



Court File No.: CV-25-00747127-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE	)	FRIDAY, THE 10TH
	)	
JUSTICE J. DIETRICH	)	DAY OF JULY, 2026

BETWEEN:

MORRISON FINANCIAL MORTGAGE CORPORATION

Applicant

-and-

**AG (1000 & 1024 DUNDAS ST. E.) GP INC., AG (1000 & 1024 DUNDAS ST. E.) LP and
AG (1000 & 1024 DUNDAS ST. E.) INC.**

Respondents

**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**

ORDER
(Lease Termination and Ancillary Relief)

THIS MOTION, made by Albert Gelman Inc. (“**AGI**”) in its capacity as the Court-appointed receiver (the “**Receiver**”), without security, over AG (1000 & 1024 Dundas St. E.) GP Inc. (“**AG GP Inc.**”), AG (1000 & 1024 Dundas St. E.) LP (“**AG LP**”) and AG (1000 & 1024 Dundas St. E.) Inc. (“**AG Inc.**”) (collectively, the “**Debtors**”), including, without limitation, the real property municipally known as 1000 Dundas Street East, Mississauga, Ontario (“**1000 Dundas**”) and 1024 Dundas Street East, Mississauga, Ontario (“**1024 Dundas**”, and together with 1000 Dundas, the “**Dundas Properties**”), for an Order, *inter alia*, (i) approving the Second Report of the Receiver dated June 1, 2026 (the “**Second Report**”), the Receiver’s activities and conduct

as set out therein, the Supplementary Second Report of the Receiver dated June 19, 2026 (the “**Supplementary Second Report**”) and the Second Supplementary Second Report of the Receiver dated June 30, 2026 (the “**Second Supplementary Second Report**”); (ii) authorizing the Receiver to terminate the Lease Agreement in respect of Unit 1 of 1024 Dundas (the “**AAM Premises**”), with Ahmed Asset Management Inc. (“**AAM**”) as tenant (the “**AAM Lease**”); (iii) requiring all Persons (as defined in the Order of the Honourable Justice Myers dated December 17, 2025, or the “**Receivership Order**”), including Mohammed Ahmed (“**Ahmed**”), the Debtors, and any entities controlled by Ahmed, to remit to the Receiver all rents, deposits and other amounts received or owing in connection with the Dundas Properties and/or the Debtors, and to produce certain information and documents to the Receiver; (iv) approving the fees, receipts and disbursements, of the Receiver and its legal counsel, as set out in the Second Report; and (v) approving the Interim Statement of Receipts and Disbursements of the Receiver as set out in the Second Report (the “**Interim SRD**”) was heard this day via Zoom videoconference.

ON READING the Motion Record of the Receiver dated June 1, 2026 (the “**Receiver’s Motion Record**”), the Second Report, the Responding Affidavit of Mohammed Ahmed, sworn June 12, 2026, the Affidavit of Chawin Vajanopath, sworn June 18, 2026, the Reply Motion Record of the Receiver dated June 19, 2026 (the “**Reply Record**”) containing the Supplementary Second Report, the Supplementary Reply Record of the Receiver dated June 30, 2026 (the “**Supplementary Reply Record**”) containing the Second Supplementary Second Report, the Receiver’s Amended and Restated Factum dated June 30, 2026, the Receiver’s responses to the written interrogatories dated July 3, 2026, and on hearing the submissions of counsel for the Receiver, the Applicant and the Debtors, and any such other counsel or individual as were present, no one appearing for any other person on the service list, although properly served as evidenced

by the Affidavit of Anisha Samat sworn June 2, 2026, the Affidavits of Amanda Marciano sworn June 5, 2026 and June 30, 2026, and the Affidavit of Wendy Lee dated July 3, 2026, filed.

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Receiver's Notice of Motion dated June 1, 2026 (the "**NOM**") and related motion material filed in support of that NOM, including the Receiver's Motion Record, the Reply Record and the Supplementary Reply Record, is hereby abridged and validated, so that this Motion is properly returnable today and hereby dispenses with further service hereof.

APPROVAL OF THE RECEIVER'S REPORTS AND THE RECEIVER'S ACTIVITIES AND CONDUCT

2. **THIS COURT ORDERS** that the Second Report and the activities and conduct of the Receiver as described therein, the Supplementary Second Report and the Second Supplementary Second Report 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.

TERMINATION OF AAM LEASE

3. **THIS COURT ORDERS** that the Receiver be and is hereby authorized to terminate the AAM Lease effective immediately, and to take all steps necessary or desirable to give effect to such termination.

4. **THIS COURT ORDERS** that, upon termination of the AAM Lease by the Receiver, AAM, Ahmed, and/or any other persons occupying the premises through or under AAM or Ahmed

shall, within thirty (30) days of the date of this Order, vacate and deliver vacant possession of the AAM Premises to the Receiver.

5. **THIS COURT ORDERS** that in the event that vacant possession of the AAM Premises is not delivered to the Receiver within thirty (30) days of the date of this Order, the Receiver shall be at liberty, without further Order of this Court, to:

- (a) enter and take possession of the AAM Premises;
- (b) change any locks at the AAM Premises;
- (c) if necessary, issue a Writ of Possession in respect of the AAM Premises; and
- (d) if necessary, enlist the assistance of any local authorities in carrying out the terms of this Order and that such persons are hereby directed to assist the Receiver in facilitating the peaceful removal of AAM, Ahmed, or related persons or entities from the AAM Premises.

REMITTANCE OF ESTATE PROPERTY

6. **THIS COURT ORDERS** that all Persons, as defined in the Receivership Order, including Ahmed, the Debtors, AAM, and any other entities directly or indirectly controlled by Ahmed shall, within ten (10) days of the date of this Order, remit and deliver to the Receiver all keys, rents, or any other monies received or owing in connection with the Dundas Properties and/or the Debtors, to the extent same are within their possession, power or control.

PRODUCTION OF INFORMATION

7. **THIS COURT ORDERS** that Ahmed and the Debtors shall, within ten (10) days of the date of this Order, produce to the Receiver all books, records, financial information and other documents requested by the Receiver as identified in Appendix "P" to the Second Report, to the extent same are within their possession, power or control.

APPROVAL OF INTERIM SRD

8. **THIS COURT ORDERS** that the Interim SRD of the Receiver as set out in the Second Report is hereby approved.

GENERAL

9. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line, is positioned above a solid horizontal line.

**MORRISON FINANCIAL
MORTGAGE CORPORATION**

**- and- AG (1000 & 1024 DUNDAS ST. E.) GP INC.
et al.**

Applicant

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	ONTARIO SUPERIOR COURT OF JUSTICE (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 ORDER (Lease Termination and Ancillary Relief) ROBINS APPLEBY LLP Barristers + Solicitors 2600 - 120 Adelaide Street West Toronto, ON M5H 1T1 Dominique Michaud LSO No.: 56871V Email: dmichaud@robapp.com Tel: (416) 360-3795 Anisha Samat LSO No.: 82342Q Email: asamat@robapp.com Tel: (416) 860 -1901 Lawyers for the Court-Appointed Receiver, Albert Gelman Inc.
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