC V5X 1K1

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
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**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

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G. Stephen Hamilton  
*Lawyer*  
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shamilton@hamiltonco.ca  
Our file: 26800

Vivien Hsu  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Michelle Benitez  
306 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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**HAMILTON & COMPANY**

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Yours truly,

HAMILTON & COMPANY



G. Stephen Hamilton\*  
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\* A Law Corporation  
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**HAMILTON  
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013

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021.

**BY REGULAR MAIL**

Victor & Aida Hallare  
401 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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Yours truly,

HAMILTON & COMPANY

~~\_\_\_\_\_~~  
G. Stephen Hamilton\*  
GSH/vh

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**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

015

October 12, 2021

**BY REGULAR MAIL**

Celine Diamond & Ian Mackenzie  
402 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

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**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Angelita Lopez Ferrer  
403 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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Yours truly,

HAMILTON & COMPANY

~~\_\_\_\_\_~~  
C. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Lai-Kwan Michelle Yuen  
404 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

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**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
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**Phone:** 604.630.7462  
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File No. 26800  
October 12, 2021  
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~~G. Stephen Hamilton\*~~  
~~GSH/vh~~

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G. Stephen Hamilton

021

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Yufu Peggy Li  
405 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Henry & Precilda Cabanizas  
406 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Roman & In Tak Chiang  
501 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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G. Stephen Hamilton\*  
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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Hai Ming Amanda Wu  
502 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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G. Stephen Hamilton\*  
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— STRATA | LITIGATION —

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*Lawyer*

**Direct:** 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

David Mangelsdorf  
503 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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~~G. Stephen Hamilton\*~~  
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— STRATA | LITIGATION —

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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Julius De Silva  
504 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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032

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033

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Chuk Chuen Leung  
505 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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{HC-26800-01714813;1}



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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Merlita Sosa  
506 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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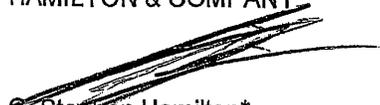
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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Mila Savitski  
903 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

**Phone:** 604.630.7462  
**Fax:** 604.630.7489

**Website:** [www.hamiltonco.ca](http://www.hamiltonco.ca)



File No. 26800  
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Page 2 of 126

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Yours truly,

HAMILTON & COMPANY

~~\_\_\_\_\_~~  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

G. Stephen Hamilton

Lawyer

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

Legal Assistant

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Kit Fong Lee  
902 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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G. Stephen Hamilton\*  
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— STRATA | LITIGATION —

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*Lawyer*

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Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Florina Beley Tobias  
901 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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G. Stephen Hamilton\*  
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**HAMILTON  
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— STRATA | LITIGATION —

**G. Stephen Hamilton**

*Lawyer*

**Direct: 604.630.7472**

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

[vhsu@hamiltonco.ca](mailto:vhsu@hamiltonco.ca)

October 12, 2021

**BY REGULAR MAIL**

Jennifer Reed  
806 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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HAMILTON & COMPANY



G. Stephen Hamilton\*  
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Our file: 26800

Vivien Hsu

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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Nader Parandekhteh  
805 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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G. Stephen Hamilton\*  
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**G. Stephen Hamilton**

*Lawyer*

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shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Yeuk-Ching Ho  
804 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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File No. 26800  
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G. Stephen Hamilton\*  
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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Chiu Kwan & Kwok-Wai Ricky Hon  
803 - 3380 Vanness Ave.  
Vancouver, BC V5R 5A8

Dear Sirs/Mesdames:

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Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Reynaldo & Elsie Marayag  
802 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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*Lawyer*

**Direct: 604.630.7472**

**shamilton@hamiltonco.ca**

**Our file: 26800**

**Vivien Hsu**

*Legal Assistant*

**604.630.7462 ext.103**

**vhsu@hamiltonco.ca**

October 12, 2021

**BY REGULAR MAIL**

Benjamin & Febe Peralta  
801 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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*Lawyer*

**Direct:** 604.630.7472

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

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October 12, 2021

**BY REGULAR MAIL**

Daniel Agcaoili & Maryann Agcaoili  
706 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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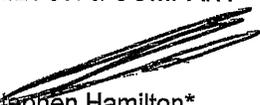


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HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

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G. Stephen Hamilton

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*Lawyer*

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Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Chitra Suryakumar  
705 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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HAMILTON & COMPANY

4<sup>th</sup> Floor, 500 Sixth Avenue  
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Phone: 604.630.7462

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HAMILTON  
& COMPANY  
— STRATA | LITIGATION —

File No. 26800  
October 12, 2021  
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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Carlos De Jesus Cordeiro  
704 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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HAMILTON & COMPANY

~~G. Stephen Hamilton\*~~  
GSH/vh

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— STRATA | LITIGATION —

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*Lawyer*  
Direct: 604.630.7472  
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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Zakia Saad  
703 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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File No. 26800  
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G. Stephen Hamilton\*  
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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

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October 12, 2021

**BY REGULAR MAIL**

Marilyn Tagab  
702 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Cynthia P. Guillergan  
701 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

0753861 BC Ltd  
742 E. Cordova Street  
Vancouver, BC V6A 1M3

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069

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shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Tommy Jian Qing Zhou  
5894 Battison Street  
Vancouver, BC V5R 4M8

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071

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
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October 12, 2021

**BY REGULAR MAIL**

Li Wei Zhu  
604 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Seiichiro Tamura  
2-14-5 Keyakizaka  
Kawanishi City, Japan, 666-0145

Dear Sirs/Mesdames:

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Xue Ying Yang & Ai Guo Xu  
602 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

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October 12, 2021

**BY REGULAR MAIL**

Ferdinand & Jocelyn Aquino  
601 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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SCBC Vancouver Registry Action No. S-217956**

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**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

**Phone:** 604.630.7462

**Fax:** 604.630.7489

**Website:** [www.hamiltonco.ca](http://www.hamiltonco.ca)



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Yours truly,

HAMILTON & COMPANY

  
Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Wei Liu & Yan Hong Xie  
904 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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HAMILTON & COMPANY

G. Stephen Hamilton\*  
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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Noel & Letecia Banta  
905 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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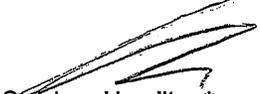
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HAMILTON & COMPANY



G. Stephen Hamilton\*  
GSH/vh

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— STRATA | LITIGATION —

**G. Stephen Hamilton**

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Yick Kam & Yin Bing Chan  
906 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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G. Stephen Hamilton\*  
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*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Andrew & Pearl Cheung  
1001 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Stephen Hamilton\*  
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*Lawyer*

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shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Ha Dang  
1002 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Brian Yan Muk  
1003 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Douglas & Teresa Dirks  
1004 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Vivian W. Blaker  
1005 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Harinder Singh Khangura  
1006 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

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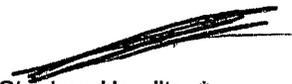
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Yours truly,

HAMILTON & COMPANY



G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Ann Byrne  
1101 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
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**Phone:** 604.630.7462

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File No. 26800  
October 12, 2021  
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Our file: 26800

**Vivien Hsu**

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October 12, 2021

**BY REGULAR MAIL**

Ka Lok & Che Wing Chan  
1102 - 3380 Vanness Ave.  
Vancouver, BC V5R 5A8

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Simon Davison  
1103 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Sean Dimitrie  
1104 - 3380 Vanness Ave.  
Vancouver, BC V5R 6B8

Dear Sirs/Mesdames:

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*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Kevin & Forning Chan  
3362 Vanness Ave.  
Vancouver, BC V5R 5A8

Dear Sirs/Mesdames:

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G. Stephen Hamilton

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*Lawyer*

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shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Rashida & Sohail Merchant  
3364 Vanness Ave.  
Vancouver, BC V5R 5A8

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shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

*Legal Assistant*

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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Panee Limapichat  
3366 Vanness Ave.  
Vancouver, BC V5R 5A8

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October 12, 2021

**BY REGULAR MAIL**

Wilbert De Asis  
3368 Vanness Avè.  
Vancouver, BC V5R 5A8

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Our file: 26800

**Vivien Hsu**

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October 12, 2021

**BY REGULAR MAIL**

Tung Chi Tran & Trang Ho  
5489 Bruce Street  
Vancouver, BC V5P 3M4

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**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
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October 12, 2021

**BY REGULAR MAIL**

Xi Run Zhu & Man Wen Chen  
3372 Vanness Ave.  
Vancouver, BC V5R 5A8

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The exhibits will also be available for viewing and photocopying at our office during regular business hours from 9:00 a.m. to 4:30 p.m. Monday to Friday. Please contact reception at 604-630-7462 to make arrangements for viewing before attending at our office. Our office is located at 4<sup>th</sup> Floor, 500 Sixth Avenue, New Westminster, BC.

Yours truly,

HAMILTON & COMPANY

~~\_\_\_\_\_~~  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Van Quang Vu & Hoa Nguyen  
3374 Vanness Ave.  
Vancouver, BC V5R 5A8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

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- Name;
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- Your Unit Number.

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You may also email the writer's assistant, Vivien Hsu at [vhsu@hamiltonco.ca](mailto:vhsu@hamiltonco.ca) to request an electronic copy of the Documents.

**HAMILTON & COMPANY**

4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

**Phone:** 604.630.7462

**Fax:** 604.630.7489

**Website:** [www.hamiltonco.ca](http://www.hamiltonco.ca)



HAMILTON  
& COMPANY  
— STRATA | LITIGATION —

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File No. 26800  
October 12, 2021  
Page 2 of 126

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October 12, 2021

**BY REGULAR MAIL**

Yick-Wong & Peggy Pui-Ki Tong  
3376 Vanness Ave.  
Vancouver, BC V5R 5A8

Dear Sirs/Mesdames:

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Our file: 26800

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Ken Chan  
1996 Campbell Ave.  
Port Coquitlam, BC V3C 4T2

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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**Vivien Hsu**  
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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

Che Wing Chan & Yat Sin Wong  
4738 Bruce Street  
Vancouver, BC V5N 3Z6

Dear Sirs/Mesdames:

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
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vhsu@hamiltonco.ca

October 12, 2021

**BY REGULAR MAIL**

0837963 BC Ltd.  
3384 Vanness Ave.  
Vancouver, BC V5R 5A8

Dear Sirs/Mesdames:

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File No. 26800  
October 12, 2021  
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G. Stephen Hamilton\*  
GSH/vh

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— STRATA | LITIGATION —

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shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

The Bank of Nova Scotia  
#9 – 4299 Kingsway  
Burnaby, BC V5H 1Z5

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the “Strata Corporation”)  
SCBC Vancouver Registry Action No. S-217956**

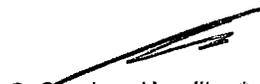
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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
PO Box 115 Commerce Court Postal Stn.  
Toronto, ON M5L 1E5

Dear Sirs/Mesdames:

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G. Stephen Hamilton\*  
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**Vivien Hsu**  
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vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
6011 No. 3 Rd.  
Richmond, BC V6Y 2B2

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October 13, 2021

**BY REGULAR MAIL**

CIBC Mortgages Inc.  
5<sup>th</sup> Floor – 400 Burrard Street  
Vancouver, BC V6C 3A6

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**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500 Edmonton City Centre East  
Edmonton, AB T5J 5E8

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October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
3<sup>rd</sup> Floor – 100 University Avenue  
Toronto, ON M5J 2X4

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Our file: 26800

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*Legal Assistant*

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vhsu@hamiltonco.ca

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October 13, 2021

**BY REGULAR MAIL**

North Shore Credit Union  
#203 – 1111 Lonsdale Avenue  
North Vancouver, BC V7M 2H4

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October 13, 2021

**BY REGULAR MAIL**

Vancouver City Savings Credit Union  
3305 Kingsway  
Vancouver, BC V5R 5K6

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**Vivien Hsu**  
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October 13, 2021

**BY REGULAR MAIL**

ING Bank of Canada  
3389 Steeles Avenue East 6<sup>th</sup>  
North York, ON M2H 0A1

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vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Royal Bank of Canada  
180 Wellington Street West  
Toronto, ON M5J 1J1

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

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4. Order of Master Muir pronounced October 8, 2021 (Alternative Service Order).

Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
1427 Kingsway  
Vancouver, BC V5N 2R6

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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October 13, 2021

**BY REGULAR MAIL**

Royal Bank of Canada  
3<sup>rd</sup> Floor – 10 York Mills Rd.  
Toronto, ON M2P 0A2

Dear Sirs/Mesdames:

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October 13, 2021

**BY REGULAR MAIL**

HSBC Bank Canada  
11<sup>th</sup> Floor – 401 West Georgia Street  
Vancouver, BC V6B 5A1

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the “Strata Corporation”)  
SCBC Vancouver Registry Action No. S-217956**

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180 Wellington Street West  
Toronto, ON M5J 1J1

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October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500 Edmonton City Centre East  
Edmonton, AB T5J 5E8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

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October 13, 2021

**BY REGULAR MAIL**

Royal Bank of Canada  
3<sup>rd</sup> Floor – 10 York Mills Rd.  
Toronto, ON M2P 0A2

Dear Sirs/Mesdames:

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142

October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500 Edmonton City Centre East  
Edmonton, AB T5J1E8

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
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October 13, 2021

**BY REGULAR MAIL**

Vancouver City Savings Credit Union  
188 East Pender Street  
Vancouver, BC V6A 1T3

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
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October 13, 2021

**BY REGULAR MAIL**

CIBC Mortgages Inc.  
5<sup>th</sup> Floor – 400 Burrard Street  
Vancouver, BC V6C 3A6

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the “Strata Corporation”)  
SCBC Vancouver Registry Action No. S-217956**

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October 13, 2021

**BY REGULAR MAIL**

Scotia Mortgage Corporation  
6498 Fraser Street  
Vancouver, BC V5W 3A5

Dear Sirs/Mesdames:

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SCBC Vancouver Registry Action No. S-217956**

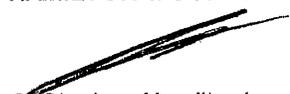
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604.630.7462 ext.103

vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

First National Financial GP Corporation  
#700 – 100 University Avenue, North Tower  
Toronto, ON M5J 1V6

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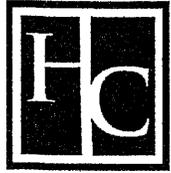
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October 13, 2021

**BY REGULAR MAIL**

Jason Sullano Asis aka Jason Asis  
#303 – 460 East 15<sup>th</sup> Avenue  
Vancouver, BC V5T 2R4

Dear Sirs/Mesdames:

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October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
4101 Hastings Street  
Burnaby, BC V5C 2J3

Dear Sirs/Mesdames:

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October 13, 2021

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Scotia Mortgage Corporation  
1 West Broadway  
Vancouver, BC V5Y 1P1

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October 13, 2021

**BY REGULAR MAIL**

North Shore Credit Union  
1100 Lonsdale Avenue  
North Vancouver, BC V7M 2H3

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151

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
PO Box 115 Commerce Court Postal Stn.  
Toronto, ON M5L 1E5

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
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October 13, 2021

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CIBC Mortgages Inc.  
Level B1 - 1745 West 8<sup>th</sup> Avenue  
Vancouver, BC V6J 4T3

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October 13, 2021

**BY REGULAR MAIL**

Computershare Trust Company of Canada  
#700 – 100 University Avenue, North Tower  
Toronto, ON M5J 1V6

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Royal Bank of Canada  
180 Wellington Street West  
Toronto, ON M5J 1J1

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

We are lawyers for the Strata Corporation. We represent only the Strata Corporation and cannot provide you with any legal advice concerning this matter. You should obtain your own independent legal advice. Also, any information you provide to us in response to this letter, or during any related legal proceedings, will not be kept confidential from the Strata Corporation.

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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures



**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

**G. Stephen Hamilton**  
*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Royal Bank of Canada  
180 Wellington Street West  
Toronto, ON M5J 1J1

Dear Sirs/Mesdames:

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shamilton@hamiltonco.ca

Our file: 26800

**156**

**Vivien Hsu**

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
501 Main Street  
Vancouver, BC V6A 2V2

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the "Strata Corporation")  
SCBC Vancouver Registry Action No. S-217956**

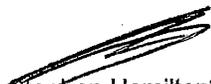
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shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500 Edmonton City Centre East, 10205-101 Street  
5<sup>th</sup> Floor, Edmonton, AB T5H 5E8

Dear Sirs/Mesdames:

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SCBC Vancouver Registry Action No. S-217956**

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— STRATA | LITIGATION —

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shamilton@hamiltonco.ca  
Our file: 26800

Vivien Hsu  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Computershare Trust Company of Canada  
c/o First National Financial GP Corporation  
#700 – 100 University Avenue  
North Tower, Toronto, ON M5J 1V6

Dear Sirs/Mesdames:

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GSH/vh

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— STRATA | LITIGATION —

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shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Royal Bank of Canada  
3<sup>rd</sup> Floor – 10 York Mills Road  
Toronto, ON M2P 0A2

Dear Sirs/Mesdames:

**Re: In the Matter of the Application for the Wind-up of The Owners, Strata Plan LMS 992 (the “Strata Corporation”)  
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G. Stephen Hamilton\*  
GSH/vh

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**HAMILTON  
& COMPANY**  
— STRATA | LITIGATION —

G. Stephen Hamilton

160

*Lawyer*

Direct: 604.630.7472

shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

The Bank of Nova Scotia  
101-268 Keefer Street  
Vancouver, BC V6A 1X5

Dear Sirs/Mesdames:

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**HAMILTON  
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— STRATA | LITIGATION —

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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
2198 West 41<sup>st</sup> Avenue  
Vancouver, BC V6M 1Z1

Dear Sirs/Mesdames:

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**HAMILTON  
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— STRATA | LITIGATION —

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shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

162

October 13, 2021

**BY REGULAR MAIL**

National Bank of Canada  
22<sup>nd</sup> Floor - 500 Place D'Armes  
Montreal, QC H2Y 2W3

Dear Sirs/Mesdames:

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604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Canadian Imperial Bank of Commerce  
Box 115, Commerce Court Postal Stn.  
Toronto, ON M5L 1E5

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**Direct:** 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
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604.630.7462 ext.103  
vhsu@hamiltonco.ca

164

October 13, 2021

**BY REGULAR MAIL**

Vancouver City Savings Credit Union  
5594 Cambie Street  
Vancouver, BC V5Z 3Y5

Dear Sirs/Mesdames:

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shamilton@hamiltonco.ca

Our file: 26800

Vivien Hsu

*Legal Assistant*

604.630.7462 ext.103

vhsu@hamiltonco.ca

165

October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500 Edmonton City Centre East, 10205 – 101 Street  
5<sup>th</sup> Floor, Edmonton, AB T5J 5E8

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shamilton@hamiltonco.ca  
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604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

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1 West Broadway  
Vancouver, BC V5Y 1P1

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October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
237-610-6<sup>th</sup> Street  
New Westminster, BC V3L 5V1

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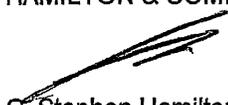
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Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

The Toronto-Dominion Bank  
500, 10004 Jasper Avenue  
Edmonton, AB T5J 1R3

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HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

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**HAMILTON  
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— STRATA | LITIGATION —

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*Lawyer*  
Direct: 604.630.7472  
shamilton@hamiltonco.ca  
Our file: 26800

**Vivien Hsu**  
*Legal Assistant*  
604.630.7462 ext.103  
vhsu@hamiltonco.ca

October 13, 2021

**BY REGULAR MAIL**

Celia Chartier Chancy  
2965 West 36<sup>th</sup> Avenue  
Vancouver, BC V6N 2R2

Dear Sirs/Mesdames:

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Yours truly,

HAMILTON & COMPANY

  
G. Stephen Hamilton\*  
GSH/vh

\* A Law Corporation  
Enclosures

**Hsu, Vivien**

**From:** Leo Chan <leo.chan@dwelproperty.ca>  
**Sent:** Thursday, October 14, 2021 8:35 AM  
**To:** Hsu, Vivien  
**Cc:** b.yanmuk@gmail.com; Hamilton, Stephen  
**Subject:** RE: Strata Plan LMS 992 - Joyce Place - Our File No. 26800  
**Attachments:** LMS992 home page- 4 doc Oct 14 2021.pdf

Best Regards,

Leo Chan | Property Manager



2014 to 2021 Consumer Choice Award for Best Residential Property Management Vancouver

[www.dwellproperty.ca](http://www.dwellproperty.ca) | [leo.chan@dwelproperty.ca](mailto:leo.chan@dwelproperty.ca)

**Dwell Property Management** | Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9  
Dir. 604.248.1011 ph. 604.821.2999

**From:** Hsu, Vivien [mailto:VHsu@hamiltonco.ca]  
**Sent:** October 14, 2021 8:31 AM  
**To:** Leo Chan <leo.chan@dwelproperty.ca>  
**Cc:** b.yanmuk@gmail.com; Hamilton, Stephen <SHamilton@hamiltonco.ca>  
**Subject:** RE: Strata Plan LMS 992 - Joyce Place - Our File No. 26800

Thank you Leo.

Kindly provide us with a screen shot of the portal with the documents posted.

Regards,

Vivien Hsu  
 Legal Assistant to G. Stephen Hamilton and Benjamin L. Scheidegger



4<sup>th</sup> Floor, 500 Sixth Avenue  
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 103  
 Fax: 604.630.7489  
 Email: [vhsu@hamiltonco.ca](mailto:vhsu@hamiltonco.ca)

This is Exhibit " B " referred to in the  
 affidavit of VIVIEN HSU  
 sworn before me at NEW WESTMINSTER  
 this 1 day of Nov 2021.

*[Signature]*  
 A Commissioner for taking Affidavits  
 for British Columbia

**CONFIDENTIALITY NOTICE:** The information in this email and any attachment is confidential and privileged. If you are not the intended recipient or if you received this message in error, please immediately notify us by return e-mail and delete this message. Please also note that e-mail transmissions cannot be guaranteed to be secure or error-free as information can be intercepted, corrupted, lost, arrive late, or contain viruses.

**From:** Leo Chan <[leo.chan@dwelproperty.ca](mailto:leo.chan@dwelproperty.ca)>  
**Sent:** Thursday, October 14, 2021 8:29 AM  
**To:** Hsu, Vivien <[VHsu@hamiltonco.ca](mailto:VHsu@hamiltonco.ca)>; [b.yanmuk@gmail.com](mailto:b.yanmuk@gmail.com)  
**Cc:** Hamilton, Stephen <[SHamilton@hamiltonco.ca](mailto:SHamilton@hamiltonco.ca)>  
**Subject:** RE: Strata Plan LMS 992 - Joyce Place - Our File No. 26800

All 4 documents are on Dwell's portal.

Best Regards,

Leo Chan | Property Manager



*2014 to 2021 Consumer Choice Award for Best Residential Property Management Vancouver*

[www.dwellproperty.ca](http://www.dwellproperty.ca) | [leo.chan@dwelproperty.ca](mailto:leo.chan@dwelproperty.ca)

**Dwell Property Management** | Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9

Dir. 604.248.1011 ph. 604.821.2999

---

**From:** Hsu, Vivien [<mailto:VHsu@hamiltonco.ca>]  
**Sent:** October 13, 2021 11:39 AM  
**To:** [b.yanmuk@gmail.com](mailto:b.yanmuk@gmail.com); Leo Chan <[leo.chan@dwelproperty.ca](mailto:leo.chan@dwelproperty.ca)>  
**Cc:** Hamilton, Stephen <[SHamilton@hamiltonco.ca](mailto:SHamilton@hamiltonco.ca)>  
**Subject:** Strata Plan LMS 992 - Joyce Place - Our File No. 26800

Good Morning Brian and Leo,

Please see link below enclosing documents that will need to be uploaded on the Dwell Property Management's online portal in accordance with the Order of Master Muir.

[https://hamiltonco2-my.sharepoint.com/:f/g/personal/vhsu\\_hamiltonco\\_ca/En7kImnwIghKk8h9w1S0GdcB7gZPluoDKIR2kBZmWDzZw?e=XUvagk](https://hamiltonco2-my.sharepoint.com/:f/g/personal/vhsu_hamiltonco_ca/En7kImnwIghKk8h9w1S0GdcB7gZPluoDKIR2kBZmWDzZw?e=XUvagk)

Please advise us once all documents are posted on the portal.

Thank you,

Vivien Hsu  
 Legal Assistant to G. Stephen Hamilton and Benjamin L. Scheidegger



STRATA PLAN LMS992 - JOYCE PLACE

 PM TOOLS

 LOG OUT



Hello Leo Chan | Log Out



Welcome

General Memo ▲

HOME

DOCUMENTS

COUNCIL

MINUTES

SERVICE CENTRE

OWNERS

Event Date: October 14, 2021

**Four documents from Hamilton our lawyer**

- 1) Affidavit from Brian (Council President. 773 pages
- 2) Affidavit from Hart Buck. 83 pages
- 3) Order of master Muir. 17 pages
- 4) Petition filed on Sept 2 2021. 20 pages

Date Posted: October 14, 2021

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Event Date: July 07, 2021

**SGM Results**

Hello Owner, LMS 992 -

Here are the results of the SGM:

Resolution #1 - 80% vote to approve: the cancellation of the strata plan; dissolution of the Strata Corporation; appointment of a liquidator; surrender of interests; estimated costs of winding up; and interest schedule

52 In Favour

11.5 Against

APPROVED (81.98% > 80%)

Resolution #2 – ¾ vote to approve the disposition under Secti...

Date Posted: July 08, 2021

[READ MORE](#)

Event Date: July 05, 2021

### What if part 2

Inaction is not an option. This leads me to believe the likelihood of raising funds in the future to complete the necessary repairs to be near impossible.

This means there is a high level of certainty that we will require the BC Supreme Court to step in and manage our strata for us. Read here for what happened to a similar strata where they got slapped with a \$16.8M levy: <https://vancouver.sun...>

Date Posted: July 05, 2021

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Event Date: August 04, 2020

### Results from AGM

Official minutes to be published online within 2 weeks. Minutes are no longer mailed.

Date Posted: August 05, 2020

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SERVICE  
CENTRE

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OWNERS

**Hsu, Vivien**

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**From:** Brian Yan Muk <b.yanmuk@gmail.com>  
**Sent:** Friday, October 15, 2021 3:43 PM  
**To:** Hsu, Vivien  
**Subject:** Re: Strata Plan LMS 992 - Joyce Place - Our File No. 26800  
**Attachments:** IMG\_20211015\_152216.jpg

Attached is the image of the binder on the 2ne floor to the left of the elevators.

Let me know if you need anything else.

Thanks!  
-Brian

This is Exhibit " C " referred to in the  
affidavit of...VIVIEN HSU.....  
sworn before me at...NEW WEST MINSTER  
this...1...day of...November...20...21

~~.....~~  
A Commissioner for taking Affidavits  
for British Columbia

--  
Brian Yan Muk  
778-859-8048

On Fri, Oct 15, 2021, 10:49 Brian Yan Muk <b.yanmuk@gmail.com> wrote:  
Hey Vivien - I just need some time to get the chain and lock later today and I'll send a photo shortly.

Thanks!  
-Brian

--  
Brian Yan Muk  
778-859-8048

On Fri, 15 Oct 2021 at 10:28, Hsu, Vivien <VHsu@hamiltonco.ca> wrote:

Good Morning Brian,

Further to my email below, kindly advise if you have secured the binder at the second floor lobby.

Please also provide us with a photo of where the binder is secured.

Thank you,

