

**From:** [John Ironside](#)  
**To:** [david@themortgagestation.ca](mailto:david@themortgagestation.ca); [John 3B](#)  
**Cc:** [Lisa Purchase](#); [Admin](#); [Frank Van Bodegom](#)  
**Subject:** RE: May 13th update  
**Date:** June 9, 2022 1:40:41 PM

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David

Monday will mark four weeks since I wrote to you regarding my various concerns about your mortgage process, and also details of my pending civil action against Verico The Mortgage Station.

On June 6, I wrote asking "Please provide me with the contact information for the member of senior management at your company who is responsible for litigation. It would also expedite matters if you could identify your legal council."

I have received no response from you to that request, despite your obligations under both the Corporations Act and the Rules of Civil Procedure. All I have received is more talk about your process, which appears to be run on a schedule similar to that of securing financing from Verico The Mortgage Station.

As you appear to be unable or unwilling to deal with this matter, and frankly I don't care which is more accurate, I will be engaging directly now with Mr. W. Mark Squire, Chief Operating Officer & President at Verico Financial Group Inc. at 2100 Derry Road West, Suite 420, in Mississauga.

It is my understanding that you are an independent brokerage under the Verico flag. My interest will be to see if Mr. Squire is aware of the events that resulted in me losing thousands of dollars in business due to repeated delays by your office that resulted in a three-week schedule being tripled in length. I am now also exercising my right as a journalist to post an article about this ongoing drama. I was willing to keep this between us when it was strictly about the loan that went off course. However, given your lack of action since the closing of the mortgage, I feel the public has a right to know exactly how much of a nightmare it can be to deal with a company that erred repeatedly and then stonewalled the customer they had harmed in an attempt to limit their own liability.

I am meeting with my paralegal associate tomorrow and will be serving you with the civil claim early next week.

I have said it before, and I must say it again, I have no idea how your brokerage stays in business.

Regards,

John Ironside  
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**From:** David Flude <[david@themortgagestation.ca](mailto:david@themortgagestation.ca)>  
**Sent:** 30 May 2022 12:32  
**To:** John 3B <[john@3bsolutions.ca](mailto:john@3bsolutions.ca)>

**Cc:** Lisa Purchase <Lisa@themortgagestation.ca>; Admin <admin@themortgagestation.ca>; Frank Van Bodegom <frank@themortgagestation.ca>; John Ironside <jironside@fivepointsmedia.ca>; Keisha Lexon Law <kshawhill@lexonlawyers.com>

**Subject:** Re: May 13th update

Good afternoon John.

You have not been kicked to the curb. We have to address this and report to our regulator so no chance of it being ignored.

There was a covid event at my house & Lisa had a few days off but we have begun our review. My goal is to hear your concerns, ensure we followed our requirements and provided what you needed. We'll find out where the "issues" were and have a discussion with you. This is a very rare occurrence for us so we have to consider many issues while preparing.

You've made a number of points below - I'll provide insight on those as well.

Feel free to provide thoughts as you need to & I'll be in touch. As a reminder, this is a regulatory requirement so it won't be pushed aside.

Thank you, David.

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