

Court File Number: BK-26-03429084-0032
Estate No.: 32-3429084

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

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
ACT, R.S.C. 1985, c. B-3, AS AMENDED**

**AND IN THE MATTER OF THE NOTICE OF INTENTION TO
MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.**

MOTION RECORD

October 13, 2026

LEVITT DI LELLA DUGGAN & CHAPLICK LLP

Lawyers
425 University Avenue
Suite 500
Toronto, Ontario
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Tel: (416) 512-7440
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Lawyers for the Owner Group

TO: SERVICE LIST

**ONTARIO
SUPERIOR COURT OF JUSTICE
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1.	Notice of Motion dated October 13, 2026
2.	Affidavit of Brian Antman sworn October 12, 2026, exhibits A-B attached
A.	Exhibit "A" – A copy of the curriculum vitae
B.	Exhibit "B" – A copy of the executive summary of steps
3.	Draft Order

TAB 1

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

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
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MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.**

NOTICE OF MOTION

The owners of condominium units in the condominium corporations listed in Appendix “1” hereto (the “**Owner Group**”) will make an urgent motion before the Honourable Justice Steele presiding over the Ontario Superior Court of Justice, Toronto (Commercial List) on October 14, 2026.

PROPOSED METHOD OF HEARING: The motion is to be heard (choose appropriate option)

- ☐ in writing under subrule 37.12.1 (1) because it is (insert one of on consent, unopposed or made without notice);
- ☐ in writing as an opposed motion under subrule 37.12.1 (4);
- ☐ in person;
- ☐ by telephone conference;
- ☒ by video conference,

at the following location: videoconference coordinates to be provided once obtained from the court

THE MOTION IS FOR:

1. An order pursuant to section 131 of the *Condominium Act, 1998* (the “**Condo Act**”) appointing Brian Antman (“**Antman**”) as the administrator for the condominium

corporations listed in Appendix “1” hereto, on the terms set out in the draft order attached as Tab 3 to the Motion Record.

2. If necessary, an order abridging the time for service of the within motion record and validating service thereof.
3. Such further and other relief as counsel may advise and this Honourable Court deem just.

THE GROUNDS FOR THE MOTION ARE:

1. SIREG Management Inc. (“**SIREG Management**”), which is a related entity to SIREG 700 Parkhill Inc., was previously the condominium manager for approximately 43 condominium corporations across Ontario (collectively the “**Affected Condo Corps**”). Individuals connected to SIREG Management constituted the respective boards of directors of the Affected Condo Corps.
2. As this court has already been advised in a joint *aide memoire* dated October 7, 2026 (the “**October 7 Aide Memoire**”), the members of the boards of directors of each of the Affected Condo Corps resigned *en masse* on or about September 17, 2026, and SIREG Management’s licence to provide condominium management services was suspended by the Condominium Management Regulatory Authority of Ontario on or about September 29, 2026.
3. As a result of the foregoing, each of the Affected Condo Corps currently has no governance or management structure in place. There is presently no person or group of people with any lawful authority to manage the affairs of any of the Affected Condo Corps.
4. Any meeting of unit owners to elect a new board of directors for any of the Affected Condo Corps (as is proposed in the *October 7 Aide Memoire*) could not likely be held until early-

to-mid-November, 2026 at the earliest given the notice requirements set out in the Condo Act. These requirements include notice being given to each unit owner at their respective address for service listed in the records of the respective Affected Condo Corps, and a minimum of 15 days' notice of the meeting.

5. Materials filed with the court (including the October 7 *Aide Memoire* and the motion record of Firm Capital Mortgage Fund Inc. returnable on October 13, 2026) have identified issues that need to be addressed urgently for the benefit of the stakeholders of the Affected Condo Corps, including the Owner Group. These issues include lapsed and expiring insurance policies, maintenance and repair issues, and the threatened disconnection of utilities due to lack of payment. The Affected Condo Corps cannot be left without a functional governance and management structure for another month or longer while meetings of owners are organized.
6. The Owner Group is comprised of the owners of approximately 827 condominium units. Between them, the members of the Owner Group own units in 41 of the 43 Affected Condo Corps, being the 41 condominium corporations listed in Appendix "1" hereto.
7. Section 131 of the Condo Act permits the court to order the appointment of an administrator in circumstances where the court is satisfied that there is a demonstrated inability for a condominium corporation to self-govern. It is hard to conceive of clearer circumstances for the appointment of an administrator than those that are before the court in this matter.
8. Antman has confirmed that he is prepared to serve as administrator for any or all of the condominium corporations listed in Appendix "1" hereto, if so appointed by this court.

9. Sections 130 and 131, *inter alia*, of the Condo Act.
10. Rules 1.04, 1.05, 2.01, 2.03, 3.02 and 37, *inter alia*, of the *Rules of Civil Procedure*.
11. Such further and other grounds as counsel may advise and this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

1. The Affidavit of Brian Antman sworn on October 12, 2026 and the exhibits thereto.
2. Such further and other evidence as counsel may adduce and this Honourable Court may admit.

October 13, 2026

LEVITT DI LELLA DUGGAN & CHAPLICK LLP

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Suite 500
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Timothy M. Duggan (57864D)

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Email: tduggan@liddclawyers.com

Lawyers for the Owner Group

TO: SERVICE LIST

APPENDIX “1”

Brant Standard Condominium Corporation No. 105
Essex Standard Condominium Corporation No. 168
Kent Standard Condominium Corporation No. 24
Lambton Condominium Corporation No. 11
Lambton Condominium Corporation No. 12
Lambton Condominium Corporation No. 13
Lambton Condominium Corporation No. 40
Leeds Standard Condominium Corporation No. 48
Middlesex Condominium Corporation No. 142
Middlesex Condominium Corporation No. 353
Middlesex Condominium Corporation No. 357
Middlesex Standard Condominium Corporation No. 505
Middlesex Standard Condominium Corporation No. 506
Middlesex Standard Condominium Corporation No. 507
Middlesex Standard Condominium Corporation No. 508
Middlesex Standard Condominium Corporation No. 601
Middlesex Standard Condominium Corporation No. 602
Niagara North Condominium Corporation No. 142
Niagara South Standard Condominium Corporation No. 145
Nipissing Standard Condominium Corporation No. 47
Nipissing Standard Condominium Corporation No. 48
Nipissing Standard Condominium Corporation No. 49
Nipissing Standard Condominium Corporation No. 50
Nipissing Standard Condominium Corporation No. 51
Nipissing Standard Condominium Corporation No. 52
Nipissing Standard Condominium Corporation No. 53
Nipissing Standard Condominium Corporation No. 54
Oxford Standard Condominium Corporation No. 115
Oxford Standard Condominium Corporation No. 116
Oxford Standard Condominium Corporation No. 117
Oxford Standard Condominium Corporation No. 129
Oxford Standard Condominium Corporation No. 130
Perth Standard Condominium Corporation No. 36
Perth Standard Condominium Corporation No. 38
Perth Standard Condominium Corporation No. 41
Perth Standard Condominium Corporation No. 43
Waterloo Standard Condominium Corporation No. 397
Waterloo Standard Condominium Corporation No. 418
Waterloo Standard Condominium Corporation No. 515
Waterloo Standard Condominium Corporation No. 576
Wentworth Standard Condominium Corporation No. 435

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.

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

PROCEEDING COMMENCED AT TORONTO

NOTICE OF MOTION

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Lawyers for the Owner Group

TAB 2

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

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
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AFFIDAVIT OF BRIAN ANTMAN

I, Brian Antman, of the City of Vaughan in the Province of Ontario, MAKE OATH AND SAY AS FOLLOWS:

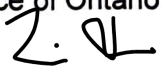
1. I am a retired Chartered Professional Accountant, and am currently the Vice President, Finance and Accounting for Ace Condominium Management Inc. ("**Ace**"). Prior to joining Ace, I was a partner with Adams + Miles LLP, where I managed the Condominium Group. As such, I have knowledge of the matters to which I hereinafter depose.
2. Unless I indicate to the contrary, the facts stated herein are within my personal knowledge and are true. Where I state facts for which I do not have direct personal knowledge, I have been advised of such facts through my review of the file, and I verily believe them to be true. Where I have indicated that I obtained information from other sources, I verily believe those facts to be true.
3. Based on my review of publicly available information, including information on the website of the Condominium Management Regulatory Authority of Ontario (the "**CMRAO**"), I understand that SIREG Management Inc. ("**SIREG Management**") has had its licence to provide condominium management services suspended by the CMRAO.

4. I understand further, from my review of a joint *aide memoire* filed in this proceeding and dated October 7, 2026, that:
- a. SIREG Management managed approximately 43 condominium corporations throughout Ontario (collectively the “**Affected Condo Corps**”) at the time that its licence was suspended by the CMRAO;
 - b. the boards of directors of all of the Affected Condo Corps resigned *en masse* on or about September 17, 2026; and
 - c. as a result of the foregoing, there is no current governance or management structure in place for any of the Affected Condo Corps.
5. I have been approached by Levitt Di Lella Duggan & Chaplick LLP (“**LDDC**”) about acting as a court-appointed administrator for the Affected Condo Corps pursuant to section 131 of the *Condominium Act, 1998* (the “**Act**”). I am advised by Timothy Duggan, a partner with LDDC, and do verily believe, that LDDC has been retained by the owners of approximately 827 units in the Affected Condo Corps (the “**Owner Group**”), and that members of the Owner Group own units in approximately 41 out of the 43 Affected Condo Corps. A list of the Affected Condo Corps in which members of the Owner Group own units is attached as Appendix “1” to this affidavit.
6. I understand that the Owner Group is concerned about the prejudice that the Affected Condo Corps may suffer or incur as a result of the lack of current governance and management structures for the Affected Condo Corps.
7. The Act permits unit owners to call a meeting of owners to elect a board of directors in circumstances where there are no directors then in office. However, in order to properly call and hold such a meeting, the notice requirements set out in the Act must be fulfilled, including service of the notice to each unit owner’s address for service as set out in the

condominium corporation's records, and a minimum of 15 days' notice of the meeting must be given.

8. I am prepared to accept an appointment to be the administrator for each of the Affected Condo Corps listed in Appendix "1" hereto, or such number of the Affected Condo Corps as the court may order.
9. Attached hereto and marked as **Exhibit "A"** is a copy of my *curriculum vitae*.
10. Attached hereto and marked as **Exhibit "B"** is a copy of an executive summary of the steps that I would take to implement a proper governance and management structure for each of the Affected Condo Corps if I am appointed as administrator. In order to avoid the appearance of a conflict of interest, I would not appoint Ace as the condominium manager for any of the Affected Condo Corps.
11. I propose to bill the Affected Condo Corps on a monthly basis for my time spent, at an hourly rate of \$375.00, plus reimbursement for reasonable out-of-pocket expenses. I anticipate that there will be numerous tasks that I will undertake that will be applicable to multiple Affected Condo Corps, in which case the fees for the time spent on those tasks would be split across those Affected Condo Corps.
12. I make this affidavit for no improper purpose.

SWORN BEFORE ME by videoconference
in accordance with O. Reg. 431/20 this
12th day of October, 2026, in the City of
Burlington, in the Province of Ontario, with the
deponent in the City of Vaughan, in the
Province of Ontario



Timothy Duggan
A Commissioner for Taking Affidavits, etc

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BRIAN ANTMAN

APPENDIX "1"

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Essex Standard Condominium Corporation No. 168
Kent Standard Condominium Corporation No. 24
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Waterloo Standard Condominium Corporation No. 515
Waterloo Standard Condominium Corporation No. 576
Wentworth Standard Condominium Corporation No. 435

This is **Exhibit “A”** referred to in the
Affidavit of Brian Antman sworn before me
by videoconference this 12th day of October,
2026.

A handwritten signature in black ink, appearing to read "Z. DL" or similar, positioned above a horizontal line.

A Commissioner, etc.
Timothy M. Duggan

Brian M. Antman, CPA, CA
antman.brian@gmail.com – 416-219-6794

Professional Summary

Seasoned CPA and retired partner with over 38+ years of experience. From 2003 – 2023, I managed the Condominium Group at Adams + Miles CPAs. In addition, I have practiced in industry, as a sole proprietor, as a partner advising owner managed businesses and larger international companies. Over the years, I have provided my clients with hands-on practical advice on all facets of their businesses, including accounting and tax advice. I have always focused on providing high-quality professional services that are timely, relevant and cost effective.

Areas of Expertise

- Condominium and property management accounting
- Budgeting, forecasting and cash flow planning
- Accounting procedures and policies
- Financial reporting and audit preparation
- Regulatory compliance (Ontario Condominium Act, 1998)
- Reserve fund oversight
- Internal controls, risk management and improving operating efficiencies
- Board advisory and governance
- Leadership, team development and mentoring

Professional Experience

VP Finance and Accounting – ACE Condominium Management Inc. March 2026 – Present)

Oversight and management of accounting operations and financial reporting for condominium management company with over 75 condominium clients.

- Review and analysis of monthly, quarterly and annual financial reports.
- Oversight of month-end and year-end closing procedures.
- Budgeting, forecasting and cash flow management support.
- Development, implementation and maintenance of accounting controls, processes and procedures.
- Liaison with external auditors, financial institutions and other professional advisors, as required.
- Advising ownership and/management on financial performance, controls, compliance and business operations.

Consultant & Advisor – Brian M. Antman, CPA, CA (January 2024 – Present)

Continuing to provide specialized advisory services to condominium corporations and industry organizations following retirement from full-time practice.

- Provide strategic guidance to boards on budgeting, long-term financial planning, and governance.
- Advise on reserve fund health, expenditure planning, and financial sustainability.
- Deliver expert commentary and education through speaking engagements, articles, and industry participation.
- Mentor emerging professionals and support knowledge transfer across the condominium finance sector.

Partner – Adams + Miles LLP (January 2003 – December 2023)

I merged my practice with Adams + Miles in January 2003. For a number of years, I provided accounting and audit services to both for profit, not for profit and condominium clients. In 2010, my practice was restructured in order to concentrate more on the condominium sector. This allowed me to take the knowledge I developed over the years into providing clear and concise information to expand the firm's condominium practice. From then on, my practice specializing in condominium corporations, offering comprehensive financial management and statutory reporting for multi-million-dollar properties. Over the years, managed the condominium practice at Adams + Miles to over 575 clients and managed a staff of 12.

- Bookkeeping and accounting using Quickbooks, Yardi, Shiftsuite, Sparcpay, Telpay and other accounting software.
- Compliance and filing issues
- Implementing accounting policies and procedures
- Financial reporting and tax planning
- Identified and assisted in improving operating efficiencies
- Delivered full-cycle accounting services including annual budgets, monthly reporting, cash-flow forecasting, and year-end audit preparation.
- Prepared audited financial statements and ensured compliance with all requirements under the Ontario Condominium Act, 1998.
- Oversaw reserve fund governance, ensuring alignment with engineering studies and long-range capital needs.
- Analysis of shared facility and reciprocal agreements.
- Improved financial reporting accuracy through streamlined processes and stronger internal controls.
- Collaborated with auditors, legal counsel, and property managers to resolve complex issues and maintain regulatory compliance.
- Provided leadership and development for junior accounting professionals.

Early Career (Pre 2003)

- Operated an accounting practice that included a full complement of owner managed clients and approximately twenty condominium corporations.
- Emphasis on taking complex financial details and making them clear so clients could make informed decisions.
- Extensive experience in preparing clear financial reports, critical for clients tax and budget requirements.

Public Speaking & Instruction

- Presenter at the Condominium Conference (various topics in condominium finance and governance)
- Instructor at Humber College – Accounting course required for condominium manager licensing
- Speaker at numerous CCI and ACMO events on condominium finance, governance, and compliance

Publications

- Why Pay for Closed Amenities? It's Not That Simple — Condovoice Magazine, (Spring 2021)
- Condos and COVID: Safety Should Be Everyone's Top Priority — Condovoice Magazine, (Winter 2020)
- Reserve Fund Study Accuracy (co-author) — Condovoice Magazine, (Summer 2018)
- Reserve Fund Studies in Plain Language (co-author) — Condovoice Magazine, (Summer 2018)
- Communication Between Owners & Directors Is Vital — Condovoice Magazine, (Winter 2016)
- Financial Transparency in Condominiums — Condovoice Magazine, (Fall 2021)
- Fraud and Financial Crime in Condominiums — CM Magazine (Fall 2021)
- The Future of Condos, (Spring 2016)
- Tenants Liable for Smoking in Unit, (Spring 2016)
- Fraud in the Not-for-Profit Environment (Winter 2016)

Board & Community Involvement

- President – Canadian Condominium Institute (CCI) – Toronto Chapter: 2024 - Present
- Chair of Condominium Conference Committee – Joint committee of CCI-T and ACMO: 2005 – Present
- Member – CCI National Finance Committee: 2023 - Present
- Treasurer – Canadian Condominium Institute (CCI) – Toronto Chapter: 2020 -2024
- Treasurer and Director – Canadian Condominium Institute (CCI) – Huronia Chapter: 2010 -2020
- Member – Association of Condominium Managers of Ontario (ACMO), ACMO 2000 committee, Associates Committee: 2005 - Present

Education & Credentials

- CPA, CA – Chartered Professional Accountants of Ontario (Retired)
- Bachelor of Commerce (Accounting), University of Toronto

Technical Skills

Sparcpay, Shiftsuite, Yardi, Microsoft 365, QuickBooks,

This is **Exhibit “B”** referred to in the
Affidavit of Brian Antman sworn before me
by videoconference this 12th day of October,
2026.



A Commissioner, etc.
Timothy M. Duggan

Executive Summary

Court-Appointed Administrator

This Action Plan ("Plan") establishes the framework for securing the Corporation's governance, finances, operations, and regulatory compliance.

The objectives of the Plan are to:

- Secure the Corporation's governance structure.
- Establish effective financial controls and oversight.
- Address and implement a plan of the Corporation's financial condition, reserve fund adequacy, and contractual obligations.
- Identify and prioritize immediate operational issues.
- Review compliance with the Condominium Act, 1998, governing documents, and regulatory requirements.
- Improve transparency, accountability, and owner communications.
- Develop a roadmap for long-term recovery and transition back to an elected board.

Phase 1: Stabilization and Assessment

Phase 1 focuses on assuming over the governance of the condominium, securing financial and corporate records, conducting operational and compliance reviews, and identifying immediate issues affecting the Corporation. This includes detailed reviews of governing documents, contracts, financial records, reserve fund studies, legal correspondence, physical building conditions, insurance policies and coverage.

Phase 1 is dependent on the timely receipt of all relevant documents. The key deliverables of Phase 1 include:

- Governance Report
- Financial Status Report
- Building Condition Report
- Contractual Review

The length of time of Phase 1 is currently unknown. This will depend on the production of documents held by the previous management company and the complexity of the documents.

Phase 2: Recovery and Corrective Action

Phase 2 focuses on implementing the issues identified in Phase 1. It includes entering into contracts with applicable vendors, most importantly, a property management company. In conjunction with this, ensuring financial controls, procurement procedures, collection policies, and an action plan for repairs are all implemented.

Subject to issues identified in Phase 1, the key deliverables include:

- Budget Recovery Plan
- Contract and Vendor Review, initially tendering property management services
- Financial Transition
- Compliance Audit Report
- Procurement Policy Framework
- Owner Communication Program

Phase 3: Governance Reform and Transition Planning

Phase 3, which is the final stage of the administrator, will be to establish the policies, controls, and governance practices necessary to conduct an election of the Board of Directors. If the transition to an elected board is possible, procedures will be developed to enable both elections and the eventual proper governance by the elected board.

Key deliverables include:

- Governance Policy Manual
- Operations Manual
- Reserve Fund Roadmap

Expected Outcomes

Upon completion of the Plan, the Corporation is expected to achieve:

- Administrative control over financial and governance functions.
- Financial and administrative reporting and compliance.
- Identification and prioritization of critical operational and safety risks.
- Compliance with statutory and corporate governance requirements.
- Improved owner and stakeholder communication.

Brian M. Antman, CPA, CA

October 11, 2026

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.

**ONTARIO
SUPERIOR COURT OF JUSTICE
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PROCEEDING COMMENCED AT TORONTO

AFFIDAVIT OF BRIAN ANTMAN

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Lawyers for the Owner Group

TAB 3

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

THE HONOURABLE)
)
JUSTICE STEELE) _____ DAY, THE ____ DAY OF
)
) _____, 2026

**IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY*
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**AND IN THE MATTER OF THE NOTICE OF INTENTION TO
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ORDER

THIS MOTION, brought by the owners of condominium units in the condominium corporations listed in Appendix “1” hereto (the “**Owner Group**”) for, *inter alia*, an order appointing an administrator pursuant to section 131 of the *Condominium Act, 1998* (the “**Condo Act**”), was heard this day at Toronto, Ontario.

ON READING the Notice of Motion and the Affidavit of Brian Antman sworn on October 12, 2026, filed, and on hearing the submissions of counsel:

1. **THIS COURT ORDERS** that the time for service of the motion record is abridged, that the motion is properly returnable today, that the service and manner of service of the motion record is approved and that any requirement for service of the motion record upon any party other than those served is dispensed with.

2. **THIS COURT ORDERS** that Brian Antman be and is hereby appointed as the administrator (the “**Administrator**”) under section 131 of the Condo Act over each of the condominium corporations listed in Appendix “1” hereto (the “**Subject Condo Corps**”).
3. **THIS COURT ORDERS** that the Administrator be and is hereby vested with all of the powers, objects and duties of the respective boards of directors of each of the Subject Condo Corps as defined in the Condo Act and in the respective declarations and by-laws of each of the Subject Condo Corps (collectively the “**Governing Documents**”).
4. **THIS COURT ORDERS** that, without limiting the generality of the powers, objects and duties described in paragraph 3 above, the Administrator is authorized and required to do the following in respect of each of the Subject Condo Corps:
 - a. set and implement a budget for common expense contributions for the remainder of the fiscal year;
 - b. collect common expenses from each unit owner, whether by monthly installments, special assessments or both;
 - c. conduct a reserve fund study and devise and implement a funding plan for the major repair and replacement of the common elements and assets of each of the Subject Condo Corps;
 - d. carry out all required maintenance and repairs that are the responsibility of each of the Subject Condo Corps pursuant to the Condo Act and the Governing Documents, and employ and engage such advisors, experts and contractors that the Administrator deems necessary or advisable for this purpose;
 - e. obtain and maintain all policies of insurance that are required by the Condo Act and by the Governing Documents;

- f. engage such auditors, condominium managers, engineers, lawyers or other professionals as the Administrator deems appropriate to provide services, consultations, opinions, reports and advise respecting the Subject Condo Corps;
 - g. take custody of, control and operate the bank accounts for the Subject Condo Corps or open such accounts as the Administrator may deem reasonably necessary;
 - h. pay all proper expenses of the Subject Condo Corps;
 - i. approve financial statements and arrange for auditors to review and report on them;
 - j. have exclusive control of the records of the Subject Condo Corps;
 - k. enforce compliance with the terms of the Condo Act by the unit owners and by any other person who may be subject to any duties or obligations pursuant to the Condo Act as it relates to the Subject Condo Corps;
 - l. otherwise manage the business and affairs of each of the Subject Condo Corps.
5. **THIS COURT ORDERS** that the respective boards of directors of each of the Subject Condo Corps be and are hereby disbanded until further order.
6. **THIS COURT ORDERS** that all individuals, firms, corporations, governmental bodies, agencies or other entities having notice of this order shall forthwith advise the Administrator of the existence of any property or records in their possession, control or power that pertain to the Subject Condo Corps (or any of them), shall forthwith deliver such property or records to the Administrator upon request, and shall forthwith provide any further information relating to the Subject Condo Corps as the Administrator may reasonably request.
7. **THIS COURT ORDERS** that the Administrator shall appoint legal counsel during the administration to advise and represent the Administrator in relation to the business of the Subject Condo Corps and to assist the Administrator in carrying out the orders of this court.

8. **THIS COURT ORDERS** that, as soon as is reasonably possible and in any event within ninety (90) days of the date of this order, the Administrator shall convene meetings of the unit owners of each of the Subject Condo Corps for the purpose of electing a “shadow” board of directors for each of the Subject Condo Corps (each a “**Shadow Board**” and collectively the “**Shadow Boards**”). Once elected, each Shadow Board shall have no independent decision-making authority, but shall meet regularly with the Administrator for the purpose of becoming familiar with the operations of the respective Subject Condo Corps in order to facilitate the eventual transition of each of the Subject Condo Corps back to self-governance.
9. **THIS COURT ORDERS** that the Administrator shall, following the election of each of the Shadow Boards, report back to the court as to the Administrator’s progress, and provide his opinion and recommendation as to whether each of the Subject Condo Corps is ready to transition back to self-governance such that the Administrator can be discharged.
10. **THIS COURT ORDERS** that the Administrator may move before the court for the opinion, advice or direction of the court on any question regarding the management or administration of the Subject Condo Corps as the Administrator may deem appropriate.
11. **THIS COURT ORDERS** that the Administrator and his counsel are exempted from any liability to any party for any and all acts or omissions in their respective capacities as Administrator and legal counsel, save and except for dishonest acts and willful default, and that such exemption shall survive the discharge of the Administrator.
12. **THIS COURT ORDERS** that any expenditure or liability properly made or incurred by the Administrator in the course of carrying out his duties hereunder, including the fees of the Administrator and the fees and disbursements of the Administrator’s legal counsel, shall be allowed on the Administrator passing his accounts and shall be payable by the respective

Subject Condo Corps for which such duties were carried out, and that, prior to passing accounts, the Administrator shall be at liberty from time to time to apply reasonable amounts against his fees and the fees and disbursements of his legal counsel, and that such amounts shall constitute advances against their remuneration subject to subsequently passing accounts.

13. **THIS COURT ORDERS** that the Administrator may bill the Subject Condo Corps for his time spent carrying out his duties hereunder at an hourly rate of \$375.00, subject to the Administrator's obligation to pass accounts as set out in paragraph 12 above.
14. **THIS COURT ORDERS** that the Administrator shall, upon receipt of proof of the fees and disbursements incurred by the Owner Group in connection with this motion, cause the respective Subject Condo Corps to reimburse the members of the Owner Group owning units in those Subject Condo Corps for such fees and disbursements.
15. **THIS COURT ORDERS** that nothing in paragraphs 12 to 14 above shall be construed as restricting or limiting the ability of the Subject Condo Corps to seek recovery of any monies paid by the Subject Condo Corps pursuant to those paragraphs from any other person or entity.
16. **THIS COURT ORDERS** that, upon receipt of the record of unit owners for each of the Subject Condo Corps, the Administrator shall forthwith cause a copy of this order to be served on each of the unit owners.
17. **THIS COURT ORDERS** that any person or entity having standing under section 131 of the Condo Act to seek the appointment of an administrator may bring a motion on notice for the

advice or directions of the court, or to set aside all or part of this order appointing the Administrator.

APPENDIX “1”

Brant Standard Condominium Corporation No. 105
Essex Standard Condominium Corporation No. 168
Kent Standard Condominium Corporation No. 24
Lambton Condominium Corporation No. 11
Lambton Condominium Corporation No. 12
Lambton Condominium Corporation No. 13
Lambton Condominium Corporation No. 40
Leeds Standard Condominium Corporation No. 48
Middlesex Condominium Corporation No. 142
Middlesex Condominium Corporation No. 353
Middlesex Condominium Corporation No. 357
Middlesex Standard Condominium Corporation No. 505
Middlesex Standard Condominium Corporation No. 506
Middlesex Standard Condominium Corporation No. 507
Middlesex Standard Condominium Corporation No. 508
Middlesex Standard Condominium Corporation No. 601
Middlesex Standard Condominium Corporation No. 602
Niagara North Condominium Corporation No. 142
Niagara South Standard Condominium Corporation No. 145
Nipissing Standard Condominium Corporation No. 47
Nipissing Standard Condominium Corporation No. 48
Nipissing Standard Condominium Corporation No. 49
Nipissing Standard Condominium Corporation No. 50
Nipissing Standard Condominium Corporation No. 51
Nipissing Standard Condominium Corporation No. 52
Nipissing Standard Condominium Corporation No. 53
Nipissing Standard Condominium Corporation No. 54
Oxford Standard Condominium Corporation No. 115
Oxford Standard Condominium Corporation No. 116
Oxford Standard Condominium Corporation No. 117
Oxford Standard Condominium Corporation No. 129
Oxford Standard Condominium Corporation No. 130
Perth Standard Condominium Corporation No. 36
Perth Standard Condominium Corporation No. 38
Perth Standard Condominium Corporation No. 41
Perth Standard Condominium Corporation No. 43
Waterloo Standard Condominium Corporation No. 397
Waterloo Standard Condominium Corporation No. 418
Waterloo Standard Condominium Corporation No. 515
Waterloo Standard Condominium Corporation No. 576
Wentworth Standard Condominium Corporation No. 435

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED

AND IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF SIREG 700 PARKHILL INC.

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

PROCEEDING COMMENCED AT TORONTO

ORDER

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Lawyers for the Owner Group

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PROCEEDING COMMENCED AT TORONTO

MOTION RECORD

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