

SCHEDULE B – LONG FORM NOTICE

NOTICE OF A CLASS ACTION SETTLEMENT APPROVAL HEARING

Were you a resident or visitor at 235 Gosford Boulevard, Toronto, Ontario during the fire that took place on November 15, 2019? If so, a proposed class action settlement may affect you. Please read this notice carefully.

You do not have to pay anything in order to remain included in this class action and to participate in the proposed settlement.

This notice has been authorized by the Ontario Superior Court of Justice to inform you of the settlement of a class action against Elmpark Manor Apartments and Ronkay Management Inc (CV-20-00636062-00CP) arising from a fire that took place on November 15, 2019 at 235 Gosford Boulevard, Toronto, Ontario.

A hearing to determine if the proposed settlement is fair, reasonable and in the best interests of the class members is scheduled to take place at 10:00am on **April 7, 2026** at the Toronto Superior Court of Justice, 330 University Avenue, Toronto, Ontario.

If you would like help to better understand this notice or the settlement approval process, you can reach out to the lawyers for the class through their contact information below (page 4).

What is this proceeding about?

On November 15, 2019, a fire broke out at a residential high-rise building at 235 Gosford Boulevard, Toronto, Ontario (**Gosford Apartments**). Hundreds of residents were displaced by the fire for several months and one resident was killed. The class action alleges that the fire was the result of the Defendants' failure to properly maintain Gosford Apartments. The Defendants deny the Plaintiffs' allegations and have not admitted to any wrongdoing.

How do I know if I am a class member?

To be eligible for payment, you must be a member of the class, which is defined as follows:

All persons in Canada (including their estates, executors or personal representatives) who on November 15, 2019, at the time of the Fire, regularly resided in and/or were visiting the Premises (the "Class Members").

The Sub-Classes are defined as:

All persons in Canada (including their estates, executors or personal representatives) who on November 15, 2019, at the time of the Fire, regularly resided in and/or were visiting the Premises (the "Class Members").

All persons in Canada who on November 15, 2019 were tenants of the Premises, pursuant to a lease agreement (the “Tenants Class”);

All persons in Canada who on November 15, 2019 were tenants of the Premises, pursuant to a lease agreement and who did not receive temporary accommodations from the Owner Defendant and who have not returned to live at the Premises (the “Tenants Class I”);

All persons in Canada who on November 15, 2019 were tenants of the Premises, pursuant to a lease agreement and who did not receive temporary accommodations from the Owner Defendant and who have resumed living at the Premises (the “Tenants Class ii”);

All persons in Canada who on November 15, 2019 were tenants of the Premises, pursuant to a lease agreement and who received temporary accommodations from the Owner Defendant and who have not returned to live at the Premises (the “Tenants Class iii”);

All persons in Canada who on November 15, 2019 were tenants of the Premises, pursuant to a lease agreement and who received temporary accommodations from the Owner Defendant and who have resumed living at the Premises (the “Tenants Class iv”);

All persons in Canada who on November 15, 2019 were regularly residing at the Premises, but not lessors (the “Residents Class”); and

All persons in Canada who on November 15, 2019 were visitors or guests at the Premises (the “Visitors Class”).

The Court has appointed Jessica Crevier and Gavin Krause as the representatives of the class. Class counsel are Diamond & Diamond Lawyers LLP.

If you are a class member, and you have not opted out of this proceeding, you will be bound by the settlement and eligible to claim compensation if the settlement is approved.

What does the settlement provide?

The settlement resolves the class action and all claims of class members who have not opted out of the proceeding.

Under the terms of the settlement, Elmpark Manor Apartments and Ronkay Management Inc. has agreed to pay a total of six hundred and fifty thousand dollars (CAD \$650,000.00) (the “**Settlement Fund**”). Following deduction of class counsel fees and disbursements, the remaining balance of the Settlement Fund will be calculated in accordance with the structure outlined below:

- Each Class member within the Residents Class and Tenants Class presenting a valid Claim will be eligible to receive a Monetary Benefit of up to \$1,119.63.
- Each Class member within the Visitors Class presenting a valid Claim will be eligible to receive a Monetary Benefit of up to \$25.
- **Residual Balance.** If there are any funds leftover after payments to Class members are calculated, each member of the Residents Class and Tenants Class will receive a proportional increase in their payment, up to a maximum of \$5,000 each.
- **Pro Rata Adjustments.** In the event that the value of valid Claims for Monetary Benefits exceeds the remaining funds available from the Settlement Amount after deduction of Class Counsel Fees and Disbursements, the amount of Monetary Benefits granted will be reduced *pro rata* accordingly.
- **Cy Pres Payment** In the event that there are any funds leftover after payments to Class Members following a payment of up to \$5,000 to each member of the Residents Class and Tenants Class, any residual funds shall be donated to Pro Bono Ontario.

More detailed information is available in the full settlement agreement at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#).

Class Counsel Fees

Class counsel will request the Court's approval for legal fees in the amount of CAD \$189,432.72, including applicable taxes and disbursements. These amounts will be paid exclusively from the Settlement Fund. It is important to note that the Court may approve the Settlement even if it does not approve the legal fees requested by class counsel.

More detailed information is available in the full settlement agreement at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#).

Your options and what they mean

If you are a Class Member, you have the following options:

- **Participate and receive benefits (you have nothing to pay).** If you wish to participate in the Settlement and potentially receive benefits, you do not need to pay or do anything. You are automatically included as a Class Member, unless you opted out. If the Settlement is approved, you will be bound by the Court's judgments and the release in the settlement agreement. You will need to submit a claim form by the claims deadline to receive benefits. Instructions and deadlines for submitting claims will be posted at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#).
- **Object or comment.** You may object to or comment on the settlement agreement. Class members who object or comment will remain bound by the Settlement if it is approved,

regardless of their objection. If you wish to object to or comment on the Settlement, you must send your objection or comment by email to Class Counsel no later than 11:59pm on April 3, 2026, who will then file your objection with the Court. This document must include:

- your full name, current mailing address, e-mail address, and phone number;
- a brief statement of the nature and reasons for your objection or comments;
- whether you intend to attend the hearing in person or through a lawyer (you must provide the lawyer's name, address, e-mail address, and phone number); and
- a statement that the foregoing information is true and correct.

Class Members may also attend the settlement approval hearing. The hearing will take place at 10:00am on **April 7, 2026** at the Toronto Superior Court of Justice, 330 University Avenue, Toronto, Ontario.

Contact information of class counsel:

Diamond & Diamond Lawyers LLP act as class counsel. Any legal fees, disbursements, and applicable taxes payable to class counsel will be subject to approval by the Court and will be paid from the Settlement Fund.

For more information and to access the settlement agreement, the claim forms, important deadlines, and any updates regarding the settlement approval hearing, please visit [Gosford Apartment Fire - Diamond and Diamond Lawyers](#) or contact class counsel:

Diamond & Diamond Lawyers LLP
Mathura Santhirasegaram and Shir Zisckind
255 Consumers Road, 5th Floor
Toronto, Ontario, M2J 1R4
Phone: (416) 256-1600
Fax: (416) 256-0100
Email: GosfordSettlement@diamonddlaw.ca

In case of discrepancies between this notice and the settlement agreement, the settlement agreement prevails.

The publication of this notice has been approved by the Ontario Superior Court of Justice