



Court File No. CV-23-00710795-00CL

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

THE HONOURABLE )  
JUSTICE BLACK )  
 )  
 )  
 )

MONDAY, THE 2ND  
DAY OF MARCH, 2026

**CAMERON STEPHENS MORTGAGE CAPITAL LTD.**

Applicant

- and -

**2011836 ONTARIO CORP., JEFFERSON PROPERTIES LIMITED PARTNERSHIP,  
1000162801 ONTARIO CORP., AMERICAN CORPORATION  
and 1000199992 ONTARIO CORP.**

Respondents

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

**ANCILLARY RELIEF ORDER (STACKED UNIT 307)**

THIS MOTION, made by Albert Gelman Inc. in its capacity as receiver and manager (in such capacity, the “**Receiver**”) without security, of all present and future property, assets and undertakings of 2011836 Ontario Corp. and Jefferson Properties Limited Partnership (collectively, the “**Debtors**”), including the real property listed in Schedule “A” to the order of Justice Cavanagh, dated December 21, 2023 (the “**Appointment Order**”), for an Order approving, among other things, various amendments to the Appointment Order.

ON READING the Notice of Motion of the Receiver and the Ninth Report of the Receiver dated February 23, 2026 (the “**Ninth Report**”), the Third Supplement to the Sixth Report of the Receiver dated January 8, 2026 (the “**Third Supplement**”) and the Fourth Supplement to the Sixth Report of the Receiver dated January 14, 2026 (the “**Fourth Supplement**” and, together with the Ninth Report and the Third Supplement, the “**Reports**”) and on hearing the submissions of counsel for the Receiver and the other parties listed on the counsel slip, no one appearing for any other party although duly served as appears from the Lawyer’s Certificates of Service of Ryan Shah, dated February 23, 2026;

**A. Definitions**

1. THIS COURT ORDERS that, for the purposes of this Order, capitalized terms not otherwise defined herein shall have the meaning given to them in the Ninth Report.

**B. Service**

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

3. THIS COURT ORDERS that, for the avoidance of doubt, service of the Receiver’s Notice of Motion, Motion Record and Factum is validated as against Fansey Wang.

**C. Distribution Scheme**

4. THIS COURT ORDERS that the Receiver is hereby authorized to distribute the proceeds of Unit sales in accordance with the Distribution Scheme.

**D. Approval of Receiver’s Reports and Fees**

5. THIS COURT ORDERS that the Reports and the Receiver’s activities set out therein are hereby ratified and 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.

6. THIS COURT ORDERS that the fees and disbursements of the Receiver and its counsel as described in the Ninth Report, the fee affidavit of Bryan Gelman sworn February 19, 2026, the fee affidavit of Candace Baumtrog sworn February 17, 2026 and the fee affidavit of Thanja Sothirajah affirmed February 23, 2026 are hereby approved.

***E. Sealing Order***

7. THIS COURT ORDERS that the Confidential Appendices to the Reports shall be treated as confidential, sealed and not form part of the public court record until:

- (a) the Project is complete and all of the Units are sold; or
- (b) further order of the Court.

***F. General***

8. THIS COURT ORDERS that this Order and all of its provisions are effective as of 12:01 a.m. Toronto Time on the date hereof and are enforceable without the need for entry, filing, or a specific form of electronic signature stamp.



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CAPITAL LTD.**  
Applicant

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and  
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(COMMERCIAL LIST)  
APPLICATION UNDER SUBSECTION 243(1) OF  
THE *BANKRUPTCY AND INSOLVENCY ACT*,  
R.S.C. 1985, c. B-3, AS AMENDED AND SECTION  
101 OF THE  
*COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43,  
AS AMENDED**  
Proceeding commenced at Toronto

**ANCILLARY RELIEF ORDER**

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