



This is the 1st Affidavit of Nikka Borja  
in this case and was made on April 28, 2026  
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

I, Nikka Borja, paralegal, of 1600-925 West Georgia Street, in the City of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a paralegal with Lawson Lundell LLP, counsel to Crowe MacKay & Company Ltd. in its capacity as the liquidator of The Owners, Strata Plan LMS992 (the "**Liquidator**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated to be made upon information and belief, and, as to such facts, I verily believe the same to be true.

2. As part of my job responsibilities, I have been assisting Lisa Frey, a lawyer with Lawson Lundell LLP, in the wind-up and sale of The Owners, Strata Plan LMS992, know as "Joyce Place", (the "**Joyce Place Strata**"). In particular, I have been involved in arranging and completing the distribution of the proceeds of the sale of the Joyce Place Strata lands to the former strata unit owners of the Joyce Place Strata. As part of this process, all but one of the 63 the owners have provided our office with their current email addresses. In February and March 2026, I contacted 62 of the 63 former owners by email to advise them of the distribution of funds due to them from monies held in trust by Lawson Lundell LLP on behalf of the Liquidator. Each of those 62 former owners responded to my emails and subsequently received from our office their share of this distribution.

3. There is only one former Joyce Place Strata owner for whom I do not have an active email address. That person is Ha Dang who previously owned strata lot 55 of the Joyce Place Strata prior to its sale in September 2024. I am advised by Krystal Wong, a legal assistant with Lawson Lundell LLP who is fluent in Cantonese, and verily believe that:

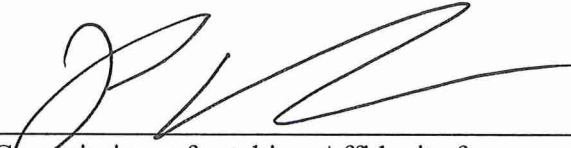
(a) on January 28, 2026, she telephoned Ms. Dang and spoke with her in Cantonese to advise her of a distribution to be made to the former owners of the Joyce Place Strata; and

(b) was provided by Ms. Dang with the mailing address of 5726 Joyce Street, Vancouver, B.C. V5R 4H7.

4. On March 2, 2026, I mailed to Ms. Dang at 5726 Joyce Street, Vancouver, a cheque payable to her as her share of the distribution to the former owners of the Joyce Place Strata. The cheque mailed to Ms. Dang was subsequently negotiated on April 7, 2026.

5. Lawson Lundell LLP continues to maintain the website:  
[www.joyceplacestrat.com](http://www.joyceplacestrat.com)

SWORN (OR AFFIRMED) BEFORE ME at )  
Vancouver, British Columbia on April 28, 2026 )



A Commissioner for taking Affidavits for )  
British Columbia. )

**PETER J. ROBERTS, Q.C.**  
*Barrister & Solicitor*  
1600 - 925 WEST GEORGIA ST.  
VANCOUVER, B.C. V6C 3L2  
(604) 685-3456



NIKKA BORJA

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**AFFIDAVIT**

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Attention: Peter J. Roberts, K.C. / Sarah B. Hannigan