

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

THE HONOURABLE)
JUSTICE CAVANAGH)
)

THURSDAY , THE 24th
DAY OF JUNE, 2021

BETWEEN:



MERCHANT REALTY PARTNERS INC., as agent

Applicant

- and -

4544 ZIMMERMAN AVENUE LP and 4544 ZIMMERMAN AVENUE GP INC.

Respondents

**ORDER
(Administrative Relief)**

THIS MOTION, made by Zeifman Partners Inc. in its capacity as the Court-appointed Receiver (the “**Receiver**”) of the assets, undertakings and properties of 4544 Zimmerman Avenue LP and 4544 Zimmerman Avenue GP Inc. (together, the “**Debtors**”) for an order approving the Receiver’s Second Report to the Court, dated June 15, 2021 (the “**Second Report**”), and granting certain other relief, was heard this day via videoconference.

ON READING the Second Report, the Affidavit of Allan Rutman, affirmed June 15, 2021 (the “**Rutman Affidavit**”), and the Affidavit of Kenneth Kraft, affirmed June 14, 2021 (the “**Kraft Affidavit**”), and on hearing the submissions of counsel for the Receiver, the Debtors and any other party appearing:

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and Motion Record is abridged and validated such that this Motion is properly returnable today, and further service of the Notice of motion and the Motion Record is hereby dispensed with.

RECEIVER'S ACTIVITIES

2. **THIS COURT ORDERS** that the Second Report and the activities of the Receiver as described therein be and are hereby approved.

RECEIPTS AND DISBURSEMENTS

3. **THIS COURT ORDERS** that the Receiver's interim statement of receipts and disbursements, for the period from October 14, 2020 to June 14, 2021, be and is hereby approved.

FEES

4. **THIS COURT ORDERS** that the fees and disbursement of the Receiver and its counsel for the period from December 1, 2020 to May 31, 2021, as set out in the Second Report, the Rutman Affidavit and the Kraft Affidavit, be and are hereby approved.

SEALING

5. **THIS COURT ORDERS** that the Receiver is hereby authorized, *nunc pro tunc*, to redact the Confidential Appendices from the version of the Second Report served on any party other than this Honourable Court.

6. **THIS COURT ORDERS** that the Confidential Appendices filed with this Honourable Court be sealed from the public record until the closing of sale transactions in respect of the Real Properties (as defined in the Second Report), or further Order of this Honourable Court.



Digitally signed by
Mr. Justice Cavanagh

MERCHANT REALTY PARTNERS INC., as agent
Applicant

- and -

4544 ZIMMERMAN AVENUE LP, et al.
Respondents

ONTARIO

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PROCEEDING COMMENCED AT TORONTO

ORDER

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