



Court File No. CV-25-00741138-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE) TUESDAY, THE 2nd
)
JUSTICE F.L. MYERS) DAY OF JUNE, 2026

MARPER HOLDINGS LIMITED

Applicant

- and -

FOXPARK DEVELOPMENT CORPORATION

Respondent

VEXATIOUS LITIGANT ORDER

THIS MOTION FOR A VEXATIOUS LITIGANT ORDER, made by Russo Corp., in its capacity as the Court-appointed receiver and manager (the "**Receiver**") over the real property municipally known as 77 Fox Street, Penetanguishene, Ontario (the "**Property**"), previously owned by the Respondent, Foxpark Development Corporation (the "**Debtor**"), against Mr. Carl Strand under subsection 140(1) of the *Courts of Justice Act*, was heard this day at 330 University Avenue, Toronto, Ontario by judicial videoconference.

ON READING the Motion Record and Fourth Report (including the appendices thereto) of the Receiver dated May 14, 2026 and the Motion Record of the Debtor and Affidavit of Carl Strand sworn May 27, 2026, and on hearing the submissions of counsel for the Receiver, counsel for the Applicant, Marper Holdings Limited, Mr. James Quigley, and Mr. Carl Strand and such

other counsel as were present, no one appearing for any other person on the Service List, as appears from the affidavit of service, sworn and filed,

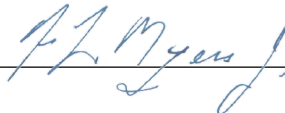
1. **THIS COURT ORDERS** that the time for service of the Receiver's Notice of Motion and Motion Record dated May 14, 2026, is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT DECLARES** that Mr. Carl Strand:
 - a. has persistently and without reasonable grounds instituted vexatious court proceedings and conducted court proceedings in a vexatious manner within the meaning of subsection 140 (1) of the *Courts of Justice Act*; and
 - b. is a vexatious litigant pursuant to subsection 140 (1) of the *Courts of Justice Act*.
3. **THIS COURT ORDERS** as follows:
 - a. Mr. Carl Strand is prohibited from instituting or continuing any proceeding in any court in the Province of Ontario,
 - i. Against Gilbert Kuiper, Jennifer Marley, Marper Holdings Limited, Martin Price, 1719434 Ontario Limited, 1748391 Ontario Limited, William Egerton, Gerry Hogenhout, 1001531223 Ontario Limited, 1599841 Ontario Inc., Joanne Russo, and Russo Corp.;
 - ii. Concerning: (a) Foxpark Development Corporation; (b) the real property municipally known as 77 Fox Street, Penetanguishene, Ontario and the sale thereof; (3) the subject matter of Court File No. CV-25-00741138-00CL in *Marper Holdings Limited v Foxpark Development Corporation* commenced in the Superior Court of Justice (Commercial List), Toronto, Ontario; and (4) the subject matter of CV-26-1186 in *Carl*

Strand, John Strand and Foxpark Development Corporation v. Gilbert Kuiper, Jennifer Marley, Marper Holdings Limited, Martin Price, 1719434 Ontario Limited, 1748391 Ontario Limited, William Egerton, Gerry Hogenhout, 1001531223 Ontario Limited, 1599841 Ontario Inc., Joanne Russo, commenced in the Superior Court of Justice, Barrie, Ontario.

- b. All proceedings against the parties and/or concerning the subject matter identified in clause 3(a)(i)(ii) that were previously instituted by Mr. Carl Strand in any court in the Province of Ontario and that are not yet finally disposed are hereby stayed except and until such time as leave is granted by a judge of the Superior Court of Justice, pursuant to subsection 140 (3) of the *Courts of Justice Act*.
- c. Any proceeding against the parties *and/or* concerning the subject matter identified in clause 3(a)(i)(ii) instituted by Mr. Carl Strand on or after the date of this Order without leave of a judge of the Superior Court of Justice and in violation of this Order shall be a nullity *ab initio*.
- d. This Order is subject to the right of appeal provided in subsection 140 (2.3) of the *Courts of Justice Act*.

4. **THIS COURT FURTHER ORDERS** as follows:

- a. Mr. Carl Strand shall pay costs to the Receiver, Russo Corp., in the amount of \$10,000.00, payable forthwith.
- b. This Order bears post judgment interest in accordance with section 129 of the *Courts of Justice Act*.



Justice FL
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FL Myers
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MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at
TORONTO

VEXATIOUS LITIGANT ORDER

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