

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

THE HONOURABLE
MR. JUSTICE PATTILLO

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TUESDAY, THE 3rd DAY
OF FEBRUARY, 2015



HSBC BANK CANADA

Applicant

and

MAHVASH LEHCIER-KIMEL


Respondent

ORDER

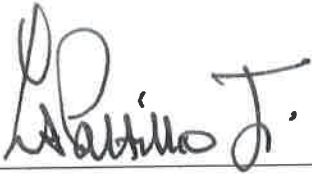
THIS MOTION, made by Zeifman Partners Inc. in its capacity as Receiver (in such capacity, the "**Receiver**") of the real property known municipally as 40 Park Lane Circle, Toronto, Ontario, as well as the personal property associated therewith (collectively the "**Property**") owned by the Respondent, Mahvash Lehcier-Kimel, for an Order: (a) approving the activities of the Receiver and its counsel as disclosed in the Eighth Report of the Receiver filed January 13, 2015 (the "**Eighth Report**"); (b) approving certain agreements negotiated by the Receiver; (c) sealing the Second Auction Agreement (as defined below) pending a sale of the Property; and (d) authorizing the Receiver to borrow an amount of up to \$2,000,000 in order to

fund the cost of the receivership proceeding, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Eighth Report, and on hearing the submissions of counsel for the Receiver, no one else appearing although duly served as appears from the affidavit of service of Chloe Eng sworn January 13, 2015.

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion herein is hereby abridged and validated so that this motion is properly returnable and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that the activities and conduct of the Receiver and its counsel as disclosed in the Eighth Report be and they are hereby approved.
3. **THIS COURT ORDERS** that the Term Sheet, as disclosed in the Eighth Report of the Receiver dated January ¹³ 13, 2015, between the Receiver and Hillmount Capital Inc. be and it is hereby approved. 
4. **THIS COURT ORDERS** that paragraph 19 of the Order of the Honourable Mr. Justice Brown dated April 18, 2013 shall be and it is hereby amended to increase the amount that the Receiver is entitled to borrow to the amount of \$2,000,000.
5. **THIS COURT ORDERS** that the Auction Agreement, filed January 16, 2015 (the "Second Auction Agreement") between the Receiver and Concierge Auctions, ULC be and it is hereby approved.

6. **THIS COURT ORDERS** that the Second Auction Agreement shall be sealed and shall not be included in the public record until a sale of the Property is completed or further Order of this Court.



ENTE REG. REG. TORONTO
ON / REG. REG.
LE / DATE LE REG. REG. NO:

FEB 3 2015

HSBC BANK CANADA
Applicant

-and-

MAHVASH LECHCIER-KIMEL
Respondent

Court File No. CV-13-9989-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
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PROCEEDING COMMENCED AT
TORONTO

ORDER

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