



Court File No. CV-22-00674717-00CL & CV-21-00668821-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE

)

MONDAY , THE 22ND DAY

)

JUSTICE W.D. BLACK

)

OF SEPTEMBER, 2025

BETWEEN:

**BERKID INVESTMENTS LIMITED, ROBERT BARRON, THORNBRIDGE CAPITAL
INC., LUCY BER, SUSAN LATREMOILLE, JAMES MACDONALD, SCOTT
TUPLING, NADA TUPLING, TMP INVESTMENTS INC., MARK PIEROG, TARA
PIEROG, RON LAPSKER, 1392530 ONTARIO INC., LANGFORD GRAIN INC., FORE
BEARS FORENSIC SCIENCE INC., FESTIVUS HOLDINGS INC., STEVEN FREIMAN
AND GREGORY IP**

Plaintiffs

- and -

**HUNTER MILBORNE, GREGORY MARCHANT, MM REALTY PARTNERS
INTERNATIONAL, MM REALTY PARTNERS INTERNATIONAL INC., LEGACY
LIFESTYLE DESTIN LIMITED PARTNERSHIP, LEGACY LIFESTYLE DESTIN GP
INC., LEGACY LIFESTYLE SUMMERLIN LIMITED PARTNERSHIP, LEGACY
LIFESTYLE SUMMERLIN GP INC. LEGACY LIFESTYLE TRAILWINDS LIMITED
PARTNERSHIP, LEGACY LIFESTYLE TRAILWINDS GP INC., WAVERLEY
CORPORATE FINANCE SERVICES LTD. and MORGAN MARCHANT**

Defendants

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SUPERIOR COURT OF JUSTICE
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**LEGACY LIFESTYLES DESTIN LP, LEGACY LIFESTYLES TRAILWINDS LP,
LEGACY LIFESTYLES SUMMERLIN LP, LEGACY LIFESTYLES OCOEE LP,
LEGACY LIFESTYLES LONGLEAF LP**

Applicants

- and -

**LEGACY LIFESTYLES DESTIN PROPERTY LLC, LEGACY LIFESTYLES
TRAILWINDS PROPERTY LLC, LEGACY LIFESTYLES FORT MYERS PROPERTY
LLC, LEGACY LIFESTYLES OCOEE PROPERTY LLC, , LEGACY LIFESTYLES
LONGLEAF PROPERTY LLC**

Respondents

APPLICATION UNDER section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C., C. B-3,
as amended, and section 101 of the *Courts of Justice Act*, R.S.O. 1990, C. C-43, as amended

ORDER
(Ancillary 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 Legacy Lifestyles Destin LP, Legacy Lifestyles Destin GP Inc., Legacy Lifestyles Summerlin LP, Legacy Lifestyles Summerlin GP Inc., Legacy Lifestyles Trailwinds LP, Legacy Lifestyles Trailwinds GP Inc., Legacy Lifestyles Ocoee LP, Legacy Lifestyles Ocoee GP Inc., Legacy Lifestyles Longleaf LP, Legacy Lifestyles Longleaf GP Inc., Legacy Lifestyles Destin Property LLC, Legacy Lifestyles Trailwinds Property LLC, Legacy Lifestyles Ft. Myers Property LLC, Legacy Lifestyles Ocoee Property LLC and Legacy Lifestyles Longleaf Property LLC, for an order, approving the fees and disbursements of the Receiver and its counsel and granting certain other relief, was heard this day at 330 University Avenue, Toronto, Ontario via Zoom.

ON READING the Seventh Report of the Receiver, dated September 11, 2025 (the “**Seventh Report**”), the affidavit of Allan Rutman affirmed September 4, 2025 (the “**Rutman Affidavit**”), the affidavit of Kenneth Kraft affirmed September 10, 2025 (the “**Kraft Affidavit**”), the Factum of the Receiver, dated September 15, 2025, and on hearing the submissions of counsel for the Receiver, and such other counsel and parties as listed on the counsel slip, no one appearing for any other person on the service list, although properly served as appears from the affidavits of Amanda Campbell sworn September 11 and 15, 2025, filed:

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

RECEIVER’S ACTIVITIES AND R&D

2. **THIS COURT ORDERS** that the Seventh Report and the activities and conduct of the Receiver as described therein, be and are hereby approved; provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

3. **THIS COURT ORDERS** that the Receiver’s interim statement of receipts and disbursements, for the period from February 11, 2022 to August 31, 2025, be and is hereby approved.

FEES

4. **THIS COURT ORDERS** that the fees and disbursements of the Receiver, for the period from September 1, 2024 to August 31, 2025, as set out in the Seventh Report and the Rutman Affidavit be and are hereby approved.

5. **THIS COURT ORDERS** that the fees and disbursements of Dentons Canada LLP, for the period from September 1, 2024 to August 31, 2025, as set out in the Seventh Report and the Kraft Affidavit be and are hereby approved.

SEALING

6. **THIS COURT ORDERS** that the Receiver is authorized, *nunc pro tunc*, to redact the Confidential Appendices to the Seventh Report and that the Confidential Appendices to the Seventh Report be sealed from the public record until the closing of a sale transaction in respect of the Lingleaf Property (as defined in the Seventh Report), or further Order of this Honourable Court.



Court File No. CV-22-00674717-00CL& CV-21-00668821-00C	
BERKID INVESTMENTS LIMITED Plaintiff	and
LEGACY LIFESTYLES DESTIN LP, et al. Applicants	and
Court File No. CV-21-00668821-00C HUNTER MILBORNE et al. Defendar	
Court File No. CV-22-00674717-00C LEGACY LIFESTYLES DESTIN PROPERTY LLC, et al. Responders	
ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST) PROCEEDING COMMENCED AT TORONTO	
ORDER	
DENTONS CANADA LLP 77 King Street West, Suite 400 Toronto-Dominion Centre Toronto, ON M5K 0A1 Kenneth Kraft (LSO # 31919P) Tel: 416-863-4374 Fax: 416 863-4592 kenneth.kraft@dentons.com Sara-Ann Wilson (LSO # 56016C) Tel: (416) 863-4402 sara.wilson@dentons.com <i>Lawyers for Zeifman Partners Inc., in its capacity as Court-appointed Receiver</i>	