



Court File No. CV-24-0000693-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE)
JUSTICE CARNEGIE)

FRIDAY, THE 9TH
DAY OF AUGUST, 2024

B E T W E E N:

(Court Seal)

ROYAL BANK OF CANADA

Applicant

and

2162538 ONTARIO INC. and 2202227 ONTARIO INC.

Respondents

ORDER

THIS MOTION, made by BDO Canada Limited in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) of the assets, property and undertakings of the Respondent, 220227 Ontario Inc. (the “**Debtor**”), including the real property municipally known as 252 Dundas Street, London, Ontario (collectively, the “**252 Dundas Property**”), for an order, among other things, authorizing the Receiver to enter into a listing agreement with Colliers Southwestern Ontario for the sale of The 252 Dundas Property, and approving the First Report of the Receiver dated July 17, 2024 (the “**First Report**”) was heard this day by judicial video conference.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, and other counsel in attendance , no one else appearing for any other person, although properly served as appears from the Affidavit of Service, filed,

1. THIS COURT ORDERS 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 set out in the First Report be and are hereby approved.

3. THIS COURT ORDERS that the only the Receiver, in its personal capacity, and only with respect to its personal liability, shall be entitled to rely upon the approval of the First Report set out in paragraph 2 hereof.

4. THIS COURT ORDERS that the Receiver be and is hereby authorized to enter into a listing agreement with Colliers Southwestern Ontario for the sale of the 252 Dundas Property at an initial listing price of \$1,150,000.00

5. THIS COURT ORDERS that the form of Agreement of Purchase and Sale for the 252 Dundas Property appended to the First Report be and is approved.

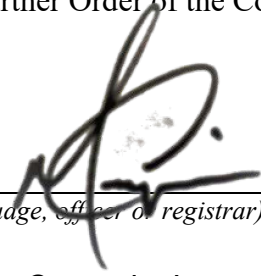
6. THIS COURT ORDERS that the Receiver's Statement of Receipts and Disbursements for the period March 22, 2024 to June 13, 2024 be and is hereby approved.

7. THIS COURT ORDER shall be sealed, kept confidential and not form part of the public record, but rather be placed, separate and apart from all other contents of the Court File, in a sealed

envelope attached to a notice which sets out the title of these proceedings and a statement that the contents are subject to a sealing order and shall only be opened upon further Order of the Court.

Date of issuance

(to be completed by registrar)

A handwritten signature in black ink, appearing to be 'Carnegie J.', written over a horizontal line.

(Signature of judge, officer or registrar)

Carnegie J.

ROYAL BANK OF CANADA
Applicant

-and- 2162538 ONTARIO INC. et al.
Respondents

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PROCEEDING COMMENCED AT
LONDON

ORDER

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