



Court File No. CL-26-00000124-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE MADAM

)

MONDAY, THE 17TH

)

JUSTICE CONWAY

)

DAY OF AUGUST, 2026

B E T W E E N:

ALTERNA SAVINGS AND CREDIT UNION LIMITED

Applicant

- and -

BAIOCCHI VENTURES INC.

Respondent

APPLICATION UNDER Section 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
(VACANT POSSESSION)**

THIS MOTION, made by Albert Gelman Inc., in its capacity as Court-appointed receiver (the “**Receiver**”), without security, over the assets, undertakings and property of Baiocchi Ventures Inc. (“**BVI**”), including but not limited to the Maynard Property (as defined and legally described in Schedule “A” hereto), for an Order, *inter alia*, entitling the Receiver to vacant possession of the Maynard Property, was heard this day by judicial videoconference via Zoom in Toronto, Ontario.

ON READING the Motion Record of the Receiver dated August 7, 2026, including the First Report of the Receiver dated August 7, 2026, and on hearing the submissions of counsel for the

Receiver, and such other counsel as were present, no one else appearing although duly served as appears from the Lawyer's Certificate of Service of Alec Hoy sworn August 7, 2026, filed.

SERVICE

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

WRIT OF POSSESSION

2. **THIS COURT ORDERS** that the Receiver is entitled to vacant possession of the Maynard Property.

3. **THIS COURT ORDERS** that Yeganeh Baiocchi and any other occupant of the Maynard Property shall vacate the Maynard Property by no later than 5:00 p.m. (Eastern Time) on September 28, 2026.

4. **THIS COURT ORDERS** that the Receiver is hereby granted leave to issue a writ of possession in respect of the Maynard Property substantially in the form attached as Schedule "B" hereto, which writ shall not be enforced or executed upon prior to 5:00 p.m. (Eastern Time) on September 28, 2026.

5. **THIS COURT ORDERS** that, from the date of this Order, upon twenty-four hours' prior written notice, Ms. Baiocchi is hereby directed to provide access to the Maynard Property, including the residence and surrounding premises, to the Receiver and its brokers and agents, including the Maynard Broker, between the hours of 9:00 a.m. and 7:00 p.m. (Eastern Time) for the purposes of permitting the Receiver and its brokers and agents to conduct pre-marketing activities for the Maynard Property.

GENERAL

6. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.

7. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal and regulatory or administrative bodies, having jurisdiction in Canada or in any other foreign jurisdiction, 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 and 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.

8. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. (Eastern Time) on the date of this Order without the need for entry or filing.



SCHEDULE "A"
DESCRIPTION OF THE MAYNARD PROPERTY

Municipal Address: 8318 Maynard Road, Orono, Ontario

PIN: 26729-0373 (LT) in Land Registry Office #40 (Durham)

Legal Description: LT 17 CON 8 CLARKE BEING PT 3 PLAN 40R28965; CLARINGTON

**SCHEDULE “B”
WRIT OF POSSESSION – FORM**

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B E T W E E N:

ALTERNA SAVINGS AND CREDIT UNION LIMITED

Applicant

- and -

BAIOCCHI VENUTRES INC.

Respondent

WRIT OF POSSESSION

TO: the Sheriff of the Regional Municipality of Durham

Under an Order of this Court made on August 17, 2026 in favour of Albert Gelman Inc., in its capacity as Court-appointed receiver (the “**Receiver**”), without security, over the assets, undertakings and property of Baiocchi Ventures Inc., including, without limitation, the Maynard Property (defined below), **YOU ARE DIRECTED** to enter and take possession of the following land and premises in your county or district:

PIN 26729-0373 (LT), LT 17 CON 8 CLARKE BEING PT 3 PLAN 40R28965;

CLARINGTON

And which is known municipally as 8318 Maynard Road, Orono, Ontario

(the “**Maynard Property**”)

AND YOU ARE DIRECTED to give possession of the above land and premises without delay to the Receiver.

Date: _____ Issued by: _____
Local Registrar

Address of Superior Court of Justice: 330 University
Avenue, 7th Floor
Toronto, Ontario M5G 1R7

Renewed by Order made on _____.

Local Registrar

ALTERNA SAVINGS AND CREDIT UNION LIMITED
Applicant

and **BAIOCCHI VENTURES INC.**
Respondent

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PROCEEDING COMMENCED AT
TORONTO

WRIT OF POSSESSION

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Lawyers for the Receiver

ALTERNA SAVINGS AND CREDIT UNION LIMITED
Applicant

and

BAIOCCHI VENTURES INC.
Respondent

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PROCEEDING COMMENCED AT
TORONTO

**ORDER
(WRIT OF POSSESSION)**

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