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**Subject:** Documentary in production about mortgage fraud  
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Good afternoon:

My name is John Ironside, and I am the principal producer of community programming at [Five Points Media](#), a not-for-profit, social enterprise community media service located in Barrie and serving all of Ontario. I am attempting to reach your media or public relations director or somebody in their department. If that is not you, I apologize for taking your time but request that you forward my correspondence to the appropriate person or to somebody who can do so for me. Thank you.

[My team and I](#) are currently working on a documentary about mortgage fraud, [with our primary focus being on the brokers at Verico the Mortgage Station](#), located in Lefroy. We are reaching out to you as [your bank or financial institution is noted as being a provider of financing for mortgages](#) arranged by that brokerage. Details of our documentary can be found at:

<https://www.fivepointsmedia.ca/index-verico-the-mortgage-station-loansharking-in-lefroy.html>

[The timeline of our documentary goes back more than a year and a half](#) when [I was defrauded by usury while the brokers at Verico the Mortgage Station](#) arranged a [CHIP Reverse Mortgage that was made available through the HomeEquity Bank](#). During that process, [I was charged 198.25 per cent on a short-term loan](#) that only became necessary because [the brokers delayed the process of arranging my mortgage from a promised three weeks to more than nine](#). No real explanation was ever given, but there were a frankly incredible number of excuses and a lot of blaming others.

Then, [when I complained, David Flude, the Principal broker, first laughed at me when I suggested assessing the facts through evidence to be reviewed in civil action, and then he disregarded the regulations of the Financial Services Regulatory Authority of Ontario \(FSRA\) when he lied six times in two emails to avoid a meeting to review and document the criminal actions of his brokers in a way that he said was a 'regulatory requirement' of his license as a mortgage broker.](#)

[Our story then expanded to include the HomeEquity Bank, which refused to take any action to review the evidence I held of the crimes committed by the brokers, and the disreputable tactics of avoidance used by David Flude. Then a detective of the small and politically driven South Simcoe Police Service was 'motivated' to omit key evidence of the crime and then claim that there was insufficient evidence to proceed with prosecution. That was after the South Simcoe Police Service had ignored the allegations for a year, and then tried to abandon the case after speaking only with the accused and not even calling me as the complainant.](#) That transparent act of omission and possibly obstruction of justice is now under review by the Office of the Independent Police Review Director.

Verico the Mortgage Station and their 'motivated' friends at the South Simcoe Police Service are also pending investigation by the Ontario Provincial Police (OPP) Office of Professionalism, Respect, Inclusion & Leadership, the Financial Services Regulatory Authority of Ontario (FSRA), the Office of the Solicitor General, the Ministry Of Community Safety & Correctional Services, and the Canada Revenue Service. I am demanding, dependent upon their area of jurisdiction, that each agency conduct a full and thorough

investigation of the financial misconduct of the brokers at Verico the Mortgage Station and also the 'motivated' actions of detectives and senior ranks of the South Simcoe Police Service.

I am advised by several sources, [including from an email written by David Flude, that he and his brokers are brushing off our allegations and telling colourful stories about who we are](#). The truth is, [my team and I at Five Points Media have produced more than 350 broadcast-quality videos for our community that we have fully donated to more than 180 charities, not-for-profits, benevolent community groups, and public services](#). The total value of our services since 2014 exceeds \$700,000.00. Our work has also included interviews with various Mayors, Chiefs of Police, City Councillors, Members of Federal and Provincial Parliament, and even party leaders. Also, [in 2020, we were nominated for and voted to the highest level to receive an award for altruism from the City of Barrie and the Barrie Chamber of Commerce](#).

[We have been established as a media service for more than nine years, and before that, I worked in international journalism and documentary production, working with groups like Greenpeace on the open sea, as a news camera operator inside the Bosnian civil war, and in the Middle East during the first Gulf War. I am also the former Deputy Editor of a national European newspaper that was owned by the Washington Times.](#)

It is also a fact that we have been posting articles and videos regarding this story for more than 538 days, or a year and a half, and [neither the brokers at Verico the Mortgage Station nor the management team of HomeEquity Bank have ever denied any of our allegations. They have never threatened to file a civil claim, or to seek injunctive relief, nor have they even done so little as to threaten us through a letter from a lawyer. They would not even acknowledge us when we offered to cancel the documentary and remove all of our posts if any of them could disprove our claims using evidence during an on-camera interview](#). The tactic used by both has been to hide and just hope the documentary goes away. This is because they know we have the evidence to support our claims and any action taken by either could easily be shown to be a reprehensible Strategic Litigation Against Public Participation (SLAPP) action.

Our documentary, which is being produced for broadcast and streaming, is not about a \$500.00 gift. Our issue is financial security for seniors, and improved protections that would work effectively to defend them against fraud by the very people who are licensed to undertake financial services because they are deemed by the Financial Services Regulatory Authority of Ontario (FSRA) to be trustworthy. [David Flude's apparent confidence that he can just ignore what he called his 'regulatory requirements' is reflected in how the detective of the South Simcoe Police Service omitted evidence as if 'motivated to do so and then dismissed the allegations based on 'insufficient evidence'.](#)

We have so far interviewed or have arranged to discuss this matter on camera with half a dozen people who likewise claim to have been defrauded by the brokers at Verico the Mortgage Station and who claim to have the receipts to show it. We have also spoken with and are arranging further interviews with various brokers and others working in the mortgage industry who see this as an opportunity to improve their image while outing trends in the industry that they find disturbing. Finally, [somebody who we suspect works for a competing brokerage or lender is boosting our stories online to a point where our reporting is very easily found on page one of Google and other search engines](#). This is true for both Verico the Mortgage Station and HomeEquity Bank.

We are now expanding our coverage of this story and would like to arrange an interview either on-site or through an online service like Zoom with a representative of your company.

Our purpose is to ensure that we do not, without intent, harm the reputation of any bank or financial institution of which staff and management do not know the truth about the brokers at Verico the Mortgage Station with whom they do business. What I seek is to be able to show with confidence that David Flude and the brokers at Verico the Mortgage Station are an anomaly in the mortgage industry and not the standard. The only way I can do that is to dig beneath the surface and go beyond the loan sharking brokerage and the irresponsible bank that will not curtail fraud against their clients.

Please let me know if we can arrange a time to discuss the matter. I am open to doing so off-camera before scheduling an interview to be used in the finished program that will be seen across Canada.

Regards,  
John Ironside  
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Throughout 2014-2022, our crew at 3B Solutions and Five Points Media has been identified as the “Best Videography in Barrie” by Three Best Rated; an independent consumer advocacy group that bases their ratings on testimonials and referrals from local businesses. (<https://threebestrated.ca/videographers-in-barrie-on>)