



SUPERIOR COURT OF JUSTICE

COUNSEL SLIP

COURT FILE NO.: CV-25-00748470-00CL DATE: 3 October 2025

NO. ON LIST: 5

TITLE OF PROCEEDING: **405 ST. DAVID STREET INVESTMENTS INC. v. 2750876
ONTARIO INC.**

BEFORE JUSTICE: **CAVANAGH**

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
Matilda Lici	TDB Restructuring Limited	mlici@airdberlis.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info
Daniel Wright	Lawyer for the Creditor 405 St David Street Investments,	dwright@rousseauazzuca.com
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ENDORSEMENT OF JUSTICE CAVANAGH

Pursuant to an application made by 405 St. David Street Investments Inc. ("St. David Investments"), the Ontario Superior Court of Justice (the "Court") made an Order on March 3, 2025 (the "Appointment Order") appointing TDB Restructuring Limited ("TDB") as receiver (in such capacity, the "Receiver") of all of the assets, undertakings and properties of 2750876 Ontario Inc, acquired for, or used in relation to a business carried on by the Debtor, including, but not limited to, the real property legally described as follows known municipally as 405 St. David Street (Vacant Land), Lindsay, Ontario (collectively, the "Real Property").

The Receiver brings this motion for an AVO and a related ancillary order in respect of a sale of the Real Property pursuant to an Agreement of Purchase and Sale (the "Credit Bid APS") dated September 3, 2025 and accepted September 10, 2025 in respect of the Real Property with St. David Investments (in such capacity, the "Purchaser").

I have reviewed the motion materials and heard submissions from counsel for the Receiver. I am satisfied that the *Soundair* factors support approval of the sale transaction. I accept the submissions made at para. 18 of the Receiver's factum.

The motion for the requested AVO and ancillary order should be granted. The requested sealing order is proper.

Orders to issue in forms of orders signed by me today.