

Receiver dated May 4, 2025, and on hearing the submissions of counsel for the Receiver, such other counsel as were present, no one else appearing although properly served as appears from the affidavits of service, sworn and filed:

SERVICE AND DEFINITIONS

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.
2. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meanings ascribed to them in the First Report.

VACANT POSSESSION AND LEAVE TO ISSUE WRIT OF POSSESSION

3. **THIS COURT ORDERS** that the Receiver is entitled to vacant possession of Unit 924, 381 Mosley Street, Wasaga Beach, Ontario, L9Z 2J8 (“**Unit 924**”) and Unit 925, 381 Mosley Street, Wasaga Beach, Ontario, L9Z 2J8 (“**Unit 925**”, and together with Unit 924, the “**Units**”).
4. **THIS COURT ORDERS** that Mark Kennedy, Kelly Teat, Robin Delorme and any other occupant of Unit 924 and/or Unit 925 (collectively, the “**Occupants**”) shall vacate Unit 924 and/or Unit 925, as applicable, by no later than 4:00 p.m. on May 15, 2025.
5. **THIS COURT ORDERS** that if Mark Kennedy, Kelly Teat, Robin Delorme and/or any other Occupant occupying Unit 924 and/or Unit 925 refuses to vacate Unit 924 and/or Unit 925 by or before 4:00 p.m. on May 15, 2025, then, at the request of the Receiver, the

Ontario Provincial Police and/or the the Sheriff of The County of Simcoe are hereby authorized and directed to accompany and assist the Receiver in taking vacant possession of the Real Property.

6. **THIS COURT ORDERS** that leave is hereby granted to the Receiver to issue a writ of possession directed to the Sheriff of The County of Simcoe against Unit 924 and Unit 925 in the lands and premises described as:

PIN: 58329-0054 LT

Description: LT 13 E/S JESSIE ST PL 608 SUNNIDALE; LT 14 E/S JESSIE ST PL 608 SUNNIDALE; LT 15 N/S NOTTAWASAGA RIVER PL 608 SUNNIDALE; LT 16 N/S NOTTAWASAGARIVER PL 608 SUNNIDALE; LT 1 N/S NOTTAWASAGA RIVER PL 624 SUNNIDALE; LT2 N/S NOTTAWASAGA RIVER PL 624 SUNNIDALE; LT 3 N/S NOTTAWASAGA RIVERPL 624 SUNNIDALE; LT 4 N/S NOTTAWASAGA RIVER PL 624 SUNNIDALE; PT LT 20S/S CHARLES ST PL 624 SUNNIDALE; PT LT 21 S/S CHARLES ST PL 624SUNNIDALE; PT LT 22 S/S CHARLES ST PL 624 SUNNIDALE; LANE PL 608SUNNIDALE; GEORGE ST PL 624 SUNNIDALE 11TH ST S (FORMERLY GEORGE STAKA 12TH ST); PT LANES PL 624 SUNNIDALE AS CLOSED BY RO746537 &RO1338062, PT 1, 2, 3, 4 & 5, 51R10579, PT 2, 51R23627 & AS IN RO705460; WASAGABEACH

Municipally Unit 924-381 Mosley St, Wasaga Beach, Ontario, L9Z 2J8
known as: Unit 925-381 Mosley St, Wasaga Beach, Ontario, L9Z 2J8

7. **THIS COURT ORDERS** that the Occupants are prohibited from trespassing on the Real Property (as defined in the First Report) after vacant possession of Unit 924 and Unit 925 is delivered to the Receiver.
8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having having jurisdiction in Canada 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.

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

**Jana
Steele** Digitally signed
by Jana Steele
Date: 2025.05.05
16:54:47 -04'00'

BANK OF MONTREAL
Applicant

-and-

1000000152 ONTARIO INC., et al.
Respondents

Court File No. CV-24-00727540-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT TORONTO

ORDER
(Writ of Possession)

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Lawyers for BDO Canada Limited, in its capacity as Court-
appointed Receiver