ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: **CV-24-00725570-00CL** **DATE:** **JULY 27, 2026**

NO. ON LIST: **3**

TITLE OF PROCEEDING: **EISEN, TRUSTEE v. WOODINGTON ESTATES INC. et al**

BEFORE: **JUSTICE W.D. BLACK**

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Adam Zeldin	Receiver, Woodington Estates Inc. (Albert Gelman Inc.)	azeldin@albertgelman.com
Thomas Andrew Friedland	Goldy Metals Holdings Inc.	tfriedland@goodmans.ca

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Justin Kanji	Purchaser, Purposeful Group Ltd.	jkanji@osler.com
Samantha Hans Steve Graff	Albert Gelman Inc.	shans@airdberlis.com sgraff@airdberlis.com

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
John Chetti	Self-Represented	jc@qmpizza.com

ENDORSEMENT

[1] AGI, in its capacity as Receiver (in this endorsement I will use these and other terms as defined in AGI's materials), brings this motion for an order, among other things:

(a) Approving the Sixth Report and the actions, conduct and activities of the Receiver described therein;

(b) Approving the fees and disbursements of AGI;

(c) Approving the fees and disbursements of A&B; and

(d) Upon completion of the Receiver's Remaining Activities and the filing of a certificate certifying that all matters required to be completed in connection with the Receiver's mandate have been completed to the satisfaction of the Receiver, discharging and releasing the Receiver from all liability in connection with this proceeding, save and except for gross negligence or willful misconduct.

[2] I am well familiar with the history of proceedings in this case, in which I have functioned as de facto case manager.

[3] I do not propose to review those events in detail here, as they have been the subject of various endorsements along the way.

[4] I am advised, by way of update, that following the last attendance before this court on May 4, 2026, the Receiver has made distributions to Goldy in the approximate amount of $5.6 million. Despite these distributions, Goldy is expected to suffer a shortfall in respect of the Goldy Mortgage.

[5] I am also advised that substantially all of the realizable assets of Woodington Estates have been sold or otherwise monetized, save and except for recoveries from post-filing tax credits and the Remaining Funds. In accordance with the May 4 Order, the Receiver intends to distribute the Remaining Funds, subject to any prior-ranking claims (amounts owing under the Court-Ordered Charges) to Goldy.

[6] I have no difficulty with any of the relief sought by the Receiver.

[7] I have reviewed the Sixth Report and find it to be appropriate and to reflect diligent ongoing efforts by the Receiver to complete its mandate.

[8] Likewise, having reviewed the fee affidavits, I find that the fees sought (by each of AGI and A&B) are reasonable and appropriate.

[9] Once the Receiver has completed the Receiver's Remaining Activities described in the Sixth Report, the Receiver will have completed its mandate, and I find that it is appropriate that, at that stage, the Receiver should be discharged and released (following the filing of a Discharge Certificate with the court).

[10] In the circumstances, I am granting and have signed the order sought.

[11] The Receiver also advised me with respect to two ongoing matters, both of which were brought to my attention for sake of completeness, and neither of which, the Receiver submitted and I agree, should impede the granting of the order sought today.

[12] Briefly, and as discussed in the Sixth Report, those items are:

(a) The Appeal Settlement provides for potential repayments to Ms. Chetti of certain out-of-pocket expenses for products or supplies to the Golf Club, up to a maximum of $10,000. As of today, Ms. Chetti had not provided documentation to support any such repayment, but the Receiver's counsel advised that it was agreed, in a discussion with Ms. Chetti's counsel, that Ms. Chetti may have one additional week to provide such supporting materials; and

(b) There is an issue with respect to the ownership and disposition of two large pizza ovens on the Golf Club premises. Counsel for the Purchaser and Mr. John Chetti will continue to discuss those issues, but they need not hold up the order sought by the Receiver today.



W.D. BLACK J.

DATE: JULY 27, 2026