



**Manitoba
Financial Services
Agency**

IN THE MATTER OF: THE REAL ESTATE SERVICES ACT

-and-

**IN THE MATTER OF: TEDDY CZARNECKI, ALEXANDER DAWES,
DANIEL ZAPOROZAN, 10139813 MANITOBA LTD.,
10139809 MANITOBA LTD., 10233520 MANITOBA LTD.
and 10187239 MANITOBA INC. o/a MOMENTUM
COMMERCIAL PROPERTIES**

NOTICE OF HEARING

TAKE NOTICE that The Manitoba Securities Commission ("Commission") will hold a public hearing ("Hearing") at its offices at Room 500 - 400 St. Mary Avenue, Winnipeg, Manitoba on Friday, the 23rd day of January, 2025 commencing at 1:30 PM or so soon thereafter as the Hearing can be held, and from day to day thereafter until the Hearing is concluded, to consider:

1. whether it is in the public interest to order pursuant to subsection 61(2) of *The Real Estate Services Act* ("RESA") that the Commission make the following orders without notice:
 - a) an order pursuant to subsection 61(3) of RESA that all funds in the bank accounts held at the banking institutions identified in Schedule "A" to this Notice, continue to be held until further order of the Commission;
 - b) an order pursuant to subsection 61(4) of RESA that each of TEDDY CZARNECKI, ALEXANDER DAWES, and DANIEL ZAPOROZAN refrain from withdrawing any assets from any of the bank accounts held at the banking institutions identified in Schedule "A" to this Notice, until further order of the Commission; and
 - c) an order pursuant to subsection 61(8) of RESA that a notice be filed in the appropriate Land Titles Office of Manitoba that an order has been made pursuant to s. 61(3) which may affect property with the street address of 1559 Notre Dame Avenue, Winnipeg, Manitoba, being title number 3364682/1 belonging to 10233520 Manitoba Ltd. until further order of the Commission;
2. such further and other matters and the making of such further and other orders as the Commission may deem appropriate.

BY REASON OF THE AFFIDAVIT OF ANDREW TIGHE:

By reason of the Affidavit of Andrew Tighe dated the 21st day of January, 2025.

DATED at Winnipeg, Manitoba this 21st day of January, 2025.



Director

TO: TEDDY CZARNECKI, ALEXANDER DAWES, DANIEL ZAPOROZAN, 10139813
MANITOBA LTD., 10139809 MANITOBA LTD., 10233520 MANITOBA LTD. and
10187239 MANITOBA INC. o/a MOMENTUM COMMERCIAL PROPERTIES

SCHEDULE "A"

1. Teddy Czarnecki personal Account # [REDACTED] 90-84 located at the Scotia Bank Dakota Village Shopping Centre -1091 St Mary's Rd, Winnipeg, Manitoba.
2. 10139813 Manitoba Ltd o/a Realtors Choice Network Account # [REDACTED] 23-19 located at Scotia Bank Dakota Village Shopping Centre -1091 St Mary's Rd, Winnipeg, Manitoba.
3. 10139809 Manitoba Ltd o/a Realtors Choice Products Account # [REDACTED] 66-16 located at Scotia Bank Dakota Village Shopping Centre -1091 St Mary's Rd, Winnipeg, Manitoba.
4. 10187239 Manitoba Ltd o/a Momentum Commercial Properties Business Account # [REDACTED] 4-427 located at the Bank of Montreal -110-400 North Town Road, Winnipeg, Manitoba.
5. 10187239 Manitoba Ltd Savings Account # [REDACTED] 0-865 located at the Bank of Montreal -110-400 North Town Road, Winnipeg, Manitoba.