

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE
JUSTICE TZIMAS

) THURSDAY, THE 15TH DAY OF MAY,
) 2025

B E T W E E N:

Plaintiffs

- and -

**STEPHEN PAUL GREER a.k.a STEVE GREER o/a SKG HOMES AND
RENOVATIONS, JOANNA TOPP GREER a.k.a. JOANNA GREER**

Defendants

O R D E R

THIS CASE CONFERENCE, made by the plaintiffs, (together referred to as the "**Plaintiffs**") for an Order for an accounting reconciliation, was heard this day via videoconference.

ON HEARING submissions from counsel for the plaintiffs and the self-represented defendants, Stephen Paul Greer a.k.a Steve Greer o/a SKG Homes and Renovations and Joanna Topp Greer a.k.a Joanna Greer (the "**Defendants**"),

1. **THIS COURT ORDERS** that the parties exchange affidavit of documents ("**AODs**") by July 15, 2025;
2. **THIS COURT ORDERS** that the parties respective AODs shall include documents that will enable an accounting reconciliation as it pertains to funds advanced by the Plaintiffs and received by the Defendants for the renovation

of the property municipally known as 1555 Stavebank Road, Mississauga, ON L5G 2V6 (the "**Property**");

3. **THIS COURT ORDERS** that the Defendants include in their AODs
 - a. invoices, receipts and any other documentation that proves the Defendants' labour and material expenses as it relates to the renovation of the Property. Where invoices and receipts are not available, the Defendants shall demonstrate what payments were made, and on what basis, via redacted bank statements, showing payments, including cash withdrawals for cash payments for labour and materials; and 2
 - b. documents which reflect the branch and account number of the bank account(s) in which the cheques and cash paid by the Plaintiffs to the Defendants or any one of them were deposited by the Plaintiffs. The Defendants shall also include redacted bank statements which reflect proof of deposit in the bank account(s)
4. **THIS COURT ORDERS** that the Plaintiffs deliver in their AODs proof of any payments made to the Defendants' subcontractors.
5. **THIS COURT ORDERS** that the Defendants shall confirm to the Plaintiffs, no later than July 15, 2025, if they retained a 10% holdback in trust (the "**Holdback**"), as required under the *Construction Act*, R.S.O. 1990, c. C. 30. If the Defendants retained a Holdback, the Defendants shall provide an explanation as to how the Holdback was disbursed or used. If the Defendants did not retain a Holdback, the Defendants shall provide an explanation as to how they used the Holdback.
6. **THIS COURT ORDERS** that there shall be no award of costs associated with this case conference.



The Honourable Justice Tzimas

Date of Issuance:

Plaintiffs

– and –

STEPHEN GREER et al
Defendants

Court File No.: CV-24-00004646-0000

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SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED IN
BRAMPTON

ORDER

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