



Court File No. CV-25-00747132-00CL

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

THE HONOURABLE
JUSTICE CAVANAGH

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)

THURSDAY, THE 16TH
DAY OF APRIL, 2026

B E T W E E N:

CAISSE DESJARDINS ONTARIO CREDIT UNION INC.

Applicant

and

2760831 ONTARIO INC.

Respondent

**APPROVAL AND DISTRIBUTION ORDER
(381 Leslie Street, Sudbury, Ontario)**

THIS MOTION, made by BDO Canada Limited (“**BDO**”) in its capacity as the Court-appointed receiver (the “**Receiver**”) of the undertaking, property and assets of 2760831 Ontario Inc. (the “**Debtor**”) in respect of 381 Leslie Street, Sudbury, Ontario (the “**Leslie Property**”) for, among other things, an order

- (a) abridging the time for service, filing and confirmation of the Motion Record and Factum or, in the alternative, dispensing with service,
- (b) approving the activities of the Receiver as set out in the report of the Receiver dated April 6, 2026 (the “**First Report**”);

- (c) approving the fees and disbursements of the Receiver and its counsel; and
- (d) approving the distribution of the proceeds available in the estate of the Debtor with respect to the Leslie Property;

was heard this day at Toronto, Ontario by video conference.

ON READING the Notice of Motion, the First Report, the Appendices and Confidential Appendices to the First Report, the Receiver's Factum, and on hearing the submissions of counsel for the Receiver, counsel for the Caisse Desjardins Ontario Credit Union Inc., counsel for the Debtor, counsel for the Leslie Purchaser, and with no one else appearing for any other person on the Service List, although duly served as appears from the affidavit(s) of service, filed:

SERVICE

1. **THIS COURT ORDERS** that the time for the service, filing and confirmation of the motion, the Motion Record and Factum are abridged and validated and that this motion is properly returnable today and dispenses with any further or other service on any other person.

CAPITALIZED TERMS

2. **THIS COURT ORDERS** that capitalized terms not defined herein derive their meaning from the First Report.

REPORT AND ACTIVITIES OF THE RECEIVER

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

4. **THIS COURT ORDERS** that the Receiver's Interim Statement of Receipts and Disbursements as of March 15, 2025 as detailed at Appendix E of the First Report is approved.

FEE APPROVAL

5. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, as set out at Appendices G and H of the First Report, respectively, are approved, and authorizes payment of such fees and disbursements.

DISTRIBUTION

6. **THIS COURT ORDERS** that the proposed distribution as detailed in the First Report as follows is approved and authorized to be paid:

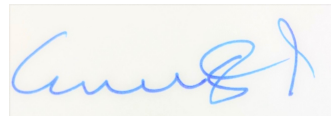
- (a) to Desjardins for repayment of the Receiver's Borrowing in the amount of \$50,000.00 plus interest thereon in accordance with the Receiver's Borrowing Certificate; and
- (b) the balance of any and all funds in the Debtor's estate to Desjardins on account of the Debtor's secured indebtedness to Desjardins.

GENERAL

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 that this Order and all of its provisions shall take effect as of 12:01 am 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 77.07(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
(to be completed by registrar)



(Signature of judge, officer or registrar)

CAISSE DESJARDINS ONTARIO CREDIT UNION INC.
Applicant

-and-

2760831 ONTARIO INC.

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Respondent

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PROCEEDING COMMENCED AT
TORONTO

**APPROVAL AND DISTRIBUTION ORDER
(381 Leslie Street, Sudbury, Ontario)**

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File No. G10054889