

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE MR.

)

TUESDAY, THE 12TH

JUSTICE OSBORNE

)

DAY OF NOVEMBER, 2024

)

BETWEEN:

MARSHALLZEHR GROUP INC.

Applicant

- and -

SPOTLIGHT ON COURTLAND INC.

Respondent

**ORDER
(Ancillary Order November 12, 2024)**

THIS MOTION, made by TDB Restructuring Limited in its capacity as Court-appointed receiver, without security (in such capacities, the “**Receiver**”), over all assets, undertakings and properties the Respondent for an order, *inter alia*, approving a sale process (the “**Sale Process**”) for the real property owned by the Respondent located at Courtland Avenue and Brockline Road in Kitchener, Ontario (the “**Real Property**”), was heard this day via Zoom videoconference at 330 University Avenue, Toronto, Ontario.

ON READING the First Report of the Receiver dated November 1, 2024, the Factum of the Receiver dated November 8, 2024, and the Affidavit of Antoinette De Pinto sworn November 12, 2024, and on hearing the submissions of counsel for the Receiver, and such other counsel as are present and listed on the counsel slip, no one else appearing for any other party although duly served as appears from the affidavit of service of Lynda Christodoulou sworn November 4, 2024, and the affidavits of service of Antoinette De Pinto sworn November 8, 2024 and November 12, 2024,

1. **THIS COURT ORDERS** that the Receiver's activities as described in the First Report dated November 1, 2024 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.
 2. **THIS COURT ORDERS** the Respondent's current former and past directors, officers, shareholders and any other Person, as such term is defined in the Order of the Honourable Mr. Justice W.D. Black appointing the Receiver dated June 14, 2024 (the "**Receivership Order**") to forthwith comply with the Receiver's information requests described in the First Report and to comply with paragraphs 3,4 and 5 of the Receivership Order by, *inter alia*, granting the Receiver immediate and continued access to the Property (as defined in the Receivership Order) and delivering all Property to the Receiver upon the Receiver's request.
 3. **THIS COURT ORDERS** that 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.
 4. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. (Eastern Time) on the date of this Order without the need for entry or filing.
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MARSHALLZEHR GROUP INC.
Applicant

-and-

SPOTLIGHT ON COURTLAND INC.
Respondent

Court File No. CV-24-00717917-0000

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

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

**ANCILLARY ORDER
(November 12, 2024)**

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as Court-Appointed Receiver**