



Court File No. CV-25-00740512-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE

)

FRIDAY, THE 8<sup>TH</sup>

)

JUSTICE OSBORNE

)

DAY OF AUGUST, 2025

**IN THE MATTER OF THE *COMPANIES' CREDITORS*  
*ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF ONE BLOOR WEST TORONTO  
GROUP (THE ONE) INC. AND ONE BLOOR WEST  
TORONTO COMMERCIAL (THE ONE) GP INC.**

**ORDER  
(Stay Extension and Ancillary Relief)**

**THIS MOTION**, made by One Bloor West Toronto Group (The One) Inc. and One Bloor West Toronto Commercial (The One) GP Inc. (together with One Bloor West Toronto Commercial (The One) LP, the “**Companies**”), by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed Monitor of the Companies (in such capacity, the “**Monitor**”), for an order (this “**Order**”) extending the Stay Period (as defined in the Initial Order granted by this Court in these proceedings on April 22, 2025) and directing that the amount of \$494,669.05 posted as security in respect of the construction lien of Cult Iron Works Limited be paid out of the Ontario Superior Court of Justice as specified herein, was heard this day by videoconference.

**ON READING** the Notice of Motion dated July 30, 2025, and the First Report of the Monitor dated July 30, 2025, and on hearing the submissions of counsel for the Monitor, counsel

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for the Senior Secured Lenders, and counsel for the other parties appearing as noted on the counsel slip, no one else appearing for any party although duly served.

## **SERVICE**

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

## **STAY EXTENSION**

2. **THIS COURT ORDERS** that the Stay Period be and is hereby extended up to and including February 12, 2026.

## **RELEASE OF CULT LIEN SECURITY**

3. **THIS COURT ORDERS** that, in light of the settlement of the lien of Cult Iron Works Limited, the certified funds in the amount of \$494,669.05, plus any interest accumulated thereon, deposited by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager of the Companies, to vacate the construction lien of Cult Iron Works Limited pursuant to the Order of Associate Justice Wiebe dated January 12, 2024 and filed with the Ontario Superior Court of Justice under Court File No. CV-24-00712684-0000 as Accountant's Account No. 574547, be paid out to One Bloor West Toronto Group (The One) Inc., care of Alvarez & Marsal Canada Inc., in its capacity as Court-appointed Monitor of One Bloor West Toronto Group (The One) Inc. et al. (Attention: Stephen Ferguson), 200 Bay Street, Suite 2900, P.O. Box 22, Toronto, Ontario M5J 2J1, and the Accountant of the Ontario Superior Court of Justice is so directed and shall be provided a copy of this Order.

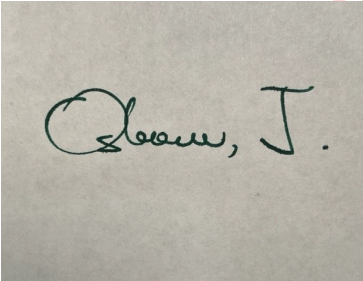
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4. **THIS COURTS ORDERS** that the funds released to the Companies pursuant to paragraph 3 hereof shall no longer form part of the Lien Security (as defined in the Lien Regularization Order of this Court dated March 7, 2024) and shall be available for use by the Companies in accordance with the cash-flow forecast.

#### **GENERAL**

5. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada, the United States or any other foreign jurisdiction to give effect to this Order and to assist the Companies, the Monitor, and their respective 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 Companies and the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Companies and the Monitor and their respective agents in carrying out the terms of this Order.

6. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. (Toronto time) on the date hereof and is enforceable without any need for entry and filing.

A rectangular box containing a handwritten signature in dark ink. The signature appears to be "Osborne, J." written in a cursive, slightly slanted script.

Digitally signed  
by Osborne J.

Date:

2025.08.08

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**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985,  
c. C-36, AS AMENDED**

Court File No. CV-25-00740512-00CL

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF ONE  
BLOOR WEST TORONTO GROUP (THE ONE) INC. AND ONE BLOOR WEST  
TORONTO COMMERCIAL (THE ONE) GP INC.**

Applicants

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**  
Proceeding commenced at Toronto

**ORDER  
(Stay Extension and Ancillary Relief)**

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