



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: 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
CC: Directly concerned and interested parties
BCC: Various mortgage industry insiders and media
Public: <https://themortgagestation.tv/files/24-10-15-email-to-all-parties.pdf>
Date: October 15, 2024

Good afternoon to you both, and I hope you had a pleasant Thanksgiving.

I am reaching out today to once again offer you the opportunity to say your piece and present contradictory evidence in response to our fully supported and uncontested allegations through which we claim that HomeEquity Bank knowingly and [willfully conspired with the brokers of Verico the Mortgage Station to help conceal the crime of usury, or loan sharking, an indictable offence that is punishable by a prison sentence of up to five years](#), and in doing so, [that corporate asset of the Ontario Teachers' Pension Plan](#) became a co-conspirator in the crime of [Fraudulent Concealment, which is also an indictable offence, punishable by a period of incarceration of up to two years](#).

The reason for our current offer of détente is that we are preparing to launch a national campaign promoting our website and documentary in production, which will go public within two weeks. As you will know from our reporting, our primary focus now is [the criminal and ethical breaches of trust committed by the HomeEquity Bank](#). As per our uncontested content, Verico the Mortgage Station [appears to be losing everything, including key and secondary staff, the conversion of offices intended to enable a planned expansion being changed to rental units, and the sale of their newly built, custom designed office in Lefroy, that they are now trying to pitch as a potential multi-apartment affordable housing unit in a hamlet of 700 people](#). Nobody believes that David Flude would allow this once prosperous business to fail due to our allegations, [that he has denied anonymously](#) but [refused to defend](#), unless the prospect of being compelled to testify in a court of law is more of a threat than the reality of losing everything.

The story of Verico the Mortgage Station is truly sad because it was always avoidable. [All they ever needed to do was meet for conversation, explain their actions, and justify their decision to steal from their client while in a position of trust](#). However, they [put pride before common sense and are losing thousands of times what they 'gained' through their deception, confidence games, and fraud](#). All we have ever done is expose the truth, which is why they and your six-billion-dollar corporation [have feared taking action to try to silence our public allegations of criminal and ethical misconduct, which have been published, unrefuted, for more than two years](#). Our ongoing exposure is obviously the most likely reason for the turn of fortune at Verico the Mortgage Station. To most people, that is considered karma, and especially when it happens to a corrupt corporation, or several of them, that defraud seniors.

[We posted our plan for national promotion back in July](#) but [chose to wait for the autumn when more people are on social media](#). That time is now, and to attract as much attention as possible, we have created a series of new videos focused entirely on HomeEquity Bank, that will be released at scheduled intervals throughout the winter. Some videos are based on our experience with your ethically ambiguous corporation, while others focus on the [allegations made by various others that we have been able to confirm as valid](#).

As has been our policy, going back much further than the beginning of our reporting on this story, [we offer you the opportunity to add your point of view to these videos and the reports that will accompany them](#). [Our reputation with the public is for always speaking the truth](#), regardless of the risks of challenging those who want to silence us, [by threats](#), by [abuse of authority](#), and [even by drive by shootings of our studios](#). So, I can personally guarantee that your side will be told as you present it, and your answers to our questions will be shown as they were recorded. If you doubt this, [I welcome you to review the testimonials of the hundreds of charities, not-for-profits, and benevolent community groups to whom we have donated our services](#).

The crimes we allege are also confessed to have been committed by each of the brokers at Verico the Mortgage Station, and they occurred while negotiating a CHIP Reverse Mortgage that was being provided by your Schedule 1 Canadian Chartered Bank. That means, according to your own published corporate policies, you betrayed and abandoned a client from whom you are collecting profit. We say confessed, as through the use of evidence we have shown how [each of the brokers has admitted in writing that they stole money by usury, or loan sharking](#). [Renee Dadswell very reluctantly and begrudgingly returned \\$200.00 of the \\$450.00 she had illegally seized by loan sharking](#), [Lisa Purchase acknowledged allegations of loan sharking](#), and [David Flude acknowledged the indictable offence while making excuses for the crimes of his brokers and his own self-serving choice to ignore their offences](#).

Pursuant to the data attained from our visitor logs, as reported in our story "[Left Holding The Bag - HomeEquity Bank](#)", using the updated number of twelve drive-by visits per week, and the same 50% ratio of lost opportunities, which is conservative, the HomeEquity Bank experiences a loss of opportunity, valued at \$250,000.00 in potential income over a ten-year period, every time a visitor to this story chooses to buy into another option that is not a CHIP Reverse Mortgage. That adds up to \$1,500,000.00 per week, or \$78,000,000.00 per year. In the case of HomeEquity Bank, the lost sales, valued at \$213,693.63 per day, are not restricted to those generated by Verico the Mortgage Station. People are frequently visiting our pages looking for information about HomeEquity Bank and the CHIP Reverse Mortgage, and they are coming from every province in Canada. That will only get worse [when we launch our social media campaign focused on major population centres across the country](#). That will be launched soon, when the weather cools consistently, and more people are spending time on social media.

We feel the first video we are now updating, and will hold for a few days pending your response, will be of interest to a great many people, as was the case when we released "[South Simcoe Police Service Now Omitting and](#)

[Falsifying Evidence to Protect Loan Sharks](#)” and [“South Simcoe Police Service Cook the Books to Help Rich Crooks”](#) which were watched by 40,000 and 35,000 viewers respectively in Simcoe County alone when released on social media last summer, and [“Lies, Manipulation, and Loansharking - Verico the Mortgage Station”](#) that has attracted the attention of more than 120,000 mostly local viewers on social media and is now being shared by competitors to your corporation and across the country by mortgage professionals.

To ensure we reach our target market, our new videos will be boosted across various platforms of social media targeting the most densely populated regions of our country. Those areas will include Toronto (Pop. 2,930,000), Montreal (Pop. 1,780,000), Vancouver (Pop. 675,218), Winnipeg (Pop. 749,550), Calgary (Pop. 1,400,000), and Edmonton (Pop. 981,280).

We conservatively estimate reaching more than one million people with the first volley, and we expect high shares etc. as occurred with the videos listed above. As the base message of the first video is essentially “Why you don’t want to do business with HomeEquity Bank”, it seems likely that competitors will see it to be in their best interest to help us spread the truth about your corporation.

We seek balance in our reporting, so it is in your best interest to step up and contribute to the content. Even though the brokers of Verico the Mortgage Station defrauded me by usury, and [defunded our benevolent community-focused charitable service](#), and Verico Financial Group, and HomeEquity Bank chose to help them hide from their ‘mistakes’ by refusing to act in an ethical manner conducive to your own corporate policies, we have always maintained a desire to ensure balanced reporting on this story.

It is your [multi-million, multi-billion, and quarter-trillion-dollar corporations that are hiding from our small, not-for-profit, social enterprise, community media service, and we are far from the only ones who see that](#). We can assure you that hundreds of thousands of your potential clients and their adult children who make decisions for them will come to understand concisely the history being presented in our documentary. That means they will know the facts before any broker of any mortgage brokerage can convince them that a CHIP Reverse Mortgage is their best option.

It is in your best interest to step up, out of hiding, and to explain your side of the story.



John Ironside

Producer / Director

Five Points Media