

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

**BETWEEN:**

**CERTAIN LLOYD'S UNDERWRITERS and 3303128 CANADA  
INC. T/A ALTERNATIVE RISK SERVICES**

**Applicants**

**-and-**

**REAL ESTATE COUNCIL OF ONTARIO; and  
ROYAL BANK OF CANADA**

**Respondents**

**NOTICE FOR CLAIMS AGAINST GLOBAL WEST REAL ESTATE DEVELOPMENTS  
LIMITED**

Notice of any and all claims by any potential creditor of and against Global West Real Estate Developments Limited ("Global West") must be filed with the undersigned on or before **October 15, 2025**, after which date there will be no consideration of any further potential claims regarding Global West by the undersigned.

Dated at Toronto, this 29<sup>th</sup> day of September 2025.

**TAKE NOTICE THAT:**

On September 4, 2025, Lloyd's Underwriters and 3303128 Canada Inc. t/a Alternative Risk Services (hereinafter, "Lloyd's") brought an application in the Ontario Superior Court of Justice for relief including an order for directions or an order relating to the disposition of assets and/or funds that are affected by:

- a freeze order ("Freeze Order") that was issued by the Director, pursuant to section 25(1) of *Real Estate and Business Brokers Act, 2002* (Ontario) that is now the *Trust in Real Estate Services Act, 2002* ("TRESA"), on February 23, 2016, in relation to assets and funds of Global West.

**BACKGROUND:**

The Real Estate Council of Ontario (hereinafter, "RECO") is responsible for administering **TRESA** on behalf of the Government of Ontario. The Director is appointed by the board of RECO pursuant to section 2 of **TRESA**.

Global West was never registered as a brokerage. The Director issued the Freeze Order based on allegations that the bank accounts of Global West were being used by Baljit Dhaliwal to hold consumer deposit funds for real estate transactions that ought to have been held in the trust account of a registered real estate brokerage.

On February 23, 2016, pursuant to subsection 25(1) of REBBA, the Director issued the Freeze Order that, *inter alia*, ordered the branch of the Royal Bank of Canada, located at 9980 McVean Drive, Brampton, Ontario, L6P 2S5, to hold any and all assets and/or trust funds which were being kept and maintained by Global West in any account.

On January 14, 2016, the registration of Baljit Dhaliwal was revoked.

**TAKE NOTICE THAT:**

**IF YOU HAVE A CLAIM AGAINST GLOBAL WEST REAL ESTATE DEVELOPMENTS LIMITED AND WISH TO MAKE A CLAIM AGAINST THE ASSETS OR TRUST FUNDS THAT ARE AFFECTED BY THE FREEZE ORDER OR NOTICES DESCRIBED ABOVE, YOU MUST GIVE NOTICE IN WRITING TO THE LAWYERS OF THE APPLICANTS, WHOSE CONTACT INFORMATION IS BELOW, BY OCTOBER 15, 2025, FAILING WHICH THE APPLICATION TO THE ONTARIO SUPERIOR COURT OF JUSTICE REFERRED TO ABOVE IS SCHEDULED TO BE HEARD BY THE COURT ON OCTOBER 17, 2025, AND DIRECTIONS MAY BE GIVEN CONCERNING THE ASSETS, TRUST FUNDS AND/OR LAND AFFECTED BY THE FREEZE ORDERS AND THE NOTICE, WITHOUT FURTHER NOTICE TO YOU.**

To provide official notice in writing, or for further information about the Application or this notice, contact:

Jeffrey S. Klein, Klein & Schonblum Associates

Email: [jklein@kslaw.com](mailto:jklein@kslaw.com)

Telephone: 416-480-0221

Dated at Toronto this 29<sup>th</sup> day of September, 2025.