

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

**THE HONOURABLE
JUSTICE J. DIETRICH**

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**FRIDAY THE 18th DAY
OF SEPTEMBER, 2026**

B E T W E E N :

UBC SOLUTIONS INCORPORATED

Applicant

- and -

**1680 BRIMLEY LIMITED PARTNERSHIP, 2808908 ONTARIO INC. and BRIMLEY
PROGRESS DEVELOPMENTS INC.**

Respondents

ORDER

THIS MOTION made by TDB Restructuring Limited (“**TDB**”) in its capacity as court-appointed receiver and manager (in such capacity, the “**Receiver**”) of (i) the real property known municipally as 1680 Brimley Road, Scarborough, Ontario, and (ii) all the assets, undertakings and properties of the Respondents, 1680 Brimley Limited Partnership, 2808908 Ontario Inc., and Brimley Progress Developments Inc. (the “**Debtors**”), acquired for or used in relation to a business carried on by the Debtors for an Order:

1. approving the activities of the Receiver as set out in the report of the Receiver dated June 30, 2026, the Supplement to the First Report of the Receiver dated July 27, 2026, and the Second Supplement to the First Report of the Receiver dated September 15, 2026 (together the “**Reports**”);

2. approving the Receiver's statement of receipts and disbursements for the period September 10, 2025, to June 26, 2026 (the "**Interim R&D**");
3. approving the fees and disbursements of the Receiver and its counsel;
4. approving the remaining steps in the Receiver's ongoing sales process;
5. requiring Hansalex Corp. to return the sum of \$24,659,788.14 to the Receivership estate;
6. requiring the Debtors to provide their books and records and grant access to their servers for the purpose of imaging the servers;
7. authorizing Definity Insurance Company, HDI Global SE – CAB, Liberty Mutual Insurance Company, XL Specialty Insurance Company and Catlin Canada, Intact Insurance Company, and Marsh Canada Limited (for Lloyds of London) (together, the "**Insurance Companies**") to pay any unearned premiums to CAFO Insurance ("**CAFO**").
8. increasing the amount that the Receiver is empowered to borrow pursuant to paragraph 20 of the Order of Justice Dietrich dated September 10, 2025 (the "**Appointment Order**") to \$1,000,000; and
9. sealing Confidential Appendices 1 and 2 to the First Report, Confidential Appendix 1 to the Supplement to the First Report, and Exhibits "A" and "B" to the Confidential Supplementary Responding Affidavit of Hans Jain sworn July 20, 2026 (the "**Confidential Evidence**").

was heard this day at 330 University Avenue, Toronto.

ON READING the Reports, the affidavits of the Receiver and its counsel as to fees (the "**Fee Affidavits**"), the Affidavit of Hans Jain sworn July 16, 2026, the Confidential Supplementary Responding Affidavit of Hans Jain sworn July 20, 2026, the Transcript of the Cross-examination of Hans Jain dated August 18, 2026, and the Responses to Formal Interrogatories Directed to the Receiver dated September 2, 2026, and on hearing the submissions of counsel for the Receiver, counsel for the Applicant, counsel for the Respondents, and such other

parties as listed on the Participant Information Form, no one else appearing although served as evidenced by the Lawyer's Certificate of Service dated July 2, 2026, filed:

1. **THIS COURT ORDERS** that the activities of the Receiver, as set out in the Reports, are hereby approved save and except for the conduct of the Receiver as it relates to the Canadian Mortgage and Housing Corporation Certificates of Insurance which is deferred to another date before this Court.
2. **THIS COURT ORDERS** that the Interim R&D be and is hereby approved.
3. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, as set out in the Reports and the Fee affidavits, are hereby approved.
4. **THIS COURT ORDER** that the Insurance Companies are authorized to pay any unearned premiums up to the amount of \$824,074.72 to CAFO and the balance of the unearned premiums thereafter to the Receiver.
5. **THIS COURT ORDERS** that the amount that the Receiver is empowered to borrow pursuant to paragraph 20 of the Appointment Order be and is increased to \$1,000,000.
6. **THIS COURT ORDERS** that the Confidential Evidence be sealed pending further order of this Honourable Court.



UBC SOLUTIONS INCORPORATED
Applicant

-and-

1680 BRIMLEY LIMITED PARTNERSHIP, et al.
Respondents

Court File No. CV-25-00740765-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

ORDER

WEIRFOULDS LLP
Barristers & Solicitors
66 Wellington Street West, Suite 4100
P.O. Box 35, Toronto-Dominion Centre
Toronto, ON M5K 1B7

Philip Cho (LSO# 45615U)
pcho@weirfoulds.com

Wojtek Jaskiewicz (LSO #49809L)
wjaskiewikcz@weirfoulds.com

Tel: 416.365.1110

Lawyers for the Receiver,
TDB Restructuring Limited