

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE) FRIDAY, THE 4TH
)
JUSTICE STEELE) DAY OF JULY, 2025

B E T W E E N:

THE BANK OF NOVA SCOTIA

Applicant

- and -

**RAMZI HINDIEH DENTISTRY PROFESSIONAL CORPORATION carrying on
business as LESLIEVILLE PROSTHODONTICS and RAMZI HINDIEH
and R CAPITAL INC.**

Respondents

APPROVAL AND VESTING ORDER

THIS MOTION, made by BDO Canada Limited in its capacity as the Court-appointed receiver (the "Receiver") of the undertaking, property and assets of Ramzi Hindieh Dentistry Professional Corporation carrying on business as Leslieville Prosthodontics ("RH Dentistry") and R Capital Inc. ("RC Inc."), and collectively with RH Dentistry, the "Debtors") for an order approving the sale transaction (the "Transaction") contemplated by a real property purchase agreement (the "Sale Agreement") between the Receiver and 1001045375 Ontario Incorporated (the "Purchaser") dated June 13, 2025, and vesting in the Purchaser all of RC Inc.'s right, title and interest in and to the assets described in the Sale Agreement (the "Purchased Assets"), and

referenced in Schedule B hereto, was heard this day by judicial videoconference at 330 University Avenue, Toronto, Ontario.

ON READING the First Report of the Receiver and Appendices thereto, and on hearing the submissions of counsel for the Receiver, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Isabelle Stacey sworn June 25, 2025, filed:

1. THIS COURT ORDERS AND DECLARES that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

2. THIS COURT ORDERS AND DECLARES that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "Receiver's Certificate"), all of the RC Inc.'s right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on Schedule B hereto shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Steele dated November 21, 2024; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule C hereto (all of which are collectively referred to as the "Encumbrances", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule D) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. THIS COURT ORDERS that upon the registration in the Land Registry Office for the Land Titles Division of Toronto (No. 66) of an Application for Vesting Order in the form prescribed by the *Land Titles Act* and/or the *Land Registration Reform Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule B hereto (the "Real Property") in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule C hereto.

4. THIS COURT ORDERS that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

5. THIS COURT ORDERS AND DIRECTS the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

6. THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtors and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtors;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable

transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

7. 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.

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

Justice Steele, Ontario Superior Court of Justice
(Commercial List)

Schedule A – Form of Receiver’s Certificate

Court File No. CV-24-00727688-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

B E T W E E N:

THE BANK OF NOVA SCOTIA

Applicant

- and –

**RAMZI HINDIEH DENTISTRY PROFESSIONAL CORPORATION carrying on
business as LESLIEVILLE PROSTHODONTICS and RAMZI HINDIEH
and R CAPITAL INC.**

Respondents

RECEIVER’S CERTIFICATE

RECITALS

A. Pursuant to an Order of the Honourable Justice Steele of the Ontario Superior Court of Justice (the "Court") dated November 21, 2024, BDO Canada Limited was appointed as the receiver (the "Receiver") of the undertaking, property and assets of Ramzi Hindieh Dentistry Professional Corporation carrying on business as Leslieville Prosthodontics and R Capital Inc. (the "Debtor").

B. Pursuant to an Order of the Court dated July 4, 2025, the Court approved the real property purchase agreement made as of June 13, 2025 (the "Sale Agreement") between the Receiver, solely in its capacity as court-appointed receiver of all of the property and assets of the Debtor, and 1001045375 Ontario Incorporated (the "Purchaser") and provided for the vesting in the Purchaser of the Debtor’s right, title and interest in and to the Purchased Assets, which

vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at _____[TIME] on _____ [DATE].

**BDO Canada Limited, in its capacity as
Receiver of the undertaking, property
and assets of R Capital Inc., and not in its
personal capacity**

Per:

Name:

Title:

Schedule B – Purchased Assets

The Purchased Assets, as defined in the Sale Agreement, including, without limitation, the Premises described as follows:

UNIT 1, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2569 AND ITS APPURTENANT INTEREST; CITY OF TORONTO, being all of PIN 76569-0001 (LT)

UNIT 2, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2569 AND ITS APPURTENANT INTEREST; CITY OF TORONTO, being all of PIN 76569-0002 (LT)

UNIT 9, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 2569 AND ITS APPURTENANT INTEREST; CITY OF TORONTO, being all of PIN 76569-0026 (LT)

Schedule C – Claims to be deleted and expunged from title to Real Property

1. AT5402109, being a charge in favour of The Bank of Nova Scotia, registered on April 3, 2020;
2. AT6703903, being an application to register court order, registered on November 22, 2024;
3. AT6725399, being a condominium lien in favour of Toronto Standard Condominium Corporation No. 2569 registered on December 24, 2024.

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants
related to the Real Property**

(unaffected by the Vesting Order)

1. AT1459462, notice registered on May 31, 2007;
2. TCP2569, standard condominium plan registered on February 2, 2017;
3. AT4478545, condominium declaration registered on February 2, 2017; and
4. AT4501176, condominium bylaw registered on March 2, 2017.

THE BANK OF NOVA SCOTIA

and

RAMZI HINDIEH DENTISTRY PROFESSIONAL CORPORATION
et al.

Applicant

Respondents

Court File No. CV-24-00727688-00CL

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

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

ORDER

HARRISON PENZA LLP

Barristers and Solicitors
130 Dufferin Avenue, Suite 1101
London, ON N6A 5R2

Melinda Vine (LSO#53612R)

Tel: (519) 679 9660
Fax: (519) 667 3362
Email: mvine@harrisonpensa.com

Solicitors for the Receiver,
BDO Canada Limited