



Court File No. CL-25-00753599-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE)
JUSTICE DUNPHY)
TUESDAY, THE 20TH
DAY OF JANUARY, 2026

915643 ONTARIO INC.

Applicant

- and -

**177 CROSS ARGUS DEVELOPMENT INC. and
DOUBLE DIAMOND CAPITAL INC.**

Respondents

ANCILLARY RELIEF ORDER

THIS MOTION, made by Albert Gelman Inc. (“**AGI**”) in its capacity as the receiver and manager (the “**Receiver**”), without security, of all of the assets, undertakings and properties of 177 Cross Argus Development Inc. (“**177**”) and Double Diamond Capital Inc. (the “**Double Diamond**”) and collectively with 177, the “**Debtors**”) acquired for, or used in relation to a business carried on by the Debtors at the real property known municipally as 177-185 Cross Avenue, Oakville, ON and 580 Argus Road, Oakville, ON, was heard this day by judicial videoconference.

ON READING the First Report of the Receiver dated January 13, 2026 and all appendices thereto (the “**First Report**”), including the affidavits of Adam Zeldin sworn January 13, 2026 and Danny Nunes sworn January 12, 2026 as to the fees of AGI in its prior capacity as proposal trustee (the “**Proposal Trustee**”) of 177 and in its current capacity as the Receiver and its legal counsel, Capstone Legal (“**Capstone**”), respectively (together, the “**Fee Affidavits**”), and on hearing the submissions of counsel for the Receiver, the Applicant and those other parties that were present as

listed on the Participant Information Form, no other party appearing although duly served as appears from the Affidavit of Service of Danny Nunes dated January 15, 2026, filed.

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record is hereby abridged so that this motion is properly returnable today and hereby dispenses with further service thereof.

APPROVAL OF ACTIVITIES AND FEES

2. **THIS COURT ORDERS** that the first report of the Proposal Trustee dated October 29, 2025 and the activities of the Proposal Trustee set out therein, are hereby approved, provided, however that only the Proposal Trustee in its personal capacity and only with respect to its own personal liability shall be entitled to rely upon or utilize in any way such approval.

3. **THIS COURT ORDERS** that the First Report and the activities of the Receiver set out therein, are hereby approved, provided, however, that only the Receiver in its personal capacity and only with respect to its own personal liability shall be entitled to rely upon or utilize in any way such approval.

4. **THIS COURT ORDERS** that the fees and disbursements of the Proposal Trustee, the Receiver and Capstone, as set out in the First Report and the Fee Affidavits appended thereto, are hereby approved.

5. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 AM EST on the date of this Order and the Order is enforceable without any need for entry or filing.



Digitally signed by
Sean Dunphy
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