

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N:

CENTURION MORTGAGE CAPITAL CORPORATION

Plaintiff

and

**A & Q SONS MANAGEMENT INC., CANADIAN ONE HOME HEALTH
CARE INC., Q & SONS MANAGEMENT INC., MAIRA ASIF and
MUHAMMAD ASIF QAZI**

Defendants

ENDORSEMENT OF JUSTICE MCEWEN DATED FEBRUARY 11, 2019

The plaintiff attended today with respect to this matter.

Mr. Qazi who is apparently out of the town did not attend.

The plaintiff reattended on an urgent basis for two primary reasons. First, BDO has again inspected the 2 properties on February 7, 2019. 670 Maclean now has no power. 805 Ridley has a notice posted by Hydro that power will soon be cut off at that location. The 805 Ridley property was the subject of the earlier water damage which BDO advises has not been remediated.

Mr. Qazi is away until February 19, 2019 and did not previously advise of the issues with Hydro.

Second, at the February 4, 2019 hearing Mr. Qazi advised me that the pending sale would result in the discharge of all of the liabilities owed by the defendants – including all liabilities to the plaintiff. The correspondence from the would-be purchaser's solicitor however does not confirm this. She advises that the purchaser will be seeking to assume the outstanding mortgage which is not acceptable to Centurion vis a vis its mortgage and not what was disclosed to me.

In these circumstances I am ordering a very narrow interim receivership order to preserve the 2 properties. Mr. Qazi is not around, the physical integrity of the properties is in jeopardy and the proposed transaction is now in question (deposits have not been paid as of February 7, 2019).

The order, as can be seen, is designed to protect and preserve the properties pending the return of the matter on February 22, 2019. The order does not give the interim receiver the power to sell or operate the business.

The order shall therefore go as per the draft filed and signed as amended.

Counsel will provide a clean copy of the order to me later today. That order and this endorsement is to be provided to Mr. Qazi and his solicitor forthwith.

McEwen J.