

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

THE HONOURABLE ) THURSDAY, THE 17th  
 )  
JUSTICE KIMMEL ) DAY OF OCTOBER, 2024

B E T W E E N:

**MARSHALLZEHR GROUP INC.**

Applicant

- and -

**2174542 ONTARIO INC., SAFE HARBOUR HOMES INC. and  
SAFE HARBOUR DEVELOPMENTS 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**

**THIS MOTION**, made by TDB Restructuring Limited (“**TDB**”), in its capacity as court-appointed receiver (the “**Receiver**”) without security, of the assets, undertakings, and properties of 2174542 Ontario Inc. (“**217**”), Safe Harbour Homes Inc. (“**Homes**”) and Safe Harbour Developments Inc. (collectively the “**Debtors**”), for an order approving the proposed sales and marketing process (the “**Sale Process**”) described in its First Report dated October 10, 2024 (the “**First Report**”) and certain ancillary relief as described in its Notice of Motion, was heard October 17, 2024 at 330 University Avenue, Toronto, Ontario, via videoconference.

**ON READING** the First Report, and upon hearing the submissions of counsel for the Receiver and such other counsel or persons appearing at the motion,

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

2. **THIS COURT ORDERS** that the Sale Process, including the engagement of CBRE Limited, as described in paragraphs 34 and 36-37 of the First Report, be and is hereby approved.

3. **THIS COURT ORDERS** that the Receiver's activities as described in the First Report be and are hereby approved, provided, however, that only the Receiver, in its personal capacity and with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

4. **THIS COURT ORDERS** that the Confidential Appendix "1" to the First Report shall be sealed, and kept confidential and not form part of the public record, until the completion of the closing of a sale transaction following the Sale Process or further order of the Court.

5. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and Chaitons LLP, as set out in the First Report, the Affidavit of Bryan Tannenbaum sworn October 9, 2024 and the Affidavit of David Im sworn October 4, 2024, are hereby approved.

6. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of the date of this Order and enforceable without the need for entry or filing.

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MARSHALLZEHR GROUP INC.

Applicant

-and-

2174542 ONTARIO INC., SAFE HARBOUR HOMES INC. and  
SAFE HARBOUR DEVELOPMENTS INC.

Respondents

Court File No. CV-24-00716277-00CL

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
**(COMMERCIAL LIST)**  
PROCEEDING COMMENCED AT  
TORONTO

**ORDER**  
**(SALE PROCESS APPROVAL)**

**CHAITONS LLP**

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**Lawyers for TDB Restructuring Limited, in its capacity  
as Court-Appointed Receiver**

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**MOTION RECORD  
(returnable October 17, 2024)**

**CHAITONS LLP**

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**Lawyers for TDB Restructuring Limited, in its capacity  
as Court-Appointed Receiver**