



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

**COURT FILE NO.:** CV-24-00725570-00CL      **DATE:** MAY 4, 2026  
**NO. ON LIST:** 2

**TITLE OF PROCEEDING:** MELVYN EISEN, TRUSTEE v. WOODINGTON ESTATES INC.;  
GOLDY METALS HOLDINGS INC; SILVIO CONSTRUCTION CO  
LTD; TURF CARE PRODUCTS CANADA LIMITED; 1000736785  
ONTARIO LIMITED

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

**PARTICIPANT INFORMATION**

**For Defendant, Respondent, Responding Party:**

Name of Person Appearing	Name of Party	Contact Info
Bryan Gelman Adam Zeldin	Receiver, Woodington Estates Inc. (Albert Gelman Inc.)	bgelman@albertgelman.com azeldin@albertgelman.com
Thomas Andrew Friedland, Counsel	Goldy Metals Holdings Inc.	tfriedland@goodmans.ca
David Ullman, Counsel	1000736785 Ontario Limited	dullmann@blaney.com

**For Other, Self-Represented:**

Name of Person Appearing	Name of Party	Contact Info
Justin Kanji, Counsel	Purchaser, Purposeful Group Ltd.	jkanji@osler.com
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**ENDORSEMENT OF JUSTICE:**

- [1] The parties in this matter, who have been at odds, and sometimes heatedly at odds, on various items throughout the course of this matter, have now reached a resolution regarding a distribution of proceeds from the Transaction (in this endorsement I will continue to use this and other terms as defined in the

materials and in past endorsements). The parties have also agreed on an approach to wind down these proceedings.

- [2] I do not propose in this endorsement to review many of the details of the history of these proceedings, much of which has been thoroughly ventilated in past endorsements.
- [3] Of note, in terms of recent developments, on April 14, 2026, the parties reached a settlement of certain Appeals that were ongoing. The settlement was then confirmed by the appellant parties' delivery of notices of abandonment of their appeals.
- [4] This cleared the way for the Transaction to close, which it did on April 23, 2026.
- [5] The Vendor then made certain distributions to Eisen, entirely satisfying the amounts owing to Eisen.
- [6] The Receiver advises that, subject to my approval of the proposed allocation, there will be sufficient proceeds to support a distribution to Goldy in respect of its second-secured claim against the Woodington Estate assets.
- [7] In the circumstances, and in the absence of opposition, I am prepared to grant the order sought, which in my view is reasonable and appropriate, and which reflects hard work and appropriate compromise among the parties and their counsel.
- [8] In addition, I was advised just before this morning's hearing that certain of the fees of counsel for 785 remained outstanding, but that Mr. Ullman had proposed language to be included in my endorsement in that regard (which is not opposed). That language, which I endorse, is as follows:

“In addition to the distributions set out in paragraphs 38 of the Fifth Report, AGI has agreed to pay outstanding invoice #850167 of Blaney McMurtry from the funds available in the 785 Account or, if such funds are insufficient, from the cash proceeds of the Transaction, in priority to the secured claim of Goldy. Payment of Invoice #850167 and the amounts set out in paragraph 38 will be completed before the Sales Officer files its discharge certificate.”

- [9] With that additional endorsement in place, I am approving and have signed the proposed order. I wish to thank all counsel for their diligence throughout this matter, which as noted, was at times difficult. I congratulate the parties and their counsel for their cooperation in reaching the resolution reflected in today's order.



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W.D. BLACK J.

**DATE: MAY 4, 2026**