

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

**IN THE MATTER OF SECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, C.B-3, AS AMENDED, AND SECTION 101 OF THE *COURTS OF JUSTICE
ACT*, R.S.O. 1990 C. C.43, AS AMENDED**

THE HONOURABLE) TUESDAY, THE 3RD
)
JUSTICE J. DIETRICH) DAY OF FEBRUARY, 2026

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Applicant

- and -

TERESA GRECO, MARIO GRECO AND LISA VOLPE

Respondents

**ORDER
(Approval of Activities and Fees)**

THIS MOTION made by Zeifman Partners Inc. (“**Zeifmans**”), in its capacity as Court-appointed receiver (in such capacity, the “**Receiver**”), without security, of the Property (as defined in the Receivership Order dated July 23, 2025 (the “**Receivership Order**”)) of the Respondents, including all proceeds thereof, for an Order, *inter alia*: (i) approving the First Report of the Receiver dated January 21, 2026 (the “**First Report**”) and the activities of the Receiver described therein, (ii) approving the fees and disbursements of the Receiver and the Receiver’s counsel, and

(iii) sealing the Confidential Appendices (as defined in the First Report) to the First Report, was heard this day at 330 University Avenue, Toronto, Ontario, by videoconference.

ON READING the Notice of Motion of the Receiver dated January 21, 2026 (the “**Notice of Motion**”), the First Report, the Factum of the Receiver (collectively with the Notice of Motion and the First Report, the “**Motion Materials**”), and on hearing the submissions of counsel for the Receiver and such other parties listed on the Participant Information Form, no one else appearing although duly served as appears from the Certificate of Service, filed,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Receiver’s Motion Materials is hereby validated, so that this Motion is properly returnable today and hereby dispenses with further service thereof.

APPROVAL OF THE FIRST REPORT

2. **THIS COURT ORDERS** that the First Report and the conduct and activities of the Receiver 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.

APPROVAL OF FEES OF THE RECEIVER AND ITS COUNSEL

3. **THIS COURT ORDERS** that the fees of the Receiver for the period from May 2, 2025 to December 31, 2025, in the amount of \$80,110.00 plus disbursements in the amount of \$381.44 and HST in the amount of \$10,463.89 for a total of \$90,955.33 are hereby approved.

4. **THIS COURT ORDERS** that the fees of Thornton Grout Finnigan LLP for the period from July 23, 2025, to January 18, 2026, in the amount of \$18,245 plus disbursements of \$547.36 and HST of \$2,443.03, for a total of \$21,235.38, are hereby approved.

5. **THIS COURT ORDERS** that the fees of Fogler Rubinoff LLP for the period from July 17, 2025, to January 19, 2026, were \$29,967.40 plus disbursements of \$213.65 and HST of \$3,914.31, for a total of \$34,095.36, are hereby approved.

6. **THIS COURT ORDERS** that the fees and disbursements of Loopstra Nixon LLP for the period from January 8, 2026, to January 20, 2026, were \$10,000 plus disbursements of \$339.60 and HST of \$1,344.15, for a total of \$11,683.75, are hereby approved.

APPROVAL OF INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS

7. **THIS COURT ORDERS** that the Receiver's interim statement of receipts and disbursements for the period from July 23, 2025 to December 31, 2025, is hereby approved.

SEALING

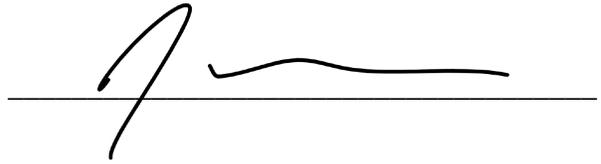
8. **THIS COURT ORDERS** that the Confidential Appendices to the First Report are hereby sealed until the earlier of the closing of the Transaction or further order of this Court.

GENERAL

9. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to

make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

10. **THIS COURT ORDERS** that this Order is effective as of 12:01 a.m. (EST) from today's date and is enforceable without further need for entry and filing.

A handwritten signature in black ink is positioned above a solid horizontal line. The signature consists of a large, stylized initial 'P' followed by a series of connected, wavy horizontal strokes.

IN THE MATTER OF SECTION 101 OF THE COURTS OF JUSTICE ACT, R.S.O. 1990 c. C. 43, AS AMENDED, AND IN THE MATTER OF SECTION 243(1) OF THE BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

- and -

TERESA GRECO, MARIO GRECO AND LISA VOLPE

Applicant

Respondents

Court File No. CV-25-00743765-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
Proceedings commenced at Toronto, Ontario

ANCILLARY ORDER

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