Court File No. CL-26-00000424-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE	)	MONDAY, THE 9TH
	)	
JUSTICE J. DIETRICH	)	DAY OF NOVEMBER, 2026

CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

488 DUPONT STREET LTD. and 1140 DUPONT STREET LTD.

Respondents

ANCILLARY RELIEF ORDER

THIS APPLICATION made by the Applicant, Cameron Stephens Mortgage Capital Ltd. ("**Cameron Stephens**") for an order, *inter alia*, (i) lifting the stay of proceedings against 1140 Dupont Street Ltd. ("**1140 Ltd**.") as granted pursuant to the Order of Justice J. Dietrich dated the 9th day of November, 2026 (the "**Receivership Order**"), and (ii) authorizing and directing AlixPartners Restructuring, Inc. ("**AlixPartners**"), in its capacity as receiver and manager (in such capacity, the "**Receiver**"), without security, of all present and future assets, undertakings and properties of 1140 Ltd., to file an assignment in bankruptcy on behalf of 1140 Ltd. pursuant to section 49 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. b-3, as amended, was heard this day by videoconference via Zoom.

ON READING the Application Record of the Applicant, the Affidavit of Mark O'Duffy sworn September 22, 2026 and the Exhibits thereto, and on hearing the submissions of counsel for Cameron Stephens and such other counsel as were present, no one else appearing although duly served as appears from the affidavit of service of Timothea Huynh sworn October 1, 2026,

1. **THIS COURT ORDERS** that upon completion of the transaction contemplated in the agreement of purchase and sale dated August 11, 2026, between AlixPartners, in its capacity as the proposed court-appointed receiver and manager, without security, of 1140 Ltd. and 2734098 Ontario Inc., the stay of proceedings against 1140 Ltd., as imposed pursuant to paragraph 8 of the Receivership Order, be and is hereby lifted to permit the filing of an assignment in bankruptcy by the Receiver on behalf of 1140 Ltd.

2. **THIS COURT ORDERS** that the Receiver is hereby authorized and directed to file an assignment in bankruptcy on behalf 1140 Ltd. and to act as trustee in bankruptcy in respect of 1140 Ltd.

3. **THIS COURT ORDERS** that, upon the assignment of 1140 Ltd. into bankruptcy in accordance with paragraph 2 of this Order, the Receiver is hereby authorized and directed to transfer the sum of $50,000.00 plus HST to AlixPartners in its capacity as trustee in bankruptcy, to fund the administration of the bankruptcy.



CAMERON STEPHENS MORTGAGE CAPITAL LTD.
Applicant

and

488 DUPONT STREET LTD. et al.
Respondents

Court File No. CL-26-00000424-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
APPLICATION UNDER SUBSECTION 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

Proceeding commenced at Toronto

ANCILLARY RELIEF ORDER

GARFINKLE BIDERMAN LLP
Barristers & Solicitors
1 Adelaide Street East, Suite 801
Toronto, Ontario
M5C 2V9

Wendy Greenspoon-Soer – LSO#: 34698L
Email: wgreenspoon@garfinkle.com
Tel: 416-869-1234

Yupei (Summer) Xia – LSO#: 85015Q
Email: sxia@garfinkle.com
Tel: 416-869-7665

Lawyers for the Applicant

File Number: 6243-820