ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CL-26-00000124-0000 **DATE: August 17, 2026**

NO. ON LIST: 2

TITLE OF PROCEEDING: ALTERNA SAVINGS AND CREDIT UNION LIMITED v. BAIOCCHI VENTURES INC.

BEFORE: JUSTICE CONWAY

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Matthew Cressatti	Alterna Savings and Credit Union Limited	Mcressatti@Millerthomson.Com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Miranda Spence	Holloway Trading Corporation	Mspence@Airdberlis.Com
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For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
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ENDORSEMENT OF JUSTICE CONWAY:

[1] All defined terms used in this Endorsement shall, unless otherwise defined, have the meanings ascribed to them in the Factum of the Receiver filed on this motion. The Receiver's motion is supported by its First Report.

[2] The Receiver seeks three orders today. The first is the Sale Process Order authorizing it to conduct the Sales Processes for the Real Properties (including entering into the Broker Agreements) and sealing the Confidential Appendices pending closing. The second is the Writ of Possession Order for vacant possession of the Maynard Property and a writ of possession. The third is the Ancillary Order increasing the Receiver's Borrowings to $500,000, approving the First Report and activities described therein, and approving the fees and disbursements of the Receiver and its legal counsel.

[3] There was no opposition to the Sale Process Order or the Ancillary Order. I am granting both of those orders. With respect to the Broker Agreements, the Receiver selected them after canvassing the leading brokerage firms, engaging with the various bidders, and evaluating their respective experience and commission rates. The two Sales Processes meet the criteria set out in *Soundair* and *CCM Master Qualified Fund*. I accept that they will optimize the chances of maximizing recoveries for creditors. The sealing order for the Confidential Appendices pending closing or further court order satisfies the *Sierra Club/Sherman Estate* principles. I direct that the Receiver's counsel file a hard copy of those appendices with the Commercial List Office with a copy of the order and this endorsement.

[4] With respect to the Ancillary Order, the Receiver has fully explained why the increase in the Maximum Borrowing Amount is required. The First Report and activities described therein are approved. The fees and disbursements of the Receiver and its counsel are reasonable and approved.

[5] The only issue on the motion was the Writ of Possession Order and the date by which Ms. Baiocchi and her daughter must vacate the Maynard Property. After discussion among counsel and input from the court, this issue has now been resolved and the order (now renamed Vacant Possession Order) has been revised. Ms. Baiocchi and any other occupant shall vacate by September 28, 2026 at 5 p.m. and a writ of possession may be enforced after that time if required. The order directs Ms. Baiocchi to provide access to the property on 24 hours' notice to permit the Receiver and its brokers and agents to conduct pre-marketing of the property, as set out in paragraph 5 of the order.

[6] I have signed all three orders, with immediate effect.

Conway J.