

**ONTARIO**

**SUPERIOR COURT OF JUSTICE**

**COMMERCIAL LIST**

THE HONOURABLE	)	FRIDAY, THE 28TH
	)	
JUSTICE CAVANAGH	)	DAY OF NOVEMBER, 2025

**FIRST SOURCE FINANCIAL MANAGEMENT INC.**

Applicant

- and -

**BLOCK 80 HOLDINGS INC. and ANDRE SHERMAN**

Respondents

**ORDER  
(ANCILLARY RELIEF)**

THIS MOTION made by the Applicant for an Order, among other things, amending the Approval and Vesting Order of the Honourable Justice J. Dietrich made in the within matter and dated October 15, 2025 (the “AVO”) was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Motion Record of the Applicant and on hearing the submissions of counsel for the Applicant and the other parties listed on the counsel slip, no one else appearing although duly served as appears from the Lawyer’s Certificates of Service of Ryan Shah, dated November 17, 2025.

**SERVICE**

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.

**AMENDMENT OF APPROVAL AND VESTING ORDER**

2. THIS COURT ORDERS that the AVO is hereby amended by deleting paragraph 4 of the AVO in its entirety and replacing it with the following text:

“**THIS COURT ORDERS** upon the registration in the Land Titles Division of Simcoe (number 51) of an Application for Vesting Order in the form prescribed by the Land Titles Act and/or the Land Registration Reform Act, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject Property identified in **Schedule “B”** hereto in fee simple, and is hereby directed to:

- (a) delete and expunge from title to the Property all Claims and Encumbrances as against the Property listed in **Schedule “C”**, with the exception of those listed in **Schedule “D”** hereto; and
- (b) vest title to the Property in the Purchaser as herein provided, free and clear of, and without regard to, any relevant writs of executions that may have been filed with the Sheriff as against each and every registered owner of the Property, either before or after the date of this Order.”

**GENERAL**

3. THIS COURT ORDERS that this Order is effective from the date it is made and it is enforceable without any need for entry and filing, provided that any party may nonetheless submit a formal order for original signing, entry, and filing, as the case may be.

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Court File No. CV-24-00720929-00CL

FIRST SOURCE FINANCIAL MANAGEMENT INC.  
Applicant

-and- BLOCK 80 HOLDINGS INC. et al.  
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**ORDER  
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