

Court File No. CV-25-00092187-0000

ONTARIO  
SUPERIOR COURT OF JUSTICE

THE HONOURABLE  
JUSTICE VALENTE

)  
)  
)

TUESDAY, THE  
17<sup>TH</sup> DAY OF MARCH, 2026

BETWEEN:



TANDIA FINANCIAL CREDIT UNION LIMITED

Applicant

- and -

OSCAR BOLD INC.

Respondent

**APPLICATION UNDER SUBSECTION 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. c. C.43, AS AMENDED**

**ORDER  
(Approval of Sale Process and Listing Agreement)**

**THIS MOTION**, made by BDO Canada Limited., in its capacity as the court-appointed receiver (the "**Receiver**") of the undertaking, property and assets of Oscar Bold Inc. (the "**Debtor**"), for an order:

- (a) if necessary, abridging and validating the time for service and filing of the notice of motion and the motion record contained herein, validating service and dispensing with further service upon any other persons not already served with this notice of motion and motion record so that the motion is properly returnable today;
- (b) approving the activities of the Receiver and its counsel as outlined in the First Report of the Receiver dated March 6, 2026 (the "**First Report**");
- (c) approving the sale process (the "**Sale Process**") as outlined at paragraph 35 of the First Report;

- 2 -

- (d) authorizing the Receiver to execute a listing agreement with Colliers Macaulay Nicolls Inc. ("**Colliers**") to market and sell the property municipally known as 27 Bold Street, Hamilton, Ontario (the "**Real Property**");
- (e) sealing confidential appendices to the First Report (the "**Confidential Appendices**") until the completion of a sale of the Real Property, or further order of this Court; and
- (f) directing Richard Hall, Carmen Campagnaro and Valour Management Inc. to comply with the order of Justice Bordin, dated October 23, 2025 (the "**Receivership Order**"), and to deliver to the Receiver all information, records, and documentation required for the proper administration of the Debtor's estate;
- (g) directing Valour Management Inc. to transfer to the Receiver the tenant deposits in the amount of \$38,031.00 (the "**Tenant Deposits**"); and
- (h) approving the Receiver's interim statement of receipts and disbursements dated March 5, 2026;

was heard this day by judicial videoconference via Zoom.

**ON READING** the First Report, and the Confidential Appendices, and on hearing submissions of counsel for the Receiver, and the Applicant, no one appearing for any other person on the service list, although properly served as appears from the affidavit of service of Victoria Gifford, sworn March 6, 2026, filed:

#### **SERVICE**

1. **THIS COURT ORDERS** that the time for service of the notice of motion and motion record is hereby abridged and validated so that the motion is properly returnable today and hereby dispenses with further service thereof.

#### **REPORT APPROVAL**

2. **THIS COURT ORDERS** that the First Report, and the activities of the Receiver and its counsel described therein, is hereby approved.

3. **THIS COURT ORDERS** 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, the approval of the Frist Report as detailed in paragraph 2 above.

#### **LISTING AGREEMENT**

4. **THIS COURT ORDERS** that the Receiver is authorized to enter into and perform its obligations under the listing agreement between the Receiver and Colliers (the "**Listing Agreement**") in respect of the Real Property, including payment of the commission contemplated therein from the proceeds of sale.

#### **SALE PROCESS**

5. **THIS COURT ORDERS** that the Sale Process as described at paragraph 35 of the Frist Report, be and is hereby approved.

6. **THIS COURT ORDERS** that the Receiver and its advisors are hereby authorized and directed to carry out the Sale Process and take such steps and execute such documentation as may be necessary or incidental to the Sale Process.

7. **THIS COURT ORDERS** that the Receiver and its respective affiliates, partners, employees and agents shall have no liability with respect to any and all losses, claims, damages or liabilities, of any nature or kind, to any person in connection with or as a result of the Sale Process, except to the extent such losses, claims, damages or liabilities result from gross negligence or wilful misconduct of the Receiver in performing its obligations under the Sale Process (as determined by this court).

8. **THIS COURT ORDERS** that, in connection with the Sale Process, the Receiver shall have all benefits and protections granted to it under the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended, the Receivership Order, and any Order of this Court in the within proceeding.

#### **INTERIM STATEMENT OF RECEIPTS**

9. **THIS COURT ORDERS** that the Receiver's interim statement of receipts and disbursements dated March 5, 2026, is hereby approved.

**SEALING ORDER**

10. **THIS COURT ORDERS THAT** the Confidential Appendices are hereby sealed until the earlier of: (i) the completion of a sale of the Real Property; or (ii) further order of this Court.

**GENERAL**

11. **THIS COURT ORDERS** that this Order, and all of its provisions, are effective as of the date hereof, without any need for entry or filing.



---

Issued and entered electronically by

**Rhondda  
Margetts**

Digitally signed by  
Rhondda Margetts  
Date: 2026.04.22 15:53:05  
-0400'

---

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

OSCAR BOLD INC.  
Respondent

and

TANDIA FINANCIAL CREDIT UNION LIMITED  
Applicant

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at Hamilton

**ORDER**

**LERNERS LLP**

225 King Street West, Suite 1600  
Toronto ON M5V 3M2

**Domenico N. Magisano** LSO# 45725E

dmagisano@lernalers.ca  
Tel: 416.601.4121

**C. Michael Ng** LSO# 82838R

mng@lernalers.ca  
Tel: 416.216.0601

Lawyers for the Receiver

391097373.1