

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

THE HONOURABLE ) WEDNESDAY, THE 13<sup>th</sup>  
JUSTICE GILMORE )  
DAY OF JANUARY, 2021

BETWEEN:

**VECTOR FINANCIAL SERVICES LIMITED**

Applicant

- and -

**HIGHYON DEVELOPMENT NO. 118 LP and HIGHYON GP NO. 118 CORP.**

Respondents

**ORDER**

**THIS MOTION**, made by RSM Canada Limited ("**RSM**"), in its capacity as the Court-appointed receiver (the "**Receiver**"), without security, over the lands and premises municipally known as 9113 & 9125 Bathurst Street, Richmond Hill, Ontario (the "**Property**") for an order authorizing the Receiver to, among other things, enter into and carry out an agreement of purchase and sale for the Property (the "**APS**"), as described further in the First Report of the Receiver dated January 5, 2021 (the "**First Report**"), was heard this day by videoconference due to the COVID-19 crisis.

**ON READING** the First Report and the Confidential Appendix attached thereto, and on hearing the submissions of counsel for the Receiver and such other counsel

who were present, and no one else appearing, although properly served as appears from the affidavit of Michelle Jackson sworn January 6, 2021 filed:

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.
2. **THIS COURT ORDERS AND DECLARES** that the First Report and the conduct and activities of the Receiver to December 31, 2020 set out therein be and are hereby approved.
3. **THIS COURT ORDERS** that Confidential Appendix "D" to the First Report be and hereby is sealed until the closing of the sale of the Property.
4. **THIS COURT ORDERS** that the fees and disbursements of the Receiver for the period ending December 31, 2020 as set out in the First Report be and are hereby approved.
5. **THIS COURT ORDERS** that the fees and disbursements of the Receiver's counsel for the period ending December 31, 2020 as set out in the First Report be and are hereby approved.
6. **THIS COURT ORDERS** that the Receiver's statement of receipts and disbursements for the period September 18, 2020 to December 31, 2020 as set out in the First Report be and is hereby approved.
7. **THIS COURT ORDERS** that the Receiver is authorized make the Proposed Distribution (as such term is defined in the First Report) from the net proceeds of the sale of the Property.
8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its 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 Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

A handwritten signature in blue ink, appearing to read "C. Moore, Jr.", is written above a horizontal line.

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VECTOR FINANCIAL SERVICES LIMITED

**Applicant**

**-and-**

Court File No. CV-20-00637687-00CL

HIGHYON DEVELOPMENT NO. 118 LP and  
HIGHYON GP NO. 118 CORP.

**Respondents**

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PROCEEDING COMMENCED AT  
TORONTO

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**ORDER**

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**PALIARE ROLAND ROSENBERG ROTHSTEIN LLP**

155 Wellington Street West

35th Floor

Toronto, ON M5V 3H1

Tel: 416.646.4300

Fax: 416.646.4301

**Jeffrey Larry** (LSUC# 44608D)

Tel: 416.646.4330

jeff.larry@paliareroland.com

**Elizabeth Rathbone** (LSO# 70331U)

Tel: 416.646.7488

elizabeth.rathbone@paliareroland.com

Lawyers for the Receiver