



Five Points Media

A not-for-profit, social enterprise, community media service.

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To: Katherine Dudtschak, President and CEO, HomeEquity Bank, Sent care of: info@heb.ca
To: Mr. Jo Taylor, President and CEO, Ontario Teachers' Pension Plan (OTPP)
Sent care of Dan Madge, Dir. of Ext. Comms, Ontario Teachers' Pension Plan - media@otpp.com
Public: <https://themortgagestation.tv/files/24-09-25-email-to-katherine-dudtschak-and-jo-taylor.pdf>
Date: September 25, 2024

Good afternoon to you both.

As you are no doubt aware, during the past two weeks, my time has been directed away from the story of mortgage fraud, as was committed by the brokers of Verico the Mortgage Station and covered for by the HomeEquity Bank. The other story, about abuses committed by the Mayor and Council of Barrie against the protected rights of our unsheltered community, as are detailed in Section 7 of the Charter of Rights and Freedoms and the January 27, 2023, ruling of Justice Michael J Valente, SUPERIOR COURT OF JUSTICE - COURT FILE NO.: CV-22-717, will continue to be reported based on the schedule of the civil courts and the arguments of the lawyers.

I understand that the new story has nothing to do with your bank, but the publicity it is fuelling will affect your exposure. To prevent us from reporting to the public the facts of their own violations of the above noted Charter rights and legal precedent, officers of the Barrie Police Service grossly abused their authority by arresting me, a recognized journalist, for the sole purpose of concealing their own unlawful and unethical activities. That is not my opinion, but the shared determination of multiple civil rights lawyers. This is not a small matter, and we are currently editing the video captured by my cameras and multiple cell phones for distribution to media services across Canada. That story is exactly what we needed to publicize the story about mortgage fraud to a bigger audience.

With regards to the Mortgage Station, it would certainly seem like the company is circling the bowl, and that their apparent untimely demise is the result of our exposure of their criminal and ethical abuses of trust; the facts and evidence of which have never been contested by any identifiable agent of the Mortgage Station, by Verico Financial Group, by the HomeEquity Bank, or even by the South Simcoe Police Service and County of Simcoe.

We understand that this could be a ruse, and we are doing our due diligence to determine if that is the case, but throwing a top broker "under the bus" to save face, reducing their broker and agent count, selling their new building that was apparently custom built for their needs just a very short time ago, and turning offices into apartments to generate cashflow are not indications that all is well with the loan sharks of Lefroy. Then there is the apparent decision by Verico Financial Group and HomeEquity Bank to redact all association, products, and branding.

The Mortgage Station reported sales of \$6 million a year, and now they are apparently holding a fire sale to stay alive, likely with a plan to rebrand. Considering that their average commission is around \$4,000.00 per mortgage, based on national statistics, the shift in their fortune appears to represent considerable lost opportunity. That, of course, trickles through to the HomeEquity Bank, especially now with the strong Google presence of our story. The apparent decision by your Schedule 1 Canadian Chartered Bank to cut ties with the loan sharks, that is reported to have been mirrored by several of the banks and lenders carbon copied to this email, also supports our analysis of recent observations. Meanwhile, your lack of willingness to address the matter or accept responsibility for the decisions of your Board of Directors tells your potential clients that HomeEquity Bank is not trustworthy.

We understand that reverse mortgages work differently than do more standard options, but considering the losses apparently suffered by the brokers at the Mortgage Station, we can only speculate how much potential income has been redirected from the HomeEquity Bank to other options by the tens of thousands of potential customers and competing brokers and sources of funding who have found and reviewed our fully supported and uncontested

stories and videos. Based on this shift in the dynamic of the story, we are now refocusing our story of mortgage fraud, so that HomeEquity Bank will now be the main legitimate subject of exposure. Our research has revealed much about your company that we feel is of value to Canadian seniors.

David Flude claimed in his email of June 9, 2022, when discussing charging more than 198% interest on short term bridge financing, that he and his brokers had done no harm and committed no crime, going so far as to claim that "3) *This short term loan provided to assist you in making your previous mortgage payment obligation, in my opinion was a generous and helpful deal.*" It is apparent to everybody who finds our reports and videos, which are more than would make you comfortable, that by supporting the brokers of Verico the Mortgage Station, HomeEquity management believe likewise, and that nearly 200% interest is reasonable when lending money to seniors.

Of course, our documentary now extends much further than just the issues of the Mortgage Station, and as I noted we have been undertaking significant research. Our new AI driven search utilities allow us to use up to twenty search engines simultaneously, and then the technology filters through the content to eliminate duplicates and to find what we truly need to know. Some content is not found easily through the algorithms of Google alone but is more prominent on other search utilities. This ensures we find older posts as well as the most current, which has led to some significant discoveries about HomeEquity Bank regarding which we have some questions.

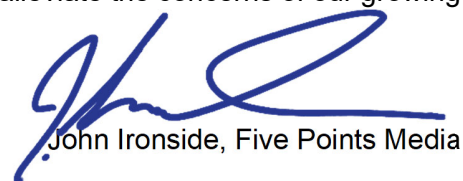
As can be confirmed by the tumbleweeds forming around the Mortgage Station, and the apparent abandonment by Verico Financial Group and HomeEquity Bank, David Flude's established passion for deception has fooled nobody. All you are doing now is allowing greater numbers of potential clients and competitors to find and share our reports and videos through social media so potential customers will go somewhere else for their financing.

The truth of our reports and videos is self-evident by the fact that you have not, after more than two years, filed any action to seek an injunction to prevent us from telling the truth of this matter. That, of course, is likely due to our history of disproving false claims about our reports and videos and defeating abusive SLAPP litigation. You have also been exposed for hiding from the facts we present, rather than face them, which is not a good indication of innocence. Finally, it appears that you have ultimately thrown the brokers of the Mortgage Station "under the bus" as it seems is true of Verico Financial Group, but that does nothing to substantiate a lack of guilt. It merely shows the ability to cut ties to protect your own best interests. You have repeatedly and consistently ignored the allegations of criminal activity, as made by your client, and in doing so you have breached your own corporate policies regarding complaints, and entered a form of collusion, which is a criminal offence under the Criminal Code of Canada - Section 341 - Fraudulent Concealment. (<https://laws-lois.justice.gc.ca/eng/acts/C-46/section-341.html>)

If HomeEquity Bank is truly no longer selling the CHIP Reverse Mortgage through the Mortgage Station, you have no reason to maintain loyalty to them. It is therefore in your best interest to arrange a time to sit down with us on camera to explain your side of the story. I can assure you that our reporting is not going to magically go away until you do. For you, there is no negative impact to this suggestion, unless you are secretly still working with the Mortgage Station, which would be a deliberate deception committed against your existing and potential clients.

I submit that you have an obligation to your client that you have ignored for reasons of self-serving malice, yet you continue to add interest to the mortgage which includes, according to your public corporate policies, a promise to investigate any unethical practices undertaken as a result of signing up for a CHIP Reverse Mortgage. Usury, or loan sharking, is a violation of the Criminal Code of Canada - Section 347 - Usury / Loan Sharking (<https://laws-lois.justice.gc.ca/eng/acts/c-46/section-347.html>) which dictates the maximum level of legal interest rate of 60%.

I welcome either or both of you to arrange an interview at which time you can alleviate the concerns of our growing audience, many of which are your potential customers.



John Ironside, Five Points Media