

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

THE HONOURABLE) FRIDAY, THE 18th
)
JUSTICE CAVANAGH) DAY OF FEBRUARY, 2022

B E T W E E N:

**DORR CAPITAL CORPORATION, COMMUNITY TRUST COMPANY and
2098535 ALBERTA LTD.**

Applicants

- and -

MILL STREET VENTURES GP LTD.

Respondent

APPLICATION UNDER Section 47 of the *Bankruptcy and Insolvency Act*
R.S.C. 1985, C. B-3, as amended

ORDER

THIS MOTION, made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) all of the assets, undertakings and properties of the Respondent Mill Street Ventures GP Ltd. (the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including the property municipally known as 305 Mill Street, Angus, Ontario and legally described in Schedule “A” hereto (the “**Real Property**”), and all proceeds thereof, was heard this day by judicial videoconference due to the COVID-19 pandemic.

ON READING the Seventh Report of the Receiver dated February 16, 2022 (the “**Seventh Report**”), and upon hearing the submissions of counsel for the Receiver, counsel for DUCA Financial Services Credit Union Ltd. and counsel for Blake Larsen, no one else appearing, although served as set out in the affidavit of service of Janet Nairne sworn February 16, 2022, filed,

1. **THIS COURT ORDERS**, on an interim basis, that the cap on the Receiver’s borrowing powers be and is hereby increased from \$5,000,000 to \$6,000,000 and that all further borrowings drawn by the Receiver in connection therewith shall be secured under the Receiver’s Borrowings Charge as defined in paragraph 10 of the Expanded Powers Order dated September 20, 2021 (the “**Expanded Powers Order**”), with same priority as provided for in paragraphs 10 and 12 of the Expanded Powers Order.
2. **THIS COURT ORDERS** that the balance of the relief sought in the Seventh Report be and is hereby adjourned for hearing at 12:30 pm on March 7, 2022 before Justice Cavanagh.
3. **THIS COURT ORDERS** that on or before February 28, 2022 the Receiver shall serve a supplemental report to address concerns raised by stakeholders in relation to the Seventh Report.
4. **THIS COURT ORDERS** that that notwithstanding Rule 59.05, this Order is effective from the date that it is made, and is enforceable without any need for entry and filing. In accordance with Rule 77.07(6) and 1.04, no formal order need be entered and filed unless an appeal or a motion for leave to appeal is brought to an appellate court. Any party may nonetheless submit a formal order for original signing, entry and filing when the Court returns to regular operations.



**SCHEDULE A
THE REAL PROPERTY**

PIN: 58201-0239 LT in LRO #51

Description: PART OF LOT 21 CONCESSION 1 SUNNIDALE BEING PTS 4, 5 & 6 ON PL 51R39403; TOGETHER WITH AN EASEMENT OVER PT 2 ON PL 51R33560 AS IN SC322575; TOGETHER WITH AN EASEMENT OVER PTS 6 & 9 ON PL 51R34628 AS IN SC692338; TOGETHER WITH AN EASEMENT OVER PART LOT 21 CON 1 BEING PART

DORR CAPITAL CORPORATION et al.
Applicants

- and - **MILL STREET VENTURES GP LTD.**
Respondent

Court File No. CV-21-00660056-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

ORDER

DICKINSON WRIGHT LLP
Barristers & Solicitors
199 Bay Street
Suite 2200, Box 447
Commerce Court Postal Station
Toronto, ON M5L 1G4

David P. Preger (36870L)
Tel: (416) 646-4606
dpreger@dickinsonwright.com

David Z. Seifer (77474F)
Tel: 416-646-6867
DSeifer@dickinson-wright.com

Tel: 416-777-0101

Lawyers for the Court-appointed Receiver, Rosen Goldberg Inc.