



Court File No. **VLC-S-S-259160**
S-259160
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

*In the matter of an application pursuant to subsection
657(2) of the Local Government Act R.S.B.C., 2015, c. 1*

*And in the matter of the 2025 tax sale of three properties in the City of
Port Moody located at 2115, 2119, and 2131 St. Johns Street with the
parcel identifiers of 011-458-747, 011-458-721, and 007-480-563*

ORDER MADE AFTER APPLICATION

))	
))	
BEFORE))	DECEMBER 9, 2025
))	
))	
))	
))	

AN ASSOCIATE JUDGE OF THE
COURT

ON THE APPLICATION of the Applicant the City of Port Moody, without a hearing and without notice and on reading the materials filed by Anthony D. Price counsel for the Applicant;

THIS COURT ORDERS that:

1. The collector of the City of Port Moody may serve by substituted service, pursuant to s. 657(2) of the *Local Government Act*, R.S.B.C., 2015, c. 1, the notices of the tax sale and redemption period (the “Notices”), related to the three properties legally described as:

PID: 011-458-747

Lot 15 Block 3 District Lot 202 Group 1 New Westminster District Plan 55

PID: 011-458-721

Lot 14 Block 3 District Lot 202 Group 1 New Westminster District Plan 55

PID: 007-480-563

Lot 11 Block 3 District Lot 202 Group 1 New Westminster District Plan 55

(the “Properties”)

upon Imtiaz Dharshi and Yasmin Dharshi, the registered owners of the Properties, in the form attached to this order as Appendix A, by, together with a copy of this order:

- a. posting the Notices on each of the Properties;

- b. mailing the Notices by regular mail to the following three addresses:
- i. 2115 St. Johns Street, Port Moody, BC, V3H 2A4;
 - ii. 2119 St. Johns Street, Port Moody, BC, V3H 2A4;
 - iii. 2131 St. Johns Street, Port Moody, BC, V3H 2A4;
- c. mailing the Notices by regular mail to 1787 Spruce Hill Road, Pickering, Ontario, L1V 1S5;
- d. mailing the Notices by regular mail to 164 Roy Rainey Avenue, Markham, Ontario, L6E 1G6;
- e. mailing the Notices by regular mail to 2127 St. Johns Street, Port Moody, BC, V3H 2A4;
- f. mailing the Notices by regular mail to Imtiaz Dharshi c/o 1149012 B.C. LTD., 1010-1030 West Georgia Street, Vancouver, BC, V6E 2Y3;
- g. emailing the Notices to deltadarcy@gmail.com;
- h. posting the Notices on a notice board at City Hall at 100 Newport Drive, Port Moody, BC; and
- i. posting the Notices at www.portmoody.ca.

and service shall be deemed to have been made on the date that the Notice is posted, emailed, or received via regular mail, with mail deemed to be received 7 days after mailing.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of Anthony D. Price

☐ party ☒ lawyer for City of Port Moody

By the Court

Registrar

Appendix A

THE CITY OF PORT MOODY NOTICE OF TAX SALE AND REDEMPTION PERIOD

Please be advised that the City of Port Moody (the “City”) by public auction sold the three properties on September 29, 2025 for which Imtiaz Dharshi and Yasmin Dharshi are the registered owners. The collector for the City has been unable to provide notice of the tax sale and redemption period to Imtiaz Dharshi and Yasmin Dharshi, and hereby provides notice of the September 29, 2025 tax sale of the following three properties pursuant to Section 657 of the *Local Government Act*:

REGISTERED OWNER	CIVIC ADDRESS	PID	LEGAL DESCRIPTION	FOLIO NUMBER	UPSET PRICE
Imtiaz Dharshi	2115 St. Johns Street, Port Moody	011-458-747	Lot 15 Block 3 District Lot 202 Group 1 New Westminster District Plan 55	04131-000	\$35,216.80
Imtiaz Dharshi and Yasmin Dharshi	2119 St. Johns Street, Port Moody	011-458-721	Lot 14 Block 3 District Lot 202 Group 1 New Westminster District Plan 55	04130-000	\$38,874.25
Imtiaz Dharshi and Yasmin Dharshi	2131 St. Johns Street, Port Moody	007-480-563	Lot 11 Block 3 District Lot 202 Group 1 New Westminster District Plan 55	04127-000	\$38,878.86

Each of the properties can be redeemed (and the tax sale effectively cancelled) by paying the amounts set out under s. 660 of the Local Government Act, which consists of the above noted Upset Price plus other applicable amounts, including daily interest, as provided for in s. 660(3) of the Local Government Act.

The redemption period (i.e. the period allowed for redemption) ends **September 29, 2026**, which is one year from the day of the tax sale of the property. **If any of the properties are not redeemed by that date, the title to that property will transfer to the tax sale purchaser.**

If any person or party feels they have an interest in this property or wishes to redeem the property, please contact Katerina Eliakis at the City of Port Moody at tax@portmoody.ca or 604-469-4503.