



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CL-26-00000005-0000

DATE: October 08, 2026

NO. ON LIST: 4

TITLE OF PROCEEDING: WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP v. 2352107 Ontario Inc.

BEFORE: JUSTICE STEELE

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Jordan Kupinsky	Windsor Private Capital	Jordan.kupinsky@windsorgp.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Paolo Abate	2352107 Ontario Inc. (Observer)	Paolo.abate@havendevdevelopments.ca
Vito S. Scalisi	Counsel for 2352107 Ontario Inc.	vito@scalisilaw.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Michael Odumodu	Ellis Glass & Mirror	Michael.odumodu@shillingtonlaw.ca
J. MacLellan	Counsel for Aviva/Westmount	jmaclellan@blg.com
Nick Tsimidis	Self representing First Mortgage Administration Corp	Nick.Tsimidis@unioncapital.ca
Harvey Chaiton	Counsel for the Court-appointed Receiver	harvey@chaitons.com

Christopher Rowe	Receiver	crowe@albertgelman.com
Jordan Routliff	McQueen Maintenance Inc., Lien Claimant	jroutliff@rousseau Mazzuca.com

ENDORSEMENT OF JUSTICE STEELE:

- [1] The Receiver seeks orders discharging certain construction liens, releasing and returning security posted to vacate those liens and where applicable, the dismissal of the lien actions without costs.
- [2] All but two liens (McQueen's and the Architect's liens) have now been resolved.
- [3] There is no opposition to the orders sought, including by the lien claimants of the two remaining liens.
- [4] Capitalized terms used in this endorsement that are not defined herein have the meaning set out in the Receiver's factum.
- [5] The court may, on a motion, make an order discharging a lien and dismissing an action on any proper ground. An order under s. 47(1) or (1.1) of the *Construction Act* may include any terms or conditions that the court considers appropriate in the circumstances.
- [6] I am satisfied that under the circumstances, it is appropriate that the resolved liens be discharged, the security posted to vacate them be returned for cancellation (where applicable), and any related actions (where applicable) be dismissed.
- [7] Six orders to go in the form attached, with immediate effect.

Date: Oct 08, 2026


Justice J. Steele