



This is the 3rd affidavit
of Vivien Hsu in this case
and was made on April 12, 2022

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, Paralegal, of 4th Floor, 500 Sixth Avenue, in the City of New Westminster, Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am a Paralegal 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. Now produced, shown to me, attached hereto and marked as **Exhibit "A"** to this my affidavit is a true copy of an email from Ms. Claire Armstrong, lawyer for the Commercial Owners to Mr. Stephen Hamilton, lawyer for the Petitioner dated September 10, 2021.
3. Now produced, shown to me, attached hereto and marked as **Exhibit "B"** to this my affidavit is a true copy of an email sent to Ms. Armstrong by me enclosing a link to access the filed Petition materials dated September 15, 2021.
4. Now produced, shown to me, attached hereto and marked as **Exhibit "C"** to this my affidavit is a true copy of an email from Ms. Armstrong to Mr. Jonathan Carter, legal counsel for Intracorp Vanness Limited Partnership dated September 30, 2021.
5. On October 8, 2021, the Petitioner obtained an order for alternative service.

6. By letter dated October 12, 2021, the commercial strata lot owners were served with the Petition materials. Now produced, shown to me, attached hereto and marked as **Exhibit “D”** to this my affidavit are true copies of letters sent to the commercial strata lot owners dated October 12, 2021.

7. By letter dated October 13, 2021, the commercial strata lot tenants were served with the Petition materials. Now produced, shown to me, attached hereto and marked as **Exhibit “E”** to this my affidavit are true copies of letters sent to commercial strata lot tenants dated October 13, 2021, by posting on the front door of the strata lots 9, 10, and 11.

8. Now produced, shown to me, attached hereto and marked as **Exhibit “F”** to this my affidavit is a true copy of an email chain between Mr. Hamilton and Ms. Armstrong regarding Commercial Owners request for an extension to file their Petition Response materials dated October 26, 2021.

9. Now produced, shown to me, attached hereto and marked as **Exhibit “G”** to this my affidavit is a true copy of an email from Mr. Hamilton to Ms. Armstrong dated November 1, 2021, advising that the Commercial Owners must provide their Petition Response materials by no later than November 12, 2021.

10. Now produced, shown to me, attached hereto and marked as **Exhibit “H”** to this my affidavit is a true copy of an email from Ms. Armstrong’s to Mr. Hamilton regarding her delay of providing Petition Response materials dated November 16, 2022,.

11. Now produced, shown to me, attached hereto and marked as **Exhibit “I”** to this my affidavit is a second email from Ms. Armstrong to Mr. Hamilton regarding her delay of providing Petition Response materials dated November 17, 2021.

12. Now produced, shown to me, attached hereto and marked as **Exhibit “J”** to this my affidavit is a letter sent by Mr. Hamilton to all parties requesting for availability for a one day hearing in February 2022 dated November 25, 2021.

13. Now produced, shown to me, attached hereto and marked as **Exhibit "K"** to this my affidavit is an email from Ms. Armstrong to Mr. Hamilton enclosing unfiled copy of Petition Response Materials dated November 26, 2022.

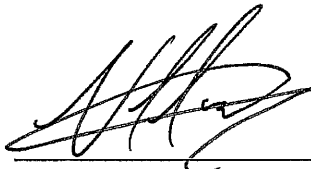
14. Now produced, shown to me, attached hereto and marked as **Exhibit "L"** to this my affidavit is an email from Ms. Armstrong's legal assistant to Mr. Hamilton enclosing filed Petition Response materials dated December 1, 2022.

15. Now produced, shown to me, attached hereto and marked as **Exhibit "M"** to this my affidavit is true copy of an email from Ms. Armstrong to me dated December 3, 2021, advising that she is not available for a one day hearing until April 2022. Ms. Armstrong also requested that the hearing be booked for two days instead of one.

16. Now produced, shown to me, attached hereto and marked as **Exhibit "N"** to this my affidavit is a letter from Ms. Armstrong to Mr. Hamilton dated April 4, 2022.

SWORN BEFORE ME at New
Westminster, Province of British
Columbia, this 12th day of April, 2022

~~_____~~
A Commissioner for taking Affidavits
in British Columbia



VIVIEN HSU

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

From: Claire Armstrong
Sent: Friday, September 10, 2021 10:08 AM
To: 'shamilton@hamiltonco.ca' <shamilton@hamiltonco.ca>
Cc: Melissa Dyck <mdyck@pettitandco.com>
Subject: Strata Plan LMS 992 (Joyce Place) Wind-Up Resolution

Hi Stephen,

I have recently been retained on behalf of Kenneth Chan and Che Wing Chan who own 2 of the 3 commercial units at Joyce Place. I understand that Joyce Place has commenced wind-up proceedings. As you may know, my clients have some concerns about the purchase and sale agreement made with the developer.

Are you free today for a quick phone call?

Thank you.

Sincerely,

Claire Armstrong

Claire Armstrong
PETTIT AND COMPANY
Injury, Insurance Defence and Strata Law

301 – 2609 Westview Drive
 North Vancouver, B.C. V7N 4M2
 Direct Line: 647-262-6787
 Fax: 604-998-0920
www.pettitandco.com

NOTE: The information contained in this message may be subject to solicitor client confidentiality. Any unauthorized distribution, copying or dissemination of this communication is prohibited without specific permission from the intended recipient. If you have received this communication in error, please notify us by reply as soon as possible

This is Exhibit "A" referred to in the
 affidavit of Vivien Hsu
 sworn before me at New Westminster
 this 12 day of April 2022
 A Commissioner for taking Affidavits
 for British Columbia

Hsu, Vivien

From: Hsu, Vivien
Sent: Wednesday, September 15, 2021 2:21 PM
To: carmstrong@pettitandco.com
Subject: RE: Strata Plan LMS 992 (Joyce Place) Wind-Up Resolution - File No. 26800

Good Afternoon Ms. Armstrong,

Please see link below to access the Petition and Affidavit:

https://hamiltonco2-my.sharepoint.com/:f/g/personal/vhsu_hamiltonco_ca/En7klmnlGhKk8h9w1S0GdcBSBsiS7QQ_JtiGEATkMY8g?e=ckwV0z

Regards,

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



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

4th Floor, 500 Sixth Avenue
 New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 103
 Fax: 604.630.7489
 Email: vhsu@hamiltonco.ca

This is Exhibit " B " referred to in the
 affidavit of Vivien Hsu
 sworn before me at New Westminster
 this 12 day of April, 2022

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

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From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Monday, September 13, 2021 9:56 AM
To: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Melissa Dyck <mdyck@pettitandco.com>
Subject: RE: Strata Plan LMS 992 (Joyce Place) Wind-Up Resolution

Hi Stephen,

Hope you had a great weekend.

Following up on my email below. Please let me know if you have time for a quick telephone call today.

Thanks.

Sincerely,

Claire

From: Claire Armstrong
Sent: Friday, September 10, 2021 10:08 AM
To: 'shamilton@hamiltonco.ca' <shamilton@hamiltonco.ca>
Cc: Melissa Dyck <mdyck@pettitandco.com>
Subject: Strata Plan LMS 992 (Joyce Place) Wind-Up Resolution

Hi Stephen,

I have recently been retained on behalf of Kenneth Chan and Che Wing Chan who own 2 of the 3 commercial units at Joyce Place. I understand that Joyce Place has commenced wind-up proceedings. As you may know, my clients have some concerns about the purchase and sale agreement made with the developer.

Are you free today for a quick phone call?

Thank you.

Sincerely,

Claire Armstrong

Claire Armstrong
PETTIT AND COMPANY
Injury, Insurance Defence and Strata Law

301 – 2609 Westview Drive
North Vancouver, B.C. V7N 4M2
Direct Line: 647-262-6787
Fax: 604-998-0920
www.pettitandco.com

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This is Exhibit "C" referred to in the affidavit of Vivien Hsu sworn before me at New Westminster this 12 day of April 2022

A Commissioner for taking Affidavits for British Columbia

From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Thursday, September 30, 2021 9:46 AM
To: 'jcarter@terralawcorp.ca' <jcarter@terralawcorp.ca>
Cc: Hamilton, Stephen <SHamilton@hamiltonco.ca>; Melissa Dyck <mdyck@pettitandco.com>
Subject: LMS 992 (Joyce Place) Strata Wind Up

Hi Johnathan,

Claire Armstrong here. I hope this email finds you well.

I believe you have been advised by Mr. Hamilton (cc'd) that I have been retained by a couple of the commercial unit owners at Joyce Place. As you know, they are not happy with the current amount they will be receiving under the current Purchase and Sale Agreement with Intracorp. Their position is understandable given that they will be receiving well below the assessed and market value for their units.

I am hoping to speak with you about possible solutions. I can be reached at (647) 262-6787. Otherwise, feel free to reach out by email.

In any event, I would appreciate it if you could keep me apprised of any developments with respect to the wind-up and sale.

I look forward to hearing from you.

Sincerely,

Claire Armstrong

05



**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

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

This is Exhibit " B " referred to in the
affidavit of Vivien Hsu
sworn before me at New Westminster
this 12 day of April 2022

~~Commissioner~~
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@dwelldproperty.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 to request an electronic copy of the Documents.

HAMILTON & COMPANY
4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462
Fax: 604.630.7489

Website: www.hamiltonco.ca



HAMILTON
& COMPANY
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67

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

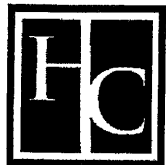
The exhibits will also be available for viewing and photocopying at our office during regular business hours from 9:00 a.m. to 4:30 p.m. Monday to Friday. Please contact reception at 604-630-7462 to make arrangements for viewing before attending at our office. Our office is located at 4th Floor, 500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

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

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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- 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 to request an electronic copy of the Documents.

HAMILTON & COMPANY

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462

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Website: www.hamiltonco.ca



HAMILTON
& COMPANY
— STRATA | LITIGATION —

File No. 26800
October 12, 2021
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

0837963 BC Ltd.
3384 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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HAMILTON & COMPANY

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

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

File No. 26800
October 12, 2021
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 13, 2021

BY POSTING ON DOOR

The Tenant(s)
3378 Vanness Avenue
Vancouver, BC V5R 5A8

This is Exhibit "E" referred to in the
affidavit of Vivien Hsu
sworn before me at New Westminster
this 12 day of April 2021

~~.....
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")
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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

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4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462
Fax: 604.630.7489

Website: www.hamiltonco.ca



**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 POSTING ON DOOR

The Tenant(s)
3382 Vanness Avenue
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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Yours truly,

HAMILTON & COMPANY


G. Stephen Hamilton*
GSH/vh

* A Law Corporation
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4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462
Fax: 604.630.7489

Website: www.hamiltonco.ca

{HC-26800-01716481;1}



**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 POSTING ON DOOR

The Tenant(s)
3384 Vanness Avenue
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**

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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
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4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462

Fax: 604.630.7489

Website:

www.hamiltonco.ca

Hsu, Vivien

From: Hamilton, Stephen
Sent: Tuesday, October 26, 2021 4:03 PM
To: Claire Armstrong
Cc: Hsu, Vivien
Subject: RE: LMS 992

Claire,

My client will probably not agree to such a lengthy extension. Your clients should be prepared to file responsive materials by November 12. However, I will have further instructions sometime in the middle of next week, and may be able to allow you an additional week or two.

Regards,

G. Stephen Hamilton*
 Lawyer



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

4th Floor, 500 Sixth Avenue
 New Westminster, BC V3L 1V3

Phone: 604.630.7472
 Fax: 604.630.7489
 Email: shamilton@hamiltonco.ca

* Practicing as a law corporation

This is Exhibit " F " referred to in the
 affidavit of Vivien Hsu
 sworn before me at New Westminster
 this 12 day of April 2022.

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

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From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Monday, October 25, 2021 1:43 PM
To: 'Jonathan S. Carter' <JCarter@terralawcorp.ca>; 'Jordanna Cytrynbaum' <JCytrynbaum@wt.ca>; Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Melissa Dyck <mdyck@pettitandco.com>
Subject: LMS 992

Hi Jonathan, Jordanna and Stephen,

I hope you are well.

Since we are still negotiating possible solutions with respect to the strata wind up and the commercial unit owners, I am writing to request that you consent to an extension for the filing of the commercial unit owners' Petition Response. At this time, I believe the Response must be filed by November 10, 2021 (correct me if I'm wrong). I think a 2 month extension to January 10, 2022 should provide us with enough time.

Please let me know this week if you agree.

Thank you.

Claire

Hsu, Vivien

From: Hamilton, Stephen
Sent: Monday, November 1, 2021 3:38 PM
To: Claire Armstrong
Cc: Hsu, Vivien
Subject: 26800 - OSP LMS 992

Hello Claire,

My client has instructed me to require delivery of your clients' responsive materials by November 12th.

G. Stephen Hamilton*
Lawyer



4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7472
Fax: 604.630.7489
Email: shamilton@hamiltonco.ca

* Practicing as a law corporation

This is Exhibit "G1" referred to in the
affidavit of... Vivien Hsu
sworn before me at... New Westminster
this... 12... day of... April... 2022

~~.....
A Commissioner for taking Affidavits
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Hsu, Vivien

From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Tuesday, November 16, 2021 8:46 AM
To: Hamilton, Stephen
Cc: Hsu, Vivien
Subject: Re: 26800 - LMS 992

Hi Stephen,

Apologies for the delay our power when out again yesterday came back on at midnight and is now out again. I am hoping to get everything to you this Friday. Just depends on actually being able to access the file materials.

Our office is working on getting an alternative power supply for the remote server as we speak.

Get Outlook for iOS

From: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Sent: Tuesday, November 16, 2021 8:42:09 AM
To: Claire Armstrong <carmstrong@pettitandco.com>
Cc: Hsu, Vivien <VHsu@hamiltonco.ca>
Subject: 26800 - LMS 992

This is Exhibit "H" referred to in the affidavit of Vivien Hsu sworn before me at New Westminster this 12 day of April 2022

Hello Claire,

What's the status on your clients' response material?


A Commissioner for taking Affidavits for British Columbia

G. Stephen Hamilton*
Lawyer



4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7472
Fax: 604.630.7489
Email: shamilton@hamiltonco.ca

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affidavit of... Vivien Hsu.....
sworn before me at... New Westminster
this... 12... day of... April..... 2022

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

From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Wednesday, November 17, 2021 3:03 PM
To: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Tim Pettit <tpettit@pettitandco.com>; Melissa Dyck <mdyck@pettitandco.com>
Subject: LMS 992

Hi Stephen,

Thank you for being so patient about receiving the commercial unit owners' response.

My firm is still plagued with tech issues stemming from the blackouts. Our terminal server has now gone down.

I am trying desperately to get this Response done as quickly as I can and will still try and get it to you for Friday. However, I'm worried these tech issues might get in way.

I have cc'd Tim Pettit on this email in case you want to confirm the situation with him.

I sincerely apologize for the inconvenience.

Claire



**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

November 25, 2021

BY EMAIL ONLY

Whitelaw Twining Law Corp.
2400 – 200 Granville Street
Vancouver, BC V6C 1S4

Pettit and Company
Suite 301 – 2609 Westview Drive
North Vancouver, BC V7N 4M2

Attention: Jordanna Cytrynbaum

Attention: Claire Armstrong

Terra Law Corporation
#2800 – 650 West Georgia Street
Vancouver, BC V6B 4N7

Attention: Jonathan S. Carter

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 will be contacting the Vancouver Supreme Court Scheduling on December 14, 2021, to schedule a 1 day hearing in February 2022.

Please provide us with your availability by no later than **Tuesday, December 7, 2021.**

Yours truly,

HAMILTON & COMPANY

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

* A Law Corporation
C: Client

This is Exhibit "J" referred to in the
affidavit of Vivien Hsu
sworn before me at New Westminster
this 12 day of April 2022

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

HAMILTON & COMPANY

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462

Website: www.hamiltonco.ca

Fax: 604.630.7489

From: Hamilton, Stephen
Sent: Wednesday, December 1, 2021 10:41 AM
To: Hsu, Vivien
Subject: FW: LMS 992
Attachments: 2021-11-26 Petition Response (00374049xFE885).PDF; 2021-11-26 Affidavit #1 Che Wing Wang (00374050xFE885).PDF; 2021-11-26 Affidavit #1 Denise Brackstone (00374052xFE885).PDF; Affidavit #1 of Ardeshir Sarab with Exhibits (00372511xFE885).PDF

G. Stephen Hamilton*
 Lawyer



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

4th Floor, 500 Sixth Avenue
 New Westminster, BC V3L 1V3

Phone: 604.630.7472
 Fax: 604.630.7489
 Email: shamilton@hamiltonco.ca

* Practicing as a law corporation

This is Exhibit "K" referred to in the
 affidavit of... Vivien Hsu
 sworn before me at... New Westminster
 this... 12... day of... April... 2022

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

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From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Friday, November 26, 2021 5:45 PM
To: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Melissa Dyck <mdyck@pettitandco.com>
Subject: LMS 992

Hi Stephen,

Please find attached a copy of the unfiled Petition response and the supporting affidavits.

Thanks again for your patience on this.

Have a great weekend.

Sincerely,

Claire

This is Exhibit "L" referred to in the affidavit of Vivien Hsu sworn before me at New Westminster this 12 day of April 2022


A Commissioner for taking Affidavits for British Columbia

From: Melissa Dyck <mdyck@pettitandco.com>
Sent: Wednesday, December 1, 2021 2:57 PM
To: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Claire Armstrong <carmstrong@pettitandco.com>
Subject: LMS 992 Response to Petition

Hello Stephen,

Please find attached for service upon you, the filed response to petition and supporting affidavits of the respondents. Please advise whether you accept service of these materials over email.

Additionally, please be advised that we have added a Land Title Search and the Strata Bylaws to the Affidavit of Denise Brackstone.

Warm Regards,

Melissa Dyck
PETTIT AND COMPANY
Employment, Strata and Insurance Paralegal

301 – 2609 Westview Drive
North Vancouver, B.C. V7N 4M2
Phone: 604-998-0901
Direct: 604-973-0590
Fax: 604-998-0920

www.pettitandco.com

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Hsu, Vivien

From: Claire Armstrong <carmstrong@pettitandco.com>
Sent: Friday, December 3, 2021 10:57 AM
To: Hsu, Vivien
Cc: JCarter@terralawcorp.ca; Joyce Tsai; Jordanna Cytrynbaum; Hamilton, Stephen; Melissa Dyck
Subject: RE: Strata Plan LMS 992 - Action No. S-217956- Our File No. 26800 [WT-LAW.FID1412980]

Hi Vivien,

Thank you for following up and apologies for the delay in getting back to you.

I am currently scheduled to be in a 25 day trial that ends February 11 and then have another 10 day trial starting on February 28th and ending on March 11th. Unfortunately, neither of the trials are close to reaching a settlement.

The court then has a reading break from March and then I leave the country for a week.

At this time, the earliest dates I can offer are April 12th, 13th and 14th. However, I will let you know if anything changes before December 7th.

On another note, I think it may be prudent to book 2 days for the hearing as there may be some residential owners (who I don't represent) who want to make submissions on their own behalf.

Thank you.

Sincerely,

Claire

This is Exhibit "M" referred to in the affidavit of... Vivien Hsu sworn before me at... New Westminster this... 12... day of... April... 2022

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

From: Hsu, Vivien <VHsu@hamiltonco.ca>
Sent: Friday, December 3, 2021 10:31 AM
To: Claire Armstrong <carmstrong@pettitandco.com>
Cc: JCarter@terralawcorp.ca; Joyce Tsai <JTsay@wt.ca>; Jordanna Cytrynbaum <JCytrynbaum@wt.ca>
Subject: RE: Strata Plan LMS 992 - Action No. S-217956- Our File No. 26800 [WT-LAW.FID1412980]

Dear Ms. Armstrong,

Further to Mr. Hamilton's letter dated November 25, 2021, kindly provide us with your availability for a 1 day hearing in February 2022.

Thank you,

Vivien Hsu
 Paralegal to G. Stephen Hamilton and Benjamin L. Scheidegger
 Commissioner for Taking Affidavits for BC



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

4th Floor, 500 Sixth Avenue
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Phone: 604.630.7462 ext. 103
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Email: vhsu@hamiltonco.ca

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From: Jordanna Cytrynbaum <JCytrynbaum@wt.ca>
Sent: Thursday, November 25, 2021 3:55 PM
To: Hamilton, Stephen <SHamilton@hamiltonco.ca>
Cc: Hsu, Vivien <VHsu@hamiltonco.ca>; carmsstrong@pettitandco.com; JCarter@terralawcorp.ca; Joyce Tsai <JTsai@wt.ca>
Subject: RE: Strata Plan LMS 992 - Action No. S-217956- Our File No. 26800 [WT-LAW.FID1412980]

Hello,

We (counsel for Intracorp) are generally available in February except for the week of February 21 and February 28.

We look forward to confirmation of the hearing date.

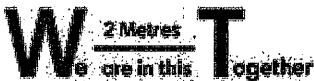
Regards,

Jordanna

Jordanna Cytrynbaum
Director
Whitelaw Twining Law Corp.

D 604 891 7232

wt.ca



From: Hsu, Vivien <VHsu@hamiltonco.ca>
Sent: Thursday, November 25, 2021 10:59 AM
To: Jordanna Cytrynbaum <JCytrynbaum@wt.ca>; carmsstrong@pettitandco.com; JCarter@terralawcorp.ca
Subject: Strata Plan LMS 992 - Action No. S-217956- Our File No. 26800

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Dear Counsel,

Please see attached Mr. Hamilton's letter dated November 25, 2021.

Regards,

Vivien Hsu

*Paralegal to G. Stephen Hamilton and Benjamin L. Scheidegger
Commissioner for Taking Affidavits for BC*



**HAMILTON
& COMPANY**
— SERVICE | LITIGATION —

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 Harvey S Delaney*
 Paul J Brown*
 John J Kim*
 Jonathan L Williams*
 Paul A Brackstone**
 David W P Moriarty*
 Katharina R Spolzi*
 Claire M Armstrong
 Laura A Buitendyk
 Josephine M Nadel, QC, Associate Counsel*
 Duncan J Manson, Associate Counsel*
 Michelle Karby, Associate Counsel*
 Hon Walter S Owen, QC, QC, LLD (1981)
 John I Bird, QC (2005)

Allison R Kuchta*
 James L Carpick*
 Patrick J Habert*
 Heather E Maconachie
 Michael F Robson*
 Scott H Stephens*
 Daniel H Coles**
 Sameer Kamboj*
 Patrick J Weafer
 Taahaa Patel

Jeffrey B Lightfoot*
 Christopher P Weafer*
 Gregory J Tucker, QC** **
 Terence W Yu*
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 Georgia Barnard
 Lily Y Zhang

Daniel W Burnett, QC*
 Ronald G Paton*
 Gary M Yaffe*
 Harley J Harris*
 Karl F Richardson*
 George J Roper*
 Tony R Anderson*
 Brian Y K Cheng**
 Britney S Dumanowski

* Law Corporation
 * Also of the Yukon Bar
 ** Also of the Alberta Bar
 ** Also of the Ontario Bar
 ** Also of the Washington Bar

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 Website www.owenbird.com

Direct Line: 604 691-7542
 E-mail: carmstrong@owenbird.com
 Our File: 39622-0000

April 4, 2022

VIA EMAIL

Hamilton & Company
 4th Floor Sixth Avenue
 New Westminster, BC V3L 1V3

Attention: Stephen Hamilton

Dear Sir:


Re: **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**
SCBC Vancouver Registry Action No. S-217956

Please find enclosed for service upon you copies of the following with respect to the above-noted matter.

1. Electronic Filing Statement –First Affidavit of Philip Law, filed on April 4, 2022; and
2. First Affidavit of Philip Law filed on April 4, 2022.

Yours truly,

OWEN BIRD LAW CORPORATION



Per:

Claire M. Armstrong

CMA/jy

Enclosure: Affidavit Report of Philip Law, E-File Statement

This is Exhibit "N" referred to in the affidavit of Vivien Hsu sworn before me at New Westminster this 12 day of April 2022

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

