Court File No. CL-26-00000005-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE MADAM	)	THURSDAY, THE 8th
	)	
JUSTICE J. STEELE	)	DAY OF OCTOBER, 2026

B E T W E E N:

WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP
and WINDSOR II LIMITED PARTNERSHIP

Applicants

- and -

2352107 ONTARIO INC.

Respondent

IN THE MATTER OF AN APPLICATION UNDER SECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c.B-3, AS AMENDED, SECTION 101 OF THE *COURTS OF JUSTICE ACT,* R.S.O. 1990 c. c.43, AS AMENDED

ORDER

THIS MOTION made by Albert Gelman Inc., in its capacity as receiver (in such capacity, the "**Receiver**") of the real property municipally known as 175 Melvin Robson Avenue, Aurora, Ontario and all assets, undertakings and properties of 2352107 Ontario Inc. (the "**Debtor**"), on

consent of the Lien Claimant, Clearstream Landscaping Inc., pursuant to section 47 of the ***Construction Act***, R.S.O. 1990, c. C. 30, as amended, for an order releasing and delivering up security for cancellation, was heard this day at 330 University Avenue in Toronto, via Zoom videoconference.

ON READING the Affidavit of Jordan Kupinsky sworn October 5, 2026, and the consent of the Lien Claimant, Clearstream Landscaping Inc., filed, and upon hearing submissions of counsel for the Receiver and the Applicants, no one else appearing, although duly served as set out in the affidavit of service of Antoinette De Pinto sworn October 6, 2026, filed,

1. **THIS COURT ORDERS** that the time for service of the Receiver's Notice of Motion dated October 5, 2026, and the related motion material filed in support of that Notice of Motion (collectively, the "**Motion Record**"), is hereby abridged, and that service of the Motion Record is hereby validated, and that further service thereof is hereby dispensed with.

2. **THIS COURT ORDERS** that the Accountant of the Superior Court of Justice shall release and deliver Lien Bond No. 251070022 in the amount of $190,687.50 deposited in Account No. 582505 pursuant to the Order of the Honourable Justice Cameron dated August 21, 2025, to Vito S. Scalisi, lawyer for 2352107 Ontario Inc., for cancellation.

3. **THIS COURT ORDERS** that the Accountant of the Superior Court of Justice shall release and deliver Lien Bond No. 251070020 in the amount of $1,199,085.38 deposited in Account No. 582507 pursuant to the Order of the Honourable Justice Cameron dated August 21, 2025, to Vito S. Scalisi, lawyer for 2352107 Ontario Inc., for cancellation.

4. **THIS COURT ORDERS** that the Accountant of the Superior Court of Justice shall release and deliver Lien Bond No. 251070021 in the amount of $469,656.25 deposited in Account No. 582508 pursuant to the Order of the Honourable Justice Cameron dated August 21, 2025, to Vito S. Scalisi, lawyer for 2352107 Ontario Inc., for cancellation.

5. **THIS COURT ORDERS** that the Accountant of the Superior Court of Justice shall release and deliver Lien Bond No. 251070023 in the amount of $95,646.73 deposited in Account No. 582509 pursuant to the Order of the Honourable Justice Cameron dated August 21, 2025, to Vito S. Scalisi, lawyer for 2352107 Ontario Inc., for cancellation.

6. **THIS COURT ORDERS** that as this Order is on consent, the provisions of Rule 72.03(2)(c) of the ***Rules of Civil Procedure*** are hereby dispensed with.

7. **THIS COURT ORDERS** that a copy of this Order be served upon the lawyers for the Lien Claimant, Clearstream Landscaping Inc., forthwith after entry.

Jana Steele

Digitally signed by Jana Steele
Date: 2026.10.08 14:07:04 -04'00'

WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP et. al. -and- 2352107 ONTARIO INC.

Applicants

Respondent

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SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceeding commenced in Toronto

ORDER

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