



ONTARIO SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)

**COUNSEL/ENDORSEMENT SLIP**

COURT FILE NO.: CV-24-00732901-00CL

DATE: May 19, 2026

NO. ON LIST: 3

TITLE OF PROCEEDING: CAMERON STEPHENS MORTGAGE CAPITAL LTD. v. 3803DSW TAS LP et al

BEFORE: JUSTICE CAVANAGH

**PARTICIPANT INFORMATION**

**For Plaintiff, Applicant, Moving Party:**

Name of Person Appearing	Name of Party	Contact Info
Jonathan Chen Cassandra Chaloux	Counsel for Cameron Stephens Mortgage Capital Ltd.	<a href="mailto:jchen@litigate.com">jchen@litigate.com</a> <a href="mailto:cchaloux@litigate.com">cchaloux@litigate.com</a>

**For Defendant, Respondent, Responding Party:**

Name of Person Appearing	Name of Party	Contact Info

**For Other, Self-Represented:**

Name of Person Appearing	Name of Party	Contact Info
Aarif Dhanani	Receiver – TDB Restructuring Limited	<a href="mailto:adhanani@tdbadvisory.ca">adhanani@tdbadvisory.ca</a>
Colin Hunt	Counsel to the Receiver	<a href="mailto:chunt@reconllp.com">chunt@reconllp.com</a>

**ENDORSEMENT OF JUSTICE CAVANAGH:**

[1] TDB Restructuring Limited in its capacity as the Court-appointed receiver (in such capacity, the "Receiver"), of the real property municipally known as 3775 - 4005 Dundas Street West, Toronto, Ontario and all of the assets, undertakings and properties of 3803 DSW Urban Properties Inc ., 3803DSW TAS LP and 3803 DSW MR LP, brings this motion for a discharge and distribution order which, among other things:

- a. approves the Second Report of the Receiver dated May 11, 2026 (the "Second Report"), and the activities, conduct and the Statement of Receipts and Disbursements of the Receiver described therein;
- b. approves the fees, costs and expenses, including accruals to complete this matter to discharge, of the Receiver and its legal counsel, Reconstruct LLP as set out in the fee affidavits of Arif Dhanani and Alina Stoica appended to the Second Report;
- c. approves the discharge of the Receiver upon the filing of a Discharge Certificate;
- d. releases TDB from any and all liability that it now has or may hereafter have by reason of, or in any way arising out of, the acts or omissions of TDB while acting in its capacity as Receiver, save and except for any gross negligence or willful misconduct on the Receiver's behalf; and
- e. directs TDB to pay to Cameron Stephens Mortgage Capital Ltd. any funds received by the Receiver after the issuance of the Discharge Order.

[2] There is no opposition to this motion.

[3] I have considered the Second Report of the Receiver dated May 11, 2026. I accept the submissions of the Receiver, as made in its factum, concerning the requested relief.

[4] I am satisfied that the requested Order should be made.

[5] Order to issue in form of Order signed by me today.



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