

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

THE HONOURABLE ) MONDAY, THE 1st  
JUSTICE CAVANAGH ) DAY OF NOVEMBER, 2021

B E T W E E N:

**MERCHANT REALTY PARTNERS INC., as agent**

Applicant

- and -

**4267 RIVER ROAD LP and 4267 RIVER ROAD GP INC.**

Respondents

**DISCHARGE ORDER**

**THIS MOTION**, made by Zeifman Partners Inc. (“**Zeifman**”) in its capacity as the Court-appointed receiver (the “**Receiver**”) of the assets, undertakings and properties of 4267 River Road LP and 4267 River Road GP Inc. (together, the “**Debtors**”), for an order:

1. approving the Fourth Report of the Receiver, dated September 23, 2021 (the “**Fourth Report**”), and the activities of the Receiver described therein;
2. approving the fees and disbursements of the Receiver and its counsel;
3. approving the Receiver’s statement of receipts and disbursements, for the period from October 14, 2020, to September 20, 2021 (the “**R&D**”);
4. authorizing the Receiver to file an assignment in bankruptcy on behalf of the Debtors, or any one of them;
5. authorizing the Receiver to pay a retainer to the trustee to fund the administration of the bankrupt Debtors’ estates;



6. approving the distribution of the remaining proceeds available in the estate of the Debtors;

7. discharging Zeifman as Receiver of the assets, undertakings and properties of the Debtors; and

8. releasing Zeifman from any and all liability, as set out in paragraph 10 of this Order,

was heard this day at 330 University Avenue, Toronto, Ontario via videoconference.

**ON READING** the Fourth Report, the Affidavits of Kenneth Kraft, affirmed September 20, 2021, Allan Rutman, affirmed September 20, 2021, Rachele Moncur, sworn September 18, 2021 and sworn October 15, 2021, and Norman Winter, affirmed August 18, 2021 (the “**Fee Affidavits**”), and on hearing the submissions of counsel for the Receiver and any other party appearing;

1. **THIS COURT ORDERS** that the Fourth Report and the activities of the Receiver as described therein are hereby approved.

2. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, plus the estimates as to fees and expenses up to the effective date of the Receiver’s discharge, as set out in the Fourth Report and the Fee Affidavits, are hereby approved.

3. **THIS COURT ORDERS** that the Receiver’s R&D is hereby approved.

4. **THIS COURT ORDERS** that the Receiver is hereby authorized to file an assignment in bankruptcy on behalf of the Debtors, or any one of them, pursuant to Section 49 of the *Bankruptcy and Insolvency Act* (Canada)..

5. **THIS COURT ORDERS** that the Receiver shall not be disqualified from acting as trustee in bankruptcy of the Debtors by reason only of its role as Receiver.

6. **THIS COURT ORDERS** that the Receiver is hereby authorized, upon the appointment of the trustee in bankruptcy in respect of the estates of the Debtors, to pay \$19,000 per estate to the trustee to fund the administration of the bankruptcies.

7. **THIS COURT ORDERS** that, after payment of the fees, disbursements and retainer herein approved, the Receiver shall distribute the monies remaining in its hands as follows:

- (a) pay the expenses of the Applicant; and
- (b) after payment of the Applicant's expenses, distribute the remaining monies in its hands to the lenders listed in Appendix "A" attached hereto in accordance with their respective loan percentages.

8. **THIS COURT ORDERS** that the payments permitted under paragraph 7(a) are without prejudice to the ability of the Respondents, and their principals, to challenge the propriety of any of the Applicant's expenses.

9. **THIS COURT ORDERS** that upon payment of the amounts set out in paragraph 7 hereof and upon the Receiver filing a certificate, in the form attached hereto as Appendix "B", certifying that it has completed the other activities described in the Fourth Report, the Receiver shall be discharged as Receiver of the assets, undertakings and properties of the Debtors, provided however that notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of Zeifman in its capacity as Receiver.

10. **THIS COURT ORDERS AND DECLARES** that Zeifman is hereby released and discharged from any and all liability that Zeifman now has or may hereafter have by reason of, or in any way arising out of, the acts or omissions of Zeifman while acting in its capacity as Receiver herein, save and except for any gross negligence or wilful misconduct on the Receiver's part. Without limiting the generality of the foregoing, Zeifman is hereby forever released and discharged from any and all liability relating to matters that were raised, or which could have been raised, in the within receivership proceedings, save and except for any gross negligence or wilful misconduct on the Receiver's part.



Digitally signed by  
Mr. Justice Cavanagh

**Appendix “A”**

<b>Lender</b>	<b>Original Loan</b>	<b>Percentage of Loan</b>
Faiza & Nazir Kassam	200,000.00	6.7912%
485 Kingston Road Limited (Svetlana Dimitroff)	460,000.00	15.6197%
Dr. Svetlana Dimitroff	260,000.00	8.8285%
Daveni Investments Ltd. (Earl Viner)	200,000.00	6.7912%
Campana Consulting	100,000.00	3.3956%
Jack Shinehoft Professional Corporation	50,000.00	1.6978%
Senol & Fatima Tasdelin	300,000.00	10.1868%
Remco Holdings	25,000.00	0.8489%
Onally & Sofia Rahemtulla	75,000.00	2.5467%
Rose Consultants Limited (Bryan Pilutti)	200,000.00	6.7912%
Tony Lee	150,000.00	5.0934%
Willis Qu	150,000.00	5.0934%
Stephen & Susanna Kwok	100,000.00	3.3956%
1221455 Ontario Limited (Kwok)	100,000.00	3.3956%
Wilma Ieong Professional Corporation	100,000.00	3.3956%
Ditchburn Consulting Inc. (Tony Ditchburn)	75,000.00	2.5467%
Edith Lai Yuk Chiu	100,000.00	3.3956%
Mark & Julia Wong	100,000.00	3.3956%
Raymond Yeung	100,000.00	3.3956%
Dr Ian Lo Dentistry Professional Corporation	100,000.00	3.3956%
<b>TOTAL</b>	<b>\$ 2,945,000.00</b>	<b>100.0000%</b>

**Appendix “B”**

Court File No. CV-18-00604725-00CL

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- and -

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Respondents

**DISCHARGE CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”), dated August 6, 2020, Zeifman Partners Inc. (“**Zeifman**”) was appointed as receiver (the “**Receiver**”), of the assets, undertakings and properties of 4267 River Road LP and 4267 River Road GP Inc. (collectively, the “**Debtors**”).

B. Pursuant to an Order of the Court, dated ●, 2021 (the “**Discharge Order**”), Zeifman was discharged as Receiver of the Debtors, effective upon the Receiver filing a certificate with the Court confirming that it has completed the activities described in the Fourth Report of the Receiver, dated September 23, 2021 (the “**Fourth Report**”).

**THE RECEIVER CERTIFIES** the following:

1. The Receiver has paid all amounts required to be paid pursuant to the Discharge Order;  
and

2. The Receiver is satisfied that it has completed the other activities described in the Fourth Report.

**THIS CERTIFICATE** is dated ●, 2021.

**ZEIFMAN PARTNERS INC.**, solely in its capacity as the court-appointed receiver of the Debtors, and not in its personal capacity or corporate capacity

Per: \_\_\_\_\_

Name:

Title:

**Court File No: CV-18-00604725-00CL**

**MERCHANT REALTY PARTNERS INC., as agent**

**- and -**

**4267 RIVER ROAD LP, et al.**

**Applicant**

**Respondents**

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

**PROCEEDING COMMENCED AT TORONTO**

**DISCHARGE CERTIFICATE**

**MONCUR MOWBRAY LLP**

2300 Yonge Street, Suite 1600

Toronto, ON M4P 1E4

**Rachelle Moncur** (LSO # 45474I)

Tel: (416) 549-5056

[rmoncur@m2legal.ca](mailto:rmoncur@m2legal.ca)

*Independent Counsel for the Receiver*

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**MONCUR MOWBRAY LLP**  
2300 Yonge Street, Suite 1600  
Toronto, ON M4P 1E4

**Rachelle Moncur** (LSO # 45474I)  
Tel: (416) 549-5056  
[rmoncur@m2legal.ca](mailto:rmoncur@m2legal.ca)

*Independent Counsel for the Receiver*