



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-21-00658491-00CL

DATE: June 30, 2026

NO. ON LIST: 2

TITLE OF PROCEEDING: CITY OF TORONTO v. UPWOOD PARK/SALVADOR DEL MUNDO CO-OPERATIVE HOMES INC.

BEFORE: JUSTICE CAVANAGH

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Mark Siboni	City of Toronto	Mark.siboni@toronto.ca

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Saffia Abdul-Haqq	President and Board Member of Upwood Park/Salvador Del Mundo Co-Operative Homes Inc.	safamasbal@gmail.com
Masbal Abokar	Member of Upwood Park/Salvador Del Mundo Co-Operative Homes Inc.	pinknpurple2009@hotmail.com
Naomi Cho	Advisor of Upwood Park/Salvador Del Mundo Co-Operative Homes Inc.	naomi@coophousing.com
Amina Salah	Board Member of Upwood Park/Salvador Del Mundo Co-Operative Homes Inc.	Amiina3336@gmail.com

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
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Miranda Spence	Counsel for the Receiver	mspence@airdberlis.com
Alex Bernicchia	Counsel for the Interim Receiver (BDO)	afreeman@airdberlis.com
Josie Parisi	Interim Receiver (BDO)	jparisi@bdo.ca
Bruce Lewis	Counsel for Colandco (Landlord)	bruce@lewiscoll.com

ENDORSEMENT OF JUSTICE CAVANAGH:

[1] BDO Canada Limited ("BDO"), in its capacity as interim receiver and manager (the "Interim Receiver") of Upwood Park/Salvador Del Mundo Cooperative Homes Inc. ("Upwood" or the "Co- Op"), seeks an order approving its Fifth Report dated June 5, 2026 (the "Fifth Report") and extending the interim receivership to November 30, 2026 so that the Transition Plan (as defined below) can be completed.

[2] The Interim Receiver reports that the Court-approved transition back to member governance is underway, but it is not yet complete. The board of directors of the Co-Op elected on August 6, 2025 (the "Board") has completed the six core competency workshops prescribed by the Transition Plan, but several important workshops concerning financial oversight, budgeting, asset protection, capital reserves and approving or monitoring expenditures remain outstanding.

[3] Those outstanding matters are significant because Upwood is a large, publicly subsidized co-operative housing provider with 318 units, over 800 residents, an annual subsidy from the City of Toronto (the "City" or the "Service Manager"), and substantial capital repair needs.

[4] The Interim Receiver reports that substantial progress on the Transition Plan has been made. However, an immediate discharge would be premature because: (i) certain financially focused workshops remain outstanding; (ii) concerns regarding Board readiness remain unresolved; and (iii) Colandco Co- Operative Homes Inc. ("Colandco"), Upwood's landlord, does not support discharge at this time.

[5] The City supports the requested extension. The City has filed a responding motion record, including the affidavit of Marta Chisu sworn June 17, 2026, in which the Service Manager confirms its support for the Interim Receiver's request and identifies additional reporting requirements it considers appropriate following the Interim Receiver's eventual discharge.

[6] I am satisfied that the requested order should be made.

[7] Order to issue in form of Order signed by me today.

