

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

THE HONOURABLE) MONDAY, THE 2ND
)
JUSTICE MYERS) DAY OF FEBRUARY, 2026

B E T W E E N:

**WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP
and WINDSOR II LIMITED PARTNERSHIP**

Applicants

- and -

2352107 ONTARIO INC.

Respondent

ANCILLARY RELIEF ORDER

THIS MOTION, made by Albert Gelman Inc., in its capacity as Court-appointed receiver (the “**Receiver**”) of the real property municipally known as 175 Melvin Robson Avenue, Aurora, Ontario (the “**Real Property**”), and all assets, undertakings and properties of 2352107 Ontario Inc. (the “**Debtor**”) situated on, arising from, used in connection with or otherwise relating to the Real Property, for orders, among other things, vesting in the applicable person(s) or entity(ies) the Debtor’s right, title and interest in and to the Condo Units (as defined in the First Report of the Receiver dated January 27, 2026 (the “**First Report**”), together with ancillary relief in support of such vesting orders, as set out in the First Supplement to the First Report of the Receiver dated January 31, 2026 (the “**Supplemental Report**”), was heard this day by Zoom videoconference.

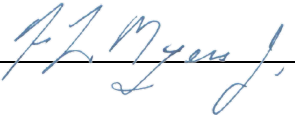
ON READING the First Report, and the appendices thereto, and the Supplemental Report, and the appendices thereto, and on hearing the submissions of counsel for the Receiver and such other counsel as present at the hearing, no one appearing for any other person on the service list, although properly served as appears from the affidavits of Karen Jones sworn January 28, 2026, the affidavit of Antoinette De Pinto sworn January 28, 2026, and the affidavit of David Im sworn February 1, 2026, filed:

SERVICE

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

SEALING

2. **THIS COURT ORDERS** that Confidential Appendices "1" and "2A" through "2L" to the First Report and Confidential Appendices "A", "B" and "C" to the Supplemental Report be and are hereby sealed pending completion of such transactions or further Order of the Court.

A handwritten signature in blue ink, appearing to read "A.L. Myers J.", is written over a horizontal line.

**WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP
and WINDSOR II LIMITED PARTNERSHIP**

-and-

2352107 ONTARIO INC.

Applicants

Respondent

Court File No.: CL-26-00000005-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
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PROCEEDING COMMENCED AT
TORONTO

ANCILLARY RELIEF ORDER

CHAITONS LLP

5000 Yonge Street, 10th Floor
Toronto, Ontario M2N 7E9

Harvey Chaiton (LSO No. 21592F)

Tel: (416) 218-1129

Email: harvey@chaitons.com

David Im (LSO No. 89765G)

Tel: (416) 218-1124

Email: dim@chaitons.com

**Lawyers for the Albert Gelman Inc., in its capacity as
Court-appointed Receiver**