

Court File No. CV-25-00091592-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE) TUESDAY, THE 9th
)
JUSTICE LATIMER) DAY OF DECEMBER, 2025

B E T W E E N:



CAISSE DESJARDINS ONTARIO CREDIT UNION INC. Applicant
and
PATTENDEN HOLDINGS INC. and JASON DANIEL PATTENDEN Respondents

APPLICATION UNDER SECTION 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
(Writ of Possession Order)**

THIS MOTION, made by BDO Canada Limited as receiver and manager (the "**Receiver**") of all of the assets, undertakings and properties of the Respondent Pattenden Holdings Inc. ("**Pattenden Holdings**") for the Writ of Possession Order, was heard this day at 45 Main Street East, Hamilton, Ontario by video conference.

ON READING the First Report of the Receiver dated November 18, 2025 (the "**First Report**") and on hearing the submissions of the lawyers for the Receiver and the other parties listed on the Participant Information Form, with no one else appearing on the Service List although duly served as appears from the Affidavit of Service of Mary Gatto, sworn November 27, 2025.

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1. **THIS COURT ORDERS** that the Receiver is entitled to and hereby granted vacant possession of Unit 11 ("**Unit 11**") of the real property located at 3650 Errington Avenue, Chelmsford, Ontario ("**Errington**").

2. **THIS COURT ORDERS** that Jason Daniel Pattenden shall vacate Unit 11 and Errington by no later than 4:00 p.m. on December 16, 2025.

3. **THIS COURT ORDERS** that leave is hereby granted to the Receiver to issue a writ of possession directed to the Sheriff of The City of Sudbury or Greater Sudbury against Unit 11 of the lands and premises legally described as:

PIN 73351 – 0254 LT

DESCRIPTION OF THE PROPERTY: PCL 17284 SEC SWS; PT LT 2
CON 4 BALFOUR AS IN LT171233 EXCEPT PT 1 SR2192; GREATER
SUDBURY;

Address: 3650 Errington Avenue, Chelmsford, Ontario

4. **THIS COURT ORDERS** that Jason Daniel Pattenden, his agents and any related parties are hereby prohibited from trespassing on Errington after vacant possession of Unit 11 is delivered to the Receiver pursuant to the terms of this Order.

5. **THIS COURT ORDERS** that this Order and all of its provisions shall take effect as of 12:01 a.m. on the date of this Order and shall be immediately enforceable without the need for further entry or filing notwithstanding Rule 59.05. In accordance with Rules 7.07(6) and 1.04, no formal order need be entered and filed unless an appeal or application for leave to appeal is brought to an appellate court.

Date of issuance DECEMBER 18, 2025
(to be completed by registrar)

Issued and entered electronically by

**Rhonda
Margetts**

Digitally signed by
Rhonda Margetts
Date: 2025.12.18
12:27:30 -05'00'

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

(Signature of judge, officer or registrar)

"on behalf of Justice Latimer"

CAISSE DESJARDINS ONTARIO CREDIT UNION INC.
Applicant

-and- PATTENDEN HOLDINGS INC et al
Respondents

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ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT
HAMILTON

ORDER (WRIT OF POSSESSION ORDER)

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