

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE) THURSDAY, THE 16TH
)
JUSTICE DUNPHY) DAY OF AUGUST, 2018

BETWEEN:

**COMFORT CAPITAL INC., THE BANK OF NOVA SCOTIA TRUST COMPANY,
E. MANSON INVESTMENTS LTD., FENFAM HOLDINGS INC., 593651 ONTARIO
LTD., 1031436 ONTARIO INC., ALRAE INVESTMENTS INC., BARRY SPIEGEL,
SHARON NIGHTINGALE, DAVID SUGAR, PHYLLIS SUGAR, NATIONAL TIRE LTD.,
1119778 ONTARIO LIMITED, 1415976 ONTARIO LIMITED, ALRAE INVESTMENTS
INC., BAMBURGH HOLDINGS LTD., BEVERLEY GORDON, DIANE GRAFSTEIN,
RICHARD GRUNEIR, B. & M. HANDELMAN INVESTMENTS LTD., RIDGEWAY
OCCUPATIONAL CONSULTANTS INC., YERUSHA INVESTMENTS INC., MIHAL
TYLMAN, A. ELIEZER KIRSHBLUM, 593651 ONTARIO LIMITED, THE BANK OF
NOVA SCOTIA TRUST COMPANY IN TRUST FOR BAILEY LEVENSON, THE BANK
OF NOVA SCOTIA TRUST COMPANY IN TRUST FOR ROSEMONDE KELLY, ANNE
HANDELMAN, YERUSHA INVESTMENTS INC., CELMAR INVESTMENTS CORP.,
BEVERLEY GORDON, PHILGOR INVESTMENTS LTD., BRILLIANT INVESTCORP
INC., MAXOREN INVESTMENTS, 2227046 ONTARIO LIMITED, DAST PROPERTIES
LIMITED, TOVA MARKOVZKI, JOSEPH SUCKONIC and B. & M. HANDELMAN
INVESTMENTS LIMITED**

Applicants

- and -

**ANNIE YERETSIAN, TERRY WILSON, 2457674 ONTARIO INC.,
2399029 ONTARIO INC. and MOSS DEVELOPMENT LTD.**

Respondents

**IN THE MATTER OF 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**

**SALE APPROVAL AND VESTING ORDER
(MALMO)**

THIS MOTION, made by Rosen Goldberg Inc., in its capacity as receiver and manager (in such capacity, the “**Receiver**”) without security, of certain assets, undertakings and properties of the Respondents (each Respondent individually hereinafter being referred to as a “**Debtor**”

and collectively, the “**Debtors**”) for an order approving the sale transaction of the property municipally known as 65 Malmo Court, Vaughan (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between the Receiver and Seven-Cos Ltd. (the “**Purchaser**”) dated as of the 30th day of July, 2018, and appended to the Fourth Report of the Receiver dated August 10, 2018 (the “**Fourth Report**”), and vesting in the Purchaser the right, title and interest in and to the assets of the Debtor 2399029 Ontario Inc. described in the Sale Agreement (the “**Purchased Assets**”), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Receiver’s Motion Record dated August 10, 2018, and the Fourth Report, and on hearing the submissions of counsel for (i) the Receiver, (ii) the Applicants, (iii) 2399029 Ontario Inc., 2457674 Ontario Inc., Terry Wilson, Canada Investment Corporation and Canada Capital Corporation, (iv) Morteza (Ben) Katebian, (v) HJLJ Investments Limited, 527540 Ontario Limited, and Dast Properties Limited, (vi) Stanbarr Services Limited, Janodee Investments Ltd., Meadowshire Investments Ltd., Regard Investments Ltd., 1563503 Ontario Limited, Beaver Pond Investments Ltd., The Canada Trust Company, Rita Rosenberg and 527540 Ontario Limited, (vii) 2362090 Ontario Inc., no one appearing for any other person on the service list, although properly served as appears from the affidavit of Eric Golden sworn August 13, 2018, filed,

1. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

2. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Receiver’s certificate to the Purchaser substantially in the form attached as **Schedule A hereto** (the “**Receiver's Certificate**”), all of the right, title and interest of the Debtor 2399029 Ontario Inc. in and to the Purchased Assets described in the Sale Agreement and listed on **Schedule B hereto** shall vest absolutely in the Purchaser, free and clear of and from any and all security interests

(whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the “**Claims**”) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice McEwan dated February 28, 2018, as amended; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on **Schedule C hereto** (all of which are collectively referred to as the “**Encumbrances**”, which term shall not include the permitted encumbrances, easements and restrictive covenants listed on **Schedule D hereto**) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. **THIS COURT ORDERS** that upon the registration in the Land Titles Division for the Land Registry Office of York Region (no. 65) at Aurora of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in **Schedule B hereto** (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in **Schedule C hereto**.

4. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver’s Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

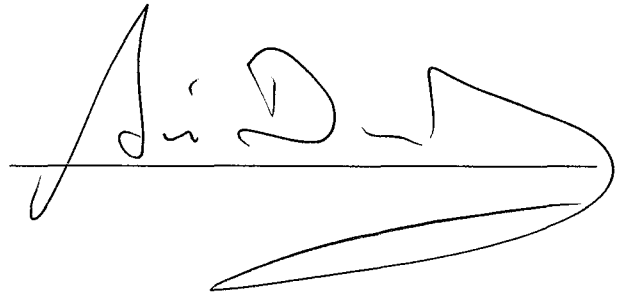
5. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

6. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor 2399029 Ontario Inc. and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor 2399029 Ontario Inc.;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor 2399029 Ontario Inc. and shall not be void or voidable by creditors of the Debtor 2399029 Ontario Inc., nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

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.

A handwritten signature in black ink, appearing to read "A. D. J.", is written over a horizontal line. Below the line is a large, sweeping, teardrop-shaped flourish.

Schedule A - Form of Receiver's Certificate

Court File No. CV-18-592103-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
[COMMERCIAL LIST]**

BETWEEN:

**COMFORT CAPITAL INC., THE BANK OF NOVA SCOTIA TRUST COMPANY,
E. MANSON INVESTMENTS LTD., FENFAM HOLDINGS INC., 593651 ONTARIO
LTD., 1031436 ONTARIO INC., ALRAE INVESTMENTS INC., BARRY SPIEGEL,
SHARON NIGHTINGALE, DAVID SUGAR, PHYLLIS SUGAR, NATIONAL TIRE
LTD., 1119778 ONTARIO LIMITED, 1415976 ONTARIO LIMITED, ALRAE
INVESTMENTS INC., BAMBURGH HOLDINGS LTD., BEVERLEY GORDON,
DIANE GRAFSTEIN, RICHARD GRUNEIR, B. & M. HANDELMAN
INVESTMENTS LTD., RIDGEWAY OCCUPATIONAL CONSULTANTS INC.,
YERUSHA INVESTMENTS INC., MIHAL TYLMAN, A. ELIEZER KIRSHBLUM,
593651 ONTARIO LIMITED, THE BANK OF NOVA SCOTIA TRUST COMPANY
IN TRUST FOR BAILEY LEVENSON, THE BANK OF NOVA SCOTIA TRUST
COMPANY IN TRUST FOR ROSEMONDE KELLY, ANNE HANDELMAN,
YERUSHA INVESTMENTS INC., CELMAR INVESTMENTS CORP., BEVERLEY
GORDON, PHILGOR INVESTMENTS LTD., BRILLIANT INVESTCORP INC.,
MAXOREN INVESTMENTS, 2227046 ONTARIO LIMITED, DAST PROPERTIES
LIMITED, TOVA MARKOVZKI, JOSEPH SUCKONIC and B. & M. HANDELMAN
INVESTMENTS LIMITED**

Applicants

- and -

**ANNIE YERETSIAN, TERRY WILSON, 2457674 ONTARIO INC.,
2399029 ONTARIO INC. and MOSS DEVELOPMENT LTD.**

Respondents

**IN THE MATTER OF 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
RECEIVER'S CERTIFICATE**

RECITALS

A. Pursuant to an Order of the Honourable Justice McEwen of the Ontario Superior Court of Justice (the "**Court**") dated February 28, 2018, as amended, Rosen Goldberg Inc. was appointed receiver and manager (in such capacity, the "**Receiver**") without

security, of certain assets, undertakings and properties of the Respondents (each Respondent individually hereinafter being referred to as a “**Debtor**” and collectively, the “**Debtors**”).

B. Pursuant to an Order of the Court dated August 16, 2018, the Court approved the agreement of purchase and sale made as of the 30th day of July, 2018 (the “**Sale Agreement**”) between the Receiver and Seven-Cos Ltd. (the “**Purchaser**”) and provided for the vesting in the Purchaser of the right, title and interest of the Debtor 2399029 Ontario Inc. in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in sections 18, 19 and 20 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in sections 18, 19 and 20 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.

4. This Certificate was delivered by the Receiver at _____ on _____,
2018.

**ROSEN GOLDBERG INC., in its
capacity as Court-Appointed
Receiver and manager (in such
capacity, the "Receiver") without
security, of certain assets,
undertakings and properties of
2399029 Ontario Inc., and not in its
personal or corporate capacity**

Per:

Name: Brahm Rosen

Title: President

SCHEDULE "B" - Purchased Assets

PIN 03343-0013 (LT)

Part of Block G, Plan M1699, Part 1, Plan 66R11709, City of Vaughan.

SCHEDULE "C"
Claims to be deleted and expunged from title to real property
from PIN 03343-0013 (LT)

1. Instrument No. YR625207 registered April 15, 2005, being a Transfer to Metropolis Properties Inc.
2. Instrument No. YR2101086 registered March 3, 2014, being a Transfer to 2399029 Ontario Inc.
3. Instrument No. YR2101087 registered March 3, 2014, being a Charge/Mortgage to and in favour of National Tire Ltd., 1119778 Ontario Limited, 1415976 Ontario Limited, Alrae Investments Inc., Bamburgh Holdings Ltd., Beverley Gordon, Diane Grafstein, Richard Gruneir, B. & M. Handelman Investments Ltd., Ridgeway Occupational Consultants Inc., Yerusha Investments Inc., Mihal Tylman, A. Eliezer Kirshblum, 593651 Ontario Limited, The Bank Of Nova Scotia Trust Company, The Bank Of Nova Scotia Trust Company, and 1031436 Ontario Inc.
4. Instrument No. YR2101088 registered March 3, 2014, being a Notice of Assignment (General) in favour of National Tire Ltd., 1119778 Ontario Limited, 1415976 Ontario Limited, Alrae Investments Inc., Bamburgh Holdings Ltd., Beverley Gordon, Diane Grafstein, Richard Gruneir, B. & M. Handelman Investments Ltd., Ridgeway Occupational Consultants Inc., Yerusha Investments Inc., Mihal Tylman, A. Eliezer Kirshblum, 593651 Ontario Limited, The Bank Of Nova Scotia Trust Company, The Bank Of Nova Scotia Trust Company, and 1031436 Ontario Inc.
5. Instrument No. YR2101089 registered March 3, 2014, being a Charge/Mortgage to and in favour of Canada Investment Corporation.
6. Instrument No. YR2101090 registered March 3, 2014, being a Charge/Mortgage to and in favour of 2396135 Ontario Corporation.
7. Instrument No. YR2103422 registered March 7, 2014, being a Transfer of Charge/Mortgage YR2101089 from Canada Investment Corporation to Sai Mohammed in trust.
8. Instrument No. YR2120848 registered April 29, 2014, being a Charge/Mortgage to and in favour of 2405015 Ontario Inc., 2374715 Ontario Limited., 2389303 Ontario Corporation, and Bitra Ghaffari.
9. Instrument No. YR2126995 registered May 15, 2014, being a Postponement from Sai Mohammed, in trust to and in favour of 2405015 Ontario Inc., 2374715 Ontario Limited., 2389303 Ontario Corporation, and Bitra Ghaffari.
10. Instrument No. YR2126996 registered May 15, 2014, being a Postponement from 2396135 Ontario Inc. to and in favour of 2405015 Ontario Inc., 2374715 Ontario Limited., 2389303 Ontario Corporation, and Bitra Ghaffari.

11. Instrument No. YR2142172 registered June 18, 2014, being an Application made by Canada Investment Corporation to delete executions from the PIN.
12. Instrument No. YR2149859 registered July 3, 2014, being a Transfer of Charge YR2120848 wherein the share of 2389303 Ontario Corporation was transferred to 2418047 Ontario Inc.
13. Instrument No. YR2150256 registered July 3, 2014 being a Certificate of Pending Litigation registered by Stanbarr Services Limited et al.
14. Instrument No. YR2160230 registered July 24, 2014, being a Transfer of Charge YR2149859 wherein the share of Bitra Ghaffari was transferred to Olga Domunyan.
15. Instrument No. YR2819767 registered April 25, 2018, being an Application to Register Court Order by Rosen Goldberg Inc.

SCHEDULE "D"
Permitted Encumbrances, Easements and Restrictive Covenants
related to Real Property
(unaffected by Vesting Order)

1. The reservations, limitations, provisions and conditions expressed in the original grant from the Crown and all unregistered rights, interests and privileges in favour of the Crown under or pursuant to any applicable statute or regulation.
2. Any subdivision agreement, development agreement, servicing agreement, site plan agreement or any other agreement, document, regulation, subdivision control by-law or other instrument containing provisions relating to the Lands or the use, development, installation of services and utilities or the erection of buildings or other improvements in or on the Lands.
3. All easements, licenses, rights-of-way, watercourses and rights (and all reference plans with respect thereto), whether registered or unregistered, including without limitation those for access or for the installation and maintenance of public and private utilities and other services including without limitation, telephone lines) hydro-electric lines, gas mains, water mains, sewers and drainage and other services or for the maintenance, repair or replacement of any adjoining building or lands, including any cost sharing agreement relating thereto, or any right of re-entry reserved by a predecessor in title.
4. Any restrictive covenants and building restrictions affecting the Lands.
5. Any defects of title or encroachments by or onto the Lands, whether by gardens, fences, trees, buildings, foundations, or other structures or things, which may be revealed by any survey or reference plan of the Lands, whether now in existence or not.
6. Utility agreements, and other similar agreements with authorities or private or public utilities affecting the Lands.
7. Liens for taxes, local improvements, assessments or governmental charges or levies not at the time due or delinquent.
8. Undetermined, inchoate or statutory liens and charges (including, without limitation, the liens of public utilities, workers, suppliers of materials, contractors, subcontractors, architects and unpaid vendors of moveable property) incidental to any current operations of the Lands which have not been filed pursuant to any legal requirement or which relate to obligations not yet due or delinquent.
9. Zoning restrictions, restrictions on the use of the Lands or minor irregularities in title thereto.
10. The reservations, limitations, conditions and exceptions to title set out in the *Land Titles Act* (Ontario).
11. Instrument No. LA527693 registered December 18, 1975, being a Notice of Subdivision Agreement made with The Corporation of the Town of Vaughan.
12. Instrument No. 66R11709 registered January 9, 1980, being a Plan Reference.

COMFORT CAPITAL INC., ET AL.

Applicants

and **ANNIE YERETSJIAN, FERRY WILSON, ET AL.**

Respondents

Court File No. CV-18-592103-00CL

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

Proceeding commenced at Toronto

**SALE APPROVAL AND VESTING ORDER
(MALMO)**

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