

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE)
)
MR JUSTICE KRAWCHENKO) ON ~~THURSDAY~~ WEDNESDAY, THE 9TH 12TH DAY
) JULY
) OF ~~JUNE~~, 2025

B E T W E E N:



CAISSE DESJARDINS ONTARIO CREDIT UNION INC.

Applicant

- and -

B4R PROPERTIES GROUP - SSM INC., 15465737 CANADA INC. and ALEXANDRE
MONGEON-LAMBERT

Respondents

ORDER

THIS MOTION made by BDO Canada Limited in its capacity as the Court-appointed Receiver and Manager (in such capacities, the "**Receiver**"), without security, of all the assets, undertakings, and properties of B4R Properties Group - SSM INC. ("**B4R**") and 15465737 Canada Inc. ("**154**") (collectively the "**Debtors**") for an Order, amongst other things, approving the terms of the sales transactions described in the First Report of the Receiver, dated June 3rd 2025 (the "**First Report**") was heard this day by judicial video conference, ZOOM, at the Courthouse at 45 Main Street, Hamilton, Ontario.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, no one appearing for any other person on the service list, although served as appears from the Affidavit of Talia Oshana sworn June 3, 2025, filed:

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

- 2. THIS COURT ORDERS** that the First Report and the activities and conduct of the Receiver as set out in the First Report be and are hereby approved; provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

- 3. THIS COURT ORDERS** that the Receiver is authorized to enter into listing agreements with Remax Sault Ste. Marie Realty Inc. for each of the Real Properties listed in Schedule "A" to this Order.

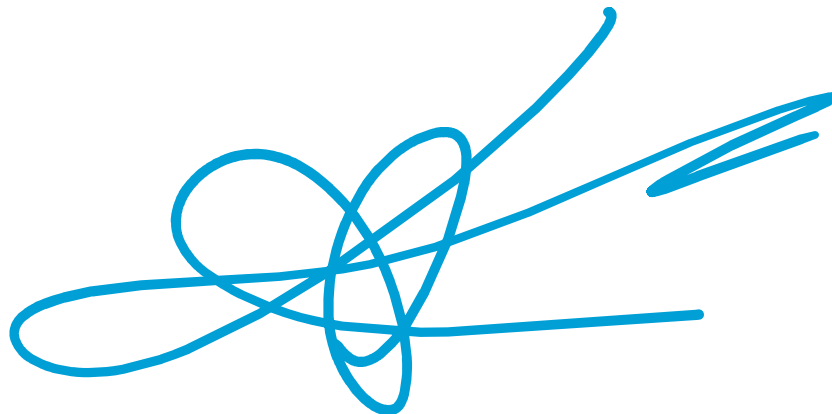
- 4. THIS COURT ORDERS** that the Receiver is authorized and directed, nunc pro tunc, to redact from the First Report served on the parties named in the service list the details of the listings and agreements of purchase and sales, as attached as Confidential Appendices to the First Report.

5. **THIS COURT ORDERS** that the Confidential Appendices, shall be sealed, kept confidential, and shall not form part of the public record until the earlier of the closing of all of transactions further order of the Court.

6. **THIS COURT ORDERS** that the Debtors' director, Alexandre Mongeon-Lambert comply with the Appointment Order of Justice Spurgeon dated March 27th, 2025 and to provide satisfactory responses to the Receiver's information requests in respect of the Debtors;

7. **THIS COURT ORDERS** that the Alexandre Mongeon-Lambert pay costs related to the enforcement of their obligations, in the amount of \$ 2,300.00.

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



Issued and entered electronically by

**Rhondda
Margetts**

Digitally signed by
Rhondda Margetts
Date: 2025.07.14
12:05:43 -04'00'

Local Registrar
45 Main St East
Hamilton, ON
L8N 2B7

Schedule "A"

Mongeon-Lambert Group
List of Real Properties

Owner	Address
1 B4R Property Group - SSM inc.	270 ALBERT ST E SAULT STE.MARIE (loan #01)
2 B4R Property Group - SSM inc.	36 CATHCART ST SAULT STE.MARIE (loan #02)
3 B4R Property Group - SSM inc.	660 QUEEN ST W SAULT STE.MARIE (loan #03)
4 B4R Property Group - SSM inc.	266 ALBERT ST E SAULT STE.MARIE (loan #04)
5 B4R Property Group - SSM inc.	182-184 WOODWARD AVE SAULT STE.MARIE (loan #05)
6 15465737 CANADA INC.	156 CENTRAL PARK AV SAULT STE.MARIE (loan #01)
7 15465737 CANADA INC.	167 JOHN ST SAULT STE. MARIE (loan #01)
8 15465737 CANADA INC.	306 KATHLEEN ST SUDBURY (loan #01)
9 15465737 CANADA INC.	36 WALLACE TERR SAULT STE.MARIE (loan #01)
10 15465737 CANADA INC.	4 LANSDOWNE AVE SAULT STE.MARIE (loan #01)
11 15465737 CANADA INC.	157 CHURCH ST SAULT STE.MARIE (loan #02)
12 15465737 CANADA INC.	252 BLOOR ST SUDBURY (loan #02)
13 15465737 CANADA INC.	651 WALLACE TERR SAULT STE.MARIE (loan #02)

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-and-

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Court File No.: CV-25-00089290-0000

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SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT
HAMILTON

ORDER

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