



Court File No.: CV-22-00677227-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

THE HONOURABLE)
)
JUSTICE PENNY) **WEDNESDAY, THE 1st**
) **DAY OF MARCH, 2023**

BETWEEN:

**PRUDENT EXCELLENCE MORTGAGE INVESTMENT
CORPORATION**

Applicant

-and-

TRIUMPH DEVELOPMENT HK BRADFORD TWIN REGENCY INC.

Respondent

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

THIS MOTION made by BDO Canada Limited ("**BDO**"), in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of the property municipally known as 2362 Line 8, Bradford West Gwillimbury, Ontario (the "**Property**") owned by Triumph Development HK Bradford Twin Regency Inc. (the "**Debtor**"), for the relief set out in the Notice of Motion dated October 7, 2022, including the lifting of the sealing of the Confidential Supplemental Report to the First Report of the Receiver dated September 8, 2022 (the "**Confidential Supplemental Report**") as provided for by paragraph 3 of the Administration and Interim Distribution Order of

E756

Justice Cavanagh dated September 14, 2022 (the “**A&D Order**”) was heard this day by videoconference as a result of the Covid-19 pandemic.

ON READING the Motion Record of the Receiver, the Second Report of the Receiver dated October 7, 2022 (the "**Receiver's Second Report**") the Supplementary Motion Record of the Receiver, the Supplement to the Receiver's Second Report dated November 11, 2022, the Responding Motion Record of 10853828 Canada Inc. and Delbrook Triumphant Builders Inc. and the Reply Record of 10853828 Canada Inc. and Delbrook Triumphant Builders Inc., and on hearing the submissions of counsel for the Receiver 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 Affidavits of Wendy Lee sworn October 7, 2022 and November 11, 2022, filed.

SERVICE

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

UNSEALING OF THE CONFIDENTIAL SUPPLEMENTAL REPORT

2. **THIS COURT ORDERS** that the Confidential Supplemental Report sealed pursuant to the Order of Justice Cavanagh dated September 14, 2022 shall be unsealed effective immediately.



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- and - **TRIUMPH DEVELOPMENT HK
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PROCEEDING COMMENCED AT TORONTO

ORDER

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