

ONTARIO
SUPERIOR COURT OF JUSTICE

**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	)	THURSDAY THE 27th
	)	
JUSTICE HILLIARD	)	DAY OF JUNE, 2024

B E T W E E N:

HOMEDALE-EAGLE CORPORATION

Applicant

- and -

253 QUEEN STREET INC.

Respondent

ORDER

THIS MOTION made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver (the “**Receiver**”) of the lands and premises owned by 253 Queen Street Inc. (the “**Debtor**”) municipally known as 253 Queen Street East, in Brampton, Ontario (the “**Property**”), for an order, among other things, approving the marketing and sale process described in the First Report of the Receiver dated June 14, 2024 (the “**First Report**”) was heard this day by judicial video conference, at the Courthouse at 45 Main Street East in Hamilton, Ontario.

ON READING the First Report and on hearing submissions of counsel for the Receiver and counsel for 2830064 Ontario Inc., 2830068 Ontario Inc., Mixed-Use Developments (Ontario) L.P. and Wasaga Developments and Infrastructure 2021 L.P., counsel for the Debtor appearing but not making submissions, no one else appearing for any other person on the service list, although served as appears from the affidavit of service of Janet Nairne sworn June 17, 2024, filed,

1. **THIS COURT ORDERS** that the time for service of the Receiver's Notice of Motion and Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that the marketing and sale process described in the First Report be and is hereby approved.
3. **THIS COURT ORDERS** that the Receiver be and is hereby authorized to engage CBRE Limited to list the Property for sale.
4. **THIS COURT ORDERS** that the First Report and the activities of the Receiver described in the First Report 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.
5. **THIS COURT ORDERS** that the Receiver is authorized and directed, *nunc pro tunc*, to redact from the First Report served on the parties named in the service list the four listing proposals attached as Confidential Appendix 1, Confidential Appendix 2, Confidential Appendix 3 and Confidential Appendix 4 (collectively, the "**Confidential Appendices**") to the First Report.

6. **THIS COURT ORDERS** that the unredacted version of the First Report, including the Confidential Appendices, shall be sealed, kept confidential, and shall not form part of the public record until a sale of the Property is completed or further order of the Court.

7. **THIS COURT ORDERS** that the Receiver's interim statements of receipts and disbursements for the period of February 8, 2024 to June 14, 2024 appended as Appendix E to the First Report is hereby approved.

8. **THIS COURT ORDERS** that no sale of the Property shall be completed by the Receiver without an order of the Court and the Receiver shall not distribute any net proceeds from the sale of the Property without an order of the Court.


A.D. Halliand