



SUPERIOR COURT OF JUSTICE

COUNSEL SLIP/ ENDORSEMENT FORM

COURT FILE NO.: CV-24-00715321-00CL DATE: AUGUST 15, 2025

NO. ON LIST: 4

TITLE OF PROCEEDING: CONSTANTINE ENTERPRISES INC. VS. MIZRAHI (128 HAZELTON) INC., ET AL
BEFORE: JUSTICE W.D. BLACK

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
Counsel: Jennifer Stam Lauren Archibald	KSV Restructuring – Receiver	jennifer.stam@nortonrosefulbright.com lauren.archibald@nortosefulbright.com
Bobby Kofman	Receiver	bkofman@ksvadvisory.com
Counsel: Jeremy Borstein	Constantine Enterprises	jbornstein@cassels.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Counsel: Jonathan Piccin	Piccin Bottos Professional Corporation Penegal Trim & Supply, Lien Claimant	jpiccin@piccinbottos.com

ENDORSEMENT

[1] The court-appointed Receiver KSV seeks:

- (a) Approval of a transaction (the "Transaction"), contemplated by an agreement of purchase and sale dated July 15, 2025 (as amended the "APS"), for the sale of Unit 801 at 128 Hazelton Avenue, Toronto;
- (b) Authorization to distribute the net proceeds of the Transaction to CEI; and,
- (c) Approval of the Receiver's Sixth Report (dated August 11, 2025 and the activities of the Receiver described therein.

[2] Having reviewed the materials, and having heard from counsel, I am prepared to grant the two orders sought.

[3] Unit 801 is a completed residential condominium, and has been marketed for sale periodically since September of 2023, and continuously for the last six months.

[4] The listing agent for Unit 801 is familiar with the building and has sold several units during the receivership. The price and terms of the Transaction appear reasonable, and counsel confirms that there is no opposition to the Transaction.

[5] The proposed distribution is also reasonable and appropriate in the circumstances, and I note that it has been recently modified to ensure that funds referable to a pending lien claim will be withheld from the distribution.

[6] I am also satisfied that the Receiver's activities, and its Sixth Report have been and are reasonable and appropriate.

[7] Accordingly, I am granting, and attach signed copies, of the two orders sought.



W.D. BLACK J.

DATE: AUGUST 15, 2025