



Court File No. CL-25-00753599-0000

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

THE HONOURABLE

)

TUESDAY, THE 31<sup>st</sup>

JUSTICE DUNPHY

)

DAY OF MARCH, 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 (in such capacity, the “**Receiver**”), without security, of all of the assets, undertakings and properties of 177 Cross Argus Development Inc. and Double Diamond Capital Inc. (collectively, 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 Second Report of the Receiver dated March 24, 2026 and all appendices thereto (the “**Second Report**”), including the affidavits of Adam Zeldin sworn March 24, 2026 and Danny Nunes sworn March 23, 2026 as to the fees of the Receiver and the Receiver’s 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 March 26, 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 Second Report and the conduct and 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.

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

## APPROVAL OF INTERIM SRD

4. **THIS COURT ORDERS** that the Receiver's interim statement of receipts and disbursements for the period of November 20, 2025 to March 23, 2026, as appended to the Second Report, be and is hereby approved.

## APPROVAL OF DISTRIBUTIONS

5. **THIS COURT ORDERS** that the Receiver is hereby authorized to distribute the Cash Portion payable under the stalking horse agreement of purchase and sale between the Receiver and 915643 Ontario Inc. dated January 14, 2026 (the "APS") on account of (i) amounts owing under the Receiver's Charge (as defined in the Order of the Honourable Justice Cavanagh dated November 27, 2025, effective as of November 20, 2025), including the commission payable to Lennard Commercial Realty, Brokerage (the "**Broker**") pursuant to the listing agreement between the Receiver and the Broker, and (ii) amounts outstanding in respect of any Priority Payables (as defined in the APS), as detailed in the Second Report.

  
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by Sean Dunphy  
Date: 2026.03.31  
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915643 ONTARIO INC.

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