

Court File No. CV-23-00700497-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

B E T W E E N:

**C & K MORTGAGE SERVICES INC., BAMBURGH HOLDINGS INC.,
YERUSHA INVESTMENTS INC., 1008118 ONTARIO LIMITED,
CANADIAN WESTERN TRUST COMPANY, E. MANSON INVESTMENTS LTD.,
CORY NOORLANDER, B & M HANDELMAN INVESTMENTS LTD.,
CAROL HANDELMAN, BEATRYCE SPIEGEL, RANDY SPIEGEL,
STACEY SPIEGEL and COMFORT CAPITAL INC.**

Applicants

- and -

**VILLAGE DEVELOPMENTS INC., PAUL DEBATTISTA,
2865595 ONTARIO INC. and 2865594 ONTARIO INC.**

Respondents

RECEIVER'S CERTIFICATE

Pursuant to paragraph 6 of the Order of the Honourable Justice Steele dated March 25, 2024 (the "**Discharge Order**"), the Ontario Superior Court of Justice (Commercial List) ordered that Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as the Court-appointed receiver (the "**Receiver**") of the lands and premises municipally known as 7686 Appleby Line, Milton, Ontario (the "**Property**") be discharged as Receiver in this proceeding, with such discharge to be effective upon the Receiver filing a certificate with this Court certifying that the Receiver has completed the Distributions as described in the First Report of the Receiver dated January 11, 2024 (the "**Report**") and all other activities required for the administration of the receivership estate have been completed.

THE UNDERSIGNED HEREBY CERTIFIES as follows:

In accordance with Paragraph 6 of the Discharge Order, the Receiver certifies that it has completed the distributions, refunds, and other activities described in the Report.

This Certificate was delivered by the Receiver at 5:00pm on July 11, 2024.

**Alvarez & Marsal Canada Inc., in its capacity
as the Court-appointed receiver of the lands
and premises municipally known as 7686
Appleby Line, Milton, Ontario, and not in its
personal capacity**

Per:



Name: Stephen Ferguson

Title: Senior Vice President

C & K MORTGAGE SERVICES INC. ET AL.

– AND –

VILLAGE DEVELOPMENTS INC. ET AL.

Applicants

Respondents

Court File No. CV-23-00700497-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
Proceedings commenced at TORONTO

RECEIVER'S CERTIFICATE

CHAITONS LLP
5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

George Benchetrit (34163H)
Tel: (416) 218-1141
Email: george@chaitons.com

Laura Culleton (82428R)
Tel: (416)-218-1128
Email: laurac@chaitons.com

Lawyers for Alvarez & Marsal Canada Inc.,
Court-appointed Receiver