

Court File No. CV-20-00647644-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE  
MR. JUSTICE CAVANAGH

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)  
)

TUESDAY, THE 9<sup>TH</sup>  
DAY OF FEBRUARY, 2021

B E T W E E N:

*(Court Seal)*

FIRST SOURCE FINANCIAL MANAGEMENT INC.

Applicant

-and-

UNIONVILLE RE-DEV CORPORATION,  
UNIONVILLE RE-DEV PHASE 2 CORPORATION and  
BLACKSMITH PARTNERS INC.

Respondents

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

**ORDER  
(RE LEASE TERMINATION)**

THIS MOTION, made by RSM Canada Limited (the “**Receiver**”), in its capacity as court appointed Receiver of the properties municipally known as 160, 162, 166, 170, 174-178, and 186 Main Street, Unionville, Ontario (collectively, the “**Properties**”), was heard on February 8, 2021 by zoom video-conference before a Judge of the Ontario Superior Court of Justice, Commercial List.

ON READING the First Report of the Receiver dated December 22, 2020 and the Supplemental Report to the First Report dated January 28, 2021 (collectively, the "**First Report**") and on hearing the submissions of the lawyers for the interested parties,

1. THIS COURT ORDERS AND DECLARES that the 269 Lease, as defined in the First Report, is terminated and is of no effect.

2. THIS COURT ORDERS the Receiver is authorized to market for sale and to sell the below properties free and clear of any interest created by the 269 Lease:

- (a) The property having municipal address of 160 Main Street, Unionville and having Property Identification Numbers 02979-0301 (LT) and 02979-0172 (LT); and
- (b) The property having municipal address of 162 and 166 Main St., Unionville and having Property Identification Number 02979-0122 (LT).

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*(Signature of judge, officer or registrar)*

RCP-E 59A (September 1, 2020)

FIRST SOURCE FINANCIAL MANAGEMENT INC.  
Applicant

-and- UNIONVILLE RE-DEV CORPORATION et al.  
Respondents

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PROCEEDING COMMENCED AT  
TORONTO

**ORDER**

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Lawyers for the Receiver, RSM Canada Limited

RCP-E 4C (May 1, 2016)