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**FEB 19 2026**

**VANCOUVER**

**SUPREME COURT SCHEDULED IN THE SUPREME COURT OF BRITISH COLUMBIA**

**NO. S-240493  
VANCOUVER REGISTRY**

**BETWEEN:**

**FOX ISLAND DEVELOPMENT LTD. and ADVANCED VENTURE HOLDING CO., LTD.**

**PETITIONERS**

**AND:**

**KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (formerly known as 34083 YUKON INC.), KENSINGTON UNION BAY PROPERTIES LIMITED PARTNERSHIP, KENSINGTON UNION BAY PROPERTIES GP LTD, INTERNATIONAL TRADE CENTER PROPERTIES LTD., SUNWINS ENTERPRISE LTD., MO YEUNG CHING also known as MICHAEL CHING, MO YEUNG PROPERTIES LTD., SFT DIGITAL HOLDINGS 30 LTD., HOTEL VERSANTE LTD., BEEM CREDIT UNION, MORTEQ LENDING CORP., CHUN YU LIU, 1307510 B.C. LTD., JEFFREY RAUCH, HEUNG KEI SUNG, and RCC HOLDINGS LTD.**

**RESPONDENTS**

**APPLICATION RECORD**

<p><b>Lawyer for the Applicant</b></p> <p>John Sandrelli Cassandra Federico Dentons Canada LLP 20<sup>th</sup> Floor, 250 Howe Street Vancouver, British Columbia, V6C 3R8</p> <p>Email: <a href="mailto:john.sandrelli@dentons.com">john.sandrelli@dentons.com</a> <a href="mailto:cassandra.federico@dentons.com">cassandra.federico@dentons.com</a> Telephone: (604) 443-7132</p>	
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**DATE, TIME, PLACE OF APPLICATION**

**Monday, February 23, 2026 at 9:30 a.m.  
800 Smithe Street, Vancouver BC**

**Time estimate: 30 Minutes**

**Application Record provided by:**

**John Sandrelli and Cassandra Federico, lawyers for the Court-appointed Receiver**

**INDEX**

<b>TAB</b>	<b>DOCUMENT</b>
1.	Notice of Application of The Owners, Strata Plan EPS 5801, 5802, 5803 & 5804, filed January 07, 2026, filed January 23, 2026
2.	Application Response of the Receiver, filed February 10, 2026
3.	Affidavit #1 of Katherine Hadzipetros, made January 21, 2026