



Keith Oliver <rkolaw@gmail.com>

## transfer of property

7 messages

Keith Oliver <rkolaw@gmail.com>

14 December 2007 14:52

Reply-To: rkolaw@gmail.com

To: Harold Gaffney <harold\_gaffney1@hotmail.com>

Cc: NOELLA NEALE <noellaneale@shaw.ca>

Harold:

This is to confirm that the completion of the sale to the purchasers pursuant to the Order of Mr. Justice Bernard has occurred. Please deliver the keys to the Real Estate office in the morning, as you leave the premises. Do not try to contact Noella Neale, other than to leave the keys for her.

Keith Oliver

--

R. Keith Oliver  
Barrister & Solicitor  
202-2963 Glen Drive,  
Coquitlam, B.C. V3B 2P7  
604-484-9372



Harold Gaffney <harold\_gaffney1@hotmail.com>

14 December 2007 18:09

To: rkolaw@gmail.com, Keith Oliver <koliver@telus.net>

Keith Oliver,

There is no evidence of \$225,000.00 in trust for the purchase of my property as required under the Order of Justice Bernard. The transfer of the property cannot be done by the order therefore the Order is null and void, which means it has expired. Presumably the purchasers were unable to raise the necessary funds of \$225,000.00.

I alerted all the chartered banks including the CIBC and all credit unions that this was a money laundering transaction and should anybody contact them in relation to my property they have a duty to report it to FINTRAC for the source of the funds that would pay out this mortgage.

I verily believe that there is no legitimate funds in the hands of Keith Oliver.

I will be asking the RCMP to arrest Mr. Keith Oliver and his associates for attempting to fraudulently convert my property to persons unknown.

I have information that shows that Brent Tremain is not buying the property and I have provided that information to the RCMP and to other interested bodies.

Harold Gaffney

Date: Fri, 14 Dec 2007 14:52:36 -0800  
From: [rkolaw@gmail.com](mailto:rkolaw@gmail.com)  
To: [harold\\_gaffney1@hotmail.com](mailto:harold_gaffney1@hotmail.com)  
Subject: transfer of property  
CC: [noellaneale@shaw.ca](mailto:noellaneale@shaw.ca)  
[Quoted text hidden]

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**Keith Oliver <[rkolaw@gmail.com](mailto:rkolaw@gmail.com)>**

**14 December 2007 19:37**

Reply-To: [rkolaw@gmail.com](mailto:rkolaw@gmail.com)

To: Harold Gaffney <[harold\\_gaffney1@hotmail.com](mailto:harold_gaffney1@hotmail.com)>

Cc: tina zanetti <[tinaz@shaw.ca](mailto:tinaz@shaw.ca)>, Anthony <[anthonyjasich@shaw.ca](mailto:anthonyjasich@shaw.ca)>, NOELLA NEALE <[noellaneale@shaw.ca](mailto:noellaneale@shaw.ca)>

Harold Gaffney:

You have lost your last appeal in this matter.



Your property was conveyed today and is now owned by the new purchasers, Mariana and Brent.

You must leave them alone, as you are required by the Court Order made by Burnyeat J. on December 11th.

You must stay away from their Condo, and stay at least one block away from the condo after 12:00 noon December 15th.

Please drop the keys off at the ReMax office at noon. Do not ask for Noella, as the same Court Order prohibits you having any further contact with her.

If you doubt the fact of the conveyance, have your friends Tina, Gina and Tony do a search in the Land title Office and they will show you the registration particulars.



I have scheduled an appearance at the Court of Appeal Monday at 9:30 am, to settle the Orders obtained on November 29th, so they can be filed.

If you are interested in assessing the bills of costs that I forwarded to you, you may do so. We can set up a schedule for the assessments, on Monday. In the meantime, pursuant to the Court Orders, I will hold all of your share of the proceeds, and you will get nothing from the \$225, 000.00 except that you will no longer have to make payments on your mortgage, as that has now been repaid.

I need you to file a notice of change of address in the Supreme Court of Canada, so that you will continue to receive the materials that you are entitled to, as you will no longer be able to receive those materials at your former home. I will need a copy of your change of address. If you fail to get that to me, I can't serve you, and you will not be able to proceed with your application for leave to appeal or with any assessments of costs.

Should you fail to serve me with a change of address, I will ask the Court to dismiss all of your

remaining appeals and any assessment of costs, without notice to you.

Keith Oliver, ESQ.

[Quoted text hidden]

**Keith Oliver <rkolaw@gmail.com>**

**17 December 2007 15:05**

Reply-To: rkolaw@gmail.com

To: Harold Gaffney <harold\_gaffney1@hotmail.com>

Harold Gaffney:

You have faxed me a letter today, in which you indicate that you are residing at 312-450 Bromley St. Please file a notice of change of address, so that the Court can properly forward documents to you and so that I can find you to serve you with process when the need arises.

I still don't know how much money the Mortgage Company will be taking, so I don't know how much will be left to be apportioned between you and Sheila.

I do know how much the Judgment in favor of the Trustee in Bankruptcy will take, and I know how much the bills of costs that I have prepared amount to in total.

I have not done up a Bill of Costs in the Court of Appeal in the Bankruptcy Appeal, but if I do that, it will add at least another \$2500.00 to your obligations.

I have not done up a Bill of Costs at the Supreme Court of Canada in either your Bankruptcy Appeal or in your appeal arising in the Partition Action. If I do those bills of Costs, your obligations rise again, and since we are not finished with either of those, I won't predict how much more you will owe.

As things presently stand, without knowing the cost of the Mortgage payout, I have to hold all of the proceeds that are in my trust account. If I find out that you didn't make your payments for the last while, I will deduct those payments from your share first, and the amount available to you will be reduced. If the balance owing is any more than \$132,000.00, and it may well be a lot more than that, there will be nothing left for you. That is why I haven't done the Bills of Costs in the SCC and the first BCCA matter, there will not be any money there to pay them. Once I have all of the figures in from the Mortgage Company and can calculate the payments out of my trust account, I will do so and I will provide you with a copy of that calculation so that you can see where you have spent your money.

If you are interested in putting the amount of costs to the Registrar for assessment, you must first get the Orders filed. I made an application to dispense with your signature this morning. Mr. Jasich was there, so he will tell you that Tysoe J. couldn't deal with it and referred me back to the registry. Because you have a s 29 Order against you, the Registry had refused to put my application before the Registrar and had instead put it in Chambers.

You can get the Order filed by signing it and returning it to me. You will not be able to set down an assessment of the costs without a filed Order. You may not be able to set that down, as it would require leave of a Justice, in view of your s 29 Order.

You may wish to go get some legal advice from a practicing lawyer. If you do, please have your lawyer contact me.

[Quoted text hidden]

**Harold Gaffney <harold\_gaffney1@hotmail.com>**

**17 December 2007 16:31**

To: rkolaw@gmail.com

Mr. Oliver,

I am still the registered owner of 312-450 Bromley Street. Any and all documents you wish to serve upon me, you continue serving it at 312-450 Bromley Street and the documents will be forwarded to me.

Harold Gaffney

Date: Mon, 17 Dec 2007 15:05:38 -0800  
From: [rkolaw@gmail.com](mailto:rkolaw@gmail.com)  
To: [harold\\_gaffney1@hotmail.com](mailto:harold_gaffney1@hotmail.com)  
Subject: Re: transfer of property  
[Quoted text hidden]

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**Keith Oliver <[rkolaw@gmail.com](mailto:rkolaw@gmail.com)>**

**17 December 2007 17:33**

Reply-To: [rkolaw@gmail.com](mailto:rkolaw@gmail.com)

To: Harold Gaffney <[harold\\_gaffney1@hotmail.com](mailto:harold_gaffney1@hotmail.com)>

Harold Gaffney:

I am afraid that I have bad news for you. Your ownership of the property at 312-450 Bromley Street ended on Friday, when the title was transferred to Mariana and Brent. The Land Title Office registered the transfer under number CA656913. You may check that through your agents Tina, Gina or Anthony.

You have apparently complied (eventually) with the second Order of Mr. Justice Bernard, and moved out of the property on December 15th. Although you were seen to be in contempt of the Order of Mr. Justice Burnyeat, by being seen within one block of the premises after 3:00 pm on Saturday, December 15th.

Net sale proceeds of \$214,215.07 (after payment of outstanding Strata fees (which you were no longer paying) and Real Estate Commissions), were paid to me on December 14th.

As I explained in my earlier email, once I have the payout figure from the Mortgage Company I will be in a position to determine how much remains, and of that, how much will be payable to my client, Sheila Gaffney. You, unfortunately, have used much of your share, if not more than your share, for the payment of our costs.

If I have anything further to serve upon you, I will not be using the subject property as your address, as that is now the address of Mariana and Brent, who would be entitled to send back any mail they receive that was addressed to you. If you do not wish to be notified of any further happenings in Court, that is your choice, but of course you will also have to accept the consequences.

Keith Oliver, ESQ.

[Quoted text hidden]



**Harold Gaffney <[harold\\_gaffney1@hotmail.com](mailto:harold_gaffney1@hotmail.com)>**

**17 December 2007 18:03**

To: [rkolaw@gmail.com](mailto:rkolaw@gmail.com)

Keith Oliver,

I was advised today that no transfer has been made to my property.

Please continue serving me at my address of delivery as per rule 11 of the Supreme Court Rules.

Harold Gaffney

Date: Mon, 17 Dec 2007 17:33:51 -0800

[Quoted text hidden]

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# The Law Society

of British Columbia



Reply to: Michael A. Rhodes  
Direct Line: (604) 697-5833  
Please refer to our File No. 20091058

**CONFIDENTIAL**

September 23, 2010

Mr. Anthony Jasich  
#403 – 567 Lonsdale Avenue  
North Vancouver, BC  
V7M 2G6

Dear Mr. Jasich:

**Re: Harold Gaffney's Complaint Against R. Keith Oliver, File No. 20091058**

This file has been referred to me to review, investigate and assess. I am writing in response to your letters addressed to Ms. Susanne Raab, dated July 22, 2010 and to Mr. Timothy McGee, dated August 11, 2010.

As you are aware, the Law Society has also received correspondence from Mr. Gaffney in respect to this matter. Accordingly, I will be corresponding directly with Mr. Gaffney, rather than you, in respect to this matter. If Mr. Gaffney wishes the Law Society to correspond with you rather than directly with him, we will do so, upon our receipt of the completed Consent and Direction form which was sent to Mr. Gaffney in February 2010.

Yours truly,



Michael A. Rhodes  
Staff Lawyer, Professional Conduct

MAR:cj  
20091058\13-sep2310jas

c. Harold Gaffney (via email) ✓

# The Law Society of British Columbia



FILE COPY

Reply to: Michael A. Rhodes  
Direct Line: (604) 697-5833  
**Please refer to our File No. 20091058**

**CONFIDENTIAL**

September 23, 2010

Mr. Anthony Jasich  
#403 – 567 Lonsdale Avenue  
North Vancouver, BC  
V7M 2G6

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Yours truly,

Michael A. Rhodes  
Staff Lawyer, Professional Conduct

MAR:cj  
20091058\13-sep2310jas

c. Harold Gaffney (via email)