

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE
JUSTICE SUTHERLAND

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TUESDAY, THE 15TH
DAY OF JULY, 2025

B E T W E E N:



CRESTVIEW INVESTMENT CORPORATION

Applicant

and

2782736 ONTARIO INC. and AKASH AURORA

Respondents

APPLICATION UNDER SUBSECTION 243(1) OF THE BANKRUPTCY AND
INSOLVENCY ACT, R.S.C. 1985, c. B-3, AS AMENDED, SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED, AND RULE
14.05(3)(h) OF THE RULES OF CIVIL PROCEDURE, R.R.O. 1990, REG. 194, AS
AMENDED

ORDER TO COOPERATE WITH RECEIVER

THIS MOTION, made by KSV Restructuring Inc., in its capacity as Court-appointed receiver and manager (in such capacity, the “**Receiver**”), without security, of all of the property, assets and undertaking (collectively, the “**Property**”) of 2782736 Ontario Inc. (the “**Debtor**”), for an Order (i) approving the proposed Sale Process, as defined in the First Report of the Receiver dated July 3, 2025 (the “**First Report**”); (ii) approving the First report and the Receiver’s activities and conduct therein; and (iii) directing Akash Aurora (“**Akash**”), Ravi Aurora (“**Ravi**” and, together with Akash, the “**Auroras**”) and 2542998 Ontario Inc. (“**254 Ontario**” and, together with the Auroras, the “**Aurora Parties**”) to cooperate with the Receiver and to provide forthwith to the Receiver all

Records (as defined in the Receivership Order of Justice Sutherland dated March 26, 2025 (the “**Receivership Order**”), including but not limited to the Records set out in the First Report, was heard this day, via videoconference at 75 Mulcaster Street, Barrie ON L4M 3P2.

ON READING the First Report, including the appendices thereto, and on hearing the submissions of counsel for the Receiver and counsel for such other parties as was present, no one else appearing although properly served as appears from the Affidavits of Service, filed,

SERVICE AND DEFINED TERMS

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion, Motion Record and Factum of the Receiver is hereby abridged and service of same is validated such that this motion is properly returnable on today’s date, and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that, unless otherwise defined herein, all capitalized terms used in this Order shall have the meanings ascribed to them in the First Report.

DIRECTION TO AURORAS

3. **THIS COURT ORDERS AND DIRECTS** that the Aurora Parties cooperate with the Receiver and with Colliers including by producing and providing to the Receiver and to Colliers forthwith all Records, as defined in the Receivership Order.
4. **THIS COURT ORDERS AND DIRECTS** that, without limiting the generality of paragraph 3 above, the Aurora Parties shall forthwith produce and provide to the Receiver and to Colliers:

- (a) all documentation involving The Canadian Red Cross or other agencies regarding the arrangements made to house evacuees from northern Manitoba at the Hotel;
- (b) historical operating statements (including occupancy and ADR statistics) for the years 2019 through 2024, as well as 2025 year-to-date;
- (c) The 2025 monthly budget for the Hotel;
- (d) a site plan, including the proposed new Starbucks facility which is to be constructed on the Real Property;
- (e) a complete copy of the franchise agreement between 2542998 Ontario Inc. and Choice Hotels pursuant to which the Hotel is operated;
- (f) a creditor listing;
- (g) the most recent financial statements and tax returns;
- (h) all Records responsive to the diligence list of information requests prepared by Colliers; and
- (i) all available Records with respect to or evidencing the ownership of all chattels located at the Real Property.

5. **THIS COURT ORDERS** that the Aurora Parties shall:

- (a) not obstruct or restrict access to the Real Property by the Receiver and Receiver's agents, employees and contractors, including Colliers; and
- (b) facilitate unobstructed and unrestricted access to the Real Property for the Receiver and the Receiver's agents, employees and contractors, including Colliers.

Date of issuance July 16, 2025
(to be completed by registrar)


(Signature of judge, officer or registrar)

RCP-E 59A (January 2, 2024)

CRESTVIEW INVESTMENT CORPORATION

Applicant

- and -

2782736 ONTARIO INC. et al.

Court File No. CV-25-00000751-0000

Respondents

ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT
BARRIE

ORDER FOR THE PRODUCTION OF RECORDS

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RCP-F 4C (September 1, 2020)