

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**

|                      |   |                               |
|----------------------|---|-------------------------------|
| THE HONOURABLE MADAM | ) | THURSDAY, THE 8 <sup>th</sup> |
|                      | ) |                               |
| 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, Steelcon Fabrication Inc., pursuant to section 47 of the *Construction*

*Act*, R.S.O. 1990, c. C. 30, as amended, for an Order discharging the Construction Lien of the Lien Claimant, Steelcon Fabrication Inc., releasing and delivering up security for cancellation, and dismissing Ontario Superior Court of Justice action bearing Court File No. CV-25-00000914-0000 without costs, 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 Steelcon Fabrication Inc. and the Receiver, filed, the lien action commenced by Steelcon Fabrication Inc. bearing Ontario Superior Court File No. CV-25-00000914-0000 having been discontinued as against the Defendants, National Bank of Canada and Westmount Guarantee Services Inc, 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 Construction Lien of Steelcon Fabrication Inc., registered in the Land Registry Office for the Land Titles Division (No. 65), as Instrument No. YR3751535 on December 20, 2024, against the lands and premises described in Schedule “A” attached hereto, be discharged.
2. **THIS COURT ORDERS** that the Accountant of the Superior Court of Justice shall release and deliver up for cancellation to Vito S. Scalisi, lawyer for 2352107 Ontario Inc., Lien Bond No. 241070040 in the amount of \$541,900.55 deposited in Account No. 580753 pursuant to the Order of the Honourable J. Cameron dated March 31, 2025.

3. **THIS COURT ORDERS** that Ontario Superior Court of Justice action bearing Court File No. CV-25-00000914-0000 is hereby dismissed without costs.
4. **THIS COURT ORDERS** that a copy of this Order shall be filed in Ontario Superior Court File No CV-25-00000914-0000.
5. **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.
6. **THIS COURT ORDERS** that a copy of this Order be served upon the lawyers for the Lien Claimant, Steelcon Fabrication Inc., forthwith after entry.

Jana  
Steele

Digitally signed  
by Jana Steele  
Date:  
2026.10.08  
14:13:03 -04'00'

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**Schedule “A”**

PIN 03620 - 1763 LT

Description BLOCK 5, PLAN 65M4790; SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823; SUBJECT TO AN EASEMENT AS IN YR3608232; TOWN OF AURORA

Address AURORA

PIN 03620 - 1764 LT

Description BLOCK 6, PLAN 65M4790; SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 65R40569 AS IN YR3604000; SUBJECT TO AN EASEMENT AS IN YR3608232; TOWN OF AURORA

Address AURORA

PIN 03620 - 1755 LT

Description PART LOT 26 CONCESSION 3 WHITCHURCH, PARTS 1, 2, 3 & 4 ON EXPROPRIATION PLAN YR2201826 SAVE AND EXCEPT PARTS 1, 2, 3, 4, 5 & 6, 65R38655; TOWN OF AURORA

Address AURORA

WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP et. al.

-and-

2352107 ONTARIO INC.

Applicants

Respondent

Court File No. CL-26-00000005-0000

ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

Proceeding commenced in Toronto

**ORDER**

CHAITONS LLP  
5000 Yonge Street, 10<sup>th</sup> Floor  
Toronto, ON  
M2N 7E9

Harvey Chaiton (LSO # 21592F)  
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Lawyers for the Receiver