

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

THE HONOURABLE MR.

)

FRIDAY, THE 7TH

)

JUSTICE CAVANAGH

)

DAY OF MARCH, 2025

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
(Vehicles and Ancillary)**

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., Safe Harbour Homes Inc. (“**Homes**”) and Safe Harbour Developments Inc. (collectively the “**Debtors**”), for an order, *inter alia*:

- 1) abridging the time for and validating the service of the Receiver’s Notice of Motion and Motion Record;

- 2) approving the Receiver's Second Report to the Court dated March 3, 2025 (the "**Second Report**") and the conduct and activities described therein;
- 3) approving the sale of Lot 9 (as defined in the Second Report) and vesting title in and to the purchaser free and clear of all claims, liens and encumbrances;
- 4) transferring title of the Vehicles (as defined below) from Safe Harbour Lakefield Inc. to Homes;
- 5) authorizing the Receiver to sell the Vehicles and vesting title in the ultimate purchaser of the Vehicles free and clear of claims, liens and encumbrances upon the Receiver delivering to the applicable purchaser a bill of sale for one or both of the Vehicles;
- 6) sealing Confidential Appendices 1 and 2 to the Second Report; and
- 7) approving the fees and disbursements of the Receiver and its legal counsel,

was heard March 7, 2025 at 330 University Avenue, Toronto, Ontario, via videoconference.

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

SERVICE

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.

ACTIVITIES AND FEES

2. **THIS COURT ORDERS** that the Receiver's activities as described in the Second 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.

3. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and Chaitons LLP, as set out in the Second Report, the Affidavit of Bryan Tannenbaum sworn March 3, 2025 and the Affidavit of Laura Culleton sworn February 27, 2025, are hereby approved.

4. **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.

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

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