

SCHEDULE A – Short 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 in order to participate in the proposed settlement.

Elmpark Manor Apartments and Ronkay Management Inc. have agreed to settle a certified class action involving people who lived at or were visiting 235 Gosford Boulevard during a fire that took place at the building on November 15, 2019. The Ontario Superior Court of Justice will hold a settlement approval hearing at 10:00am on **April 7, 2026** at the Ontario Superior Court of Justice (Toronto Courthouse), 330 University Avenue, Toronto, Ontario.

This notice provides class members with basic information about the lawsuit and settlement. Further information can be found online at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#). You can sign up to receive email updates on the settlement process at the same link. Class members are strongly encouraged to read the long form notice available at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#).

If you would like help to better understand this notice, you can reach out to the lawyers for the class through their contact information below (page 3).

What is the class action 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 and one person 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.

Who is included?

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”).

What Does the Settlement Provide?

Elmpark Manor Apartments and Ronkay Management Inc. will pay CAD \$650,000.00 (the “**Settlement Fund**”) to resolve the class action. Subject to the Court’s approval, after class counsel fees and disbursements are deducted, the remaining funds may be used to provide the following to eligible claimants who submit valid and timely claims (subject to the settlement terms and any *pro rata* adjustments):

- 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.

What About Class Counsel's Fees?

Class counsel will seek Court approval for legal fees of CAD \$189,432.72, including applicable taxes and disbursements, to be paid exclusively from the Settlement Fund. The Court may approve the settlement even if it denies the requested legal fees.

What Options Do Class Members Have?

1. Do nothing (you have nothing to pay). You will automatically be included as a class member. If the settlement is approved, you will be bound by the judgment and release and may submit a claim by the claims deadline to receive benefits. Instructions and deadlines will be posted at [Gosford Apartment Fire - Diamond and Diamond Lawyers](#).
2. Object or comment. You may object to or comment on the settlement agreement by sending a written submission to class counsel by 11:59pm EST on April 3, 2026 by email. Include your full name, contact information, brief reasons, whether you will attend in person or through a lawyer (with the lawyer's contact information), and a statement that the foregoing is true and correct.

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

Do you know any other class members?

Please share this information with them.

Class counsel and information

Diamond & Diamond Lawyers LLP act as class counsel. Any legal fees, disbursements, and applicable taxes payable to class counsel will be subject to approvals by the Courts and will be paid from the Settlement Fund. You do **not** have to pay for these legal fees and disbursements.

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For the settlement agreement, claim forms, deadlines, and updates, visit [Gosford Apartment Fire - Diamond and Diamond Lawyers](#). In case of any discrepancy 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.