

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

THE HONOURABLE	)	THURSDAY, THE 30 TH
	)	
JUSTICE CAVANAGH	)	DAY OF JULY, 2026

IN THE MATTER OF THE COMPANIES' CREDITORS
ARRANGEMENT ACT, R.S.C. 1985, C. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF BALBOA INC., DSPLN INC., HAPPY
GILMORE INC., INTERLUDE INC., MULTIVILLE INC., THE
PINK FLAMINGO INC., HOMETOWN HOUSING INC., THE
MULLIGAN INC., HORSES IN THE BACK INC., NEAT NESTS
INC. AND JOINT CAPTAIN REAL ESTATE INC. (collectively the
"Applicants", and each an "Applicant")

APPROVAL AND VESTING ORDER

THIS MOTION, made AlixPartners Restructuring Inc.,¹ in its capacity as the Court-appointed monitor of the Applicants (in such capacity, the "**Monitor**") for an order:

- (i) approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between KSV Restructuring Inc., in its capacity as CCAA Monitor of Balboa Inc. et al, as seller, and John Wright and Kristina Wright, as buyer, (the "**Purchaser**") dated January 19, 2026 substantially in the form of Sale Agreement attached at Appendix "D" to the Fifteenth Report of the Monitor dated July 21, 2026 (the "**Fifteenth Report**"); and
- (ii) vesting in the Purchaser, Interlude Inc.'s right, title and interest in and to the lands and premises legally described as PIN: 65402-0380 (LT); PCL 5693 SEC WAT

¹ Effective June 1, 2026, AlixPartners Restructuring, Inc. was substituted in place of KSV Restructuring Inc. as Court Officer in these proceedings pursuant to an order dated June 3, 2026 issued by the Ontario Superior Court of Justice.

SRO; LT 290 PL M51C TISDALE RESERVING TO THE ONTARIO NORTHLAND TRANSPORTATION COMMISSION THE RIGHT TO CROSS SAID LAND IN ACCORDANCE WITH THE TERMS OF AN ORDER OF THE LIEUTENANT-GOVERNOR IN COUNCIL, DATED THE 22ND FEBRUARY, 1909; CITY OF TIMMINS bearing municipal address 430 Toke Street, Timmins, Ontario P4N 6V8 (the “**Purchased Property**”),

was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Fifteenth Report and on hearing the submissions of counsel for the Monitor, and such other parties shown on the Participant Information Form filed with the Court:

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record of the Monitor is hereby validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the Monitor is hereby authorized and directed, *nunc pro tunc*, on behalf of Interlude Inc. in accordance with the Order (Expansion of Monitor’s Powers) granted by the Court on June 25, 2024 (the “**Expanded Powers Order**”), to execute the Sale Agreement, together with such amendments as the Monitor may deem necessary. The Monitor is hereby authorized and directed to take such additional steps and execute such additional documents, on behalf of Interlude Inc. in accordance with the Expanded Powers Order, as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Property to the Purchaser.
3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Monitor’s certificate to the Purchaser substantially in the form attached as **Schedule “A”** hereto (the “**Monitor's Certificate**”), all of the Interlude Inc.'s right, title and interest in and to the Purchased Property shall vest absolutely in the Purchaser, or such party as designated by the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured,

unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Second Amended and Restated Initial Order of the Honourable Justice Kimmel dated March 28, 2024 as may be further amended; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on **Schedule "B"** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants which are listed on **Schedule "C"** hereto) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Property are hereby expunged and discharged as against such Purchased Property.

4. **THIS COURT ORDERS** that upon the registration in the Land Registry Office governing the jurisdiction of the Purchased Property of an Application for Vesting Order in the form prescribed by the *Land Titles Act* and/or the *Land Registration Reform Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the Purchased Property in fee simple, and is hereby directed to delete and expunge from title to the Purchased Property all of the Claims listed in **Schedule "B"** hereto in respect of the Purchased Property.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net cash proceeds from the sale of the Purchased Property shall stand in the place and stead of the Purchased Property, and that from and after the delivery of the Monitor's Certificate all Claims and Encumbrances shall attach to the net cash proceeds from the sale of the Purchased Property with the same priority as they had with respect to the Purchased Property immediately prior to the sale, as if the Purchased Property had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Monitor to file with the Court a copy of each Monitor's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any Applicant and any bankruptcy order issued pursuant to any such applications; and

(c) any assignment in bankruptcy made in respect of Interlude Inc., the vesting of the Purchased Property in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of Interlude Inc. and shall not be void or voidable by creditors of Interlude Inc., nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Monitor and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Monitor and its agents in carrying out the terms of this Order.

Schedule A – Form of Monitor’s Certificate

Court File No. CV-00713245-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
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**IN THE MATTER OF THE COMPANIES' CREDITORS
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**MONITOR’S CERTIFICATE
(430 TOKE STREET, TIMMINS)**

RECITALS

A. Pursuant to an Order of the Honourable Justice Kimmel of the Ontario Superior Court of Justice (the "**Court**") dated March 28, 2024, AlixPartners Restructuring Inc.² was appointed as the monitor (the "**Monitor**") of the Applicants.

B. Pursuant to an Order of the Court dated July 30, 2026 (the "**Sale Approval Order**"), the Court approved the agreement of purchase and sale (the "**Sale Agreement**") between KSV Restructuring Inc., in its capacity as CCAA Monitor of Balboa Inc. et al, as seller, and John Wright and Kristina Wright, as buyer, (the "**Purchaser**") dated January 19, 2026 and provided for the vesting in John Wright and Kristina Wright (the "**Purchaser**") of the Interlude Inc.’s right, title and interest in and to the lands and premises legally described as PIN: PIN: 65402-0380 (LT); PCL 5693 SEC WAT SRO; LT 290 PL M51C TISDALE RESERVING TO THE ONTARIO NORTHLAND TRANSPORTATION COMMISSION THE RIGHT TO CROSS

² Effective June 1, 2026, AlixPartners Restructuring, Inc. was substituted in place of KSV Restructuring Inc. as Court Officer in these proceedings pursuant to an order dated June 3, 2026 issued by the Ontario Superior Court of Justice.

SAID LAND IN ACCORDANCE WITH THE TERMS OF AN ORDER OF THE LIEUTENANT-GOVERNOR IN COUNCIL, DATED THE 22ND FEBRUARY, 1909; CITY OF TIMMINS bearing municipal address 430 Toke Street, Timmins, Ontario P4N 6V8 (the **“Purchased Property”**), which vesting is to be effective with respect to the Purchased Property upon the delivery by the Monitor to the Purchaser of a certificate substantially in this form.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Approval Order.

THE MONITOR CERTIFIES the following:

1. The Purchaser has paid and satisfied and the Monitor has received the Purchase Price for the Purchased Property on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Monitor and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Monitor.

This Certificate was delivered by the Monitor at _____ [TIME] on _____ [DATE].

**ALIXPARTNERS RESTRUCTURING,
INC., in its capacity as Court-appointed
Monitor of the Applicants and not in its
personal capacity**

Per: _____

Name:

Title:

I have authority to bind the monitor.

Schedule B - Claims to be deleted and expunged from title to the Purchased Property

Claims to be deleted and expunged from title to the Purchased Property

Instrument No.	Registration Date	Registration Type	Party To
CB165622	2021/07/06	CHARGE	RENZONE, MICHELE
CB165623	2021/07/06	NO ASSGN RENT GEN	RENZONE, MICHELE
CB176280	2022/06/03	CHARGE	LIFT CAPITAL INCORPORATED PS ADVANCED CONSULTING INC. DAMIANO, ANTHONY RAMOS, DELANEY SADIK, EHAB SZEKELY, KENNETH CHOPRA-CHARRON, SANGEETA
CB176281	2022/06/03	NO ASSGN RENT GEN	LIFT CAPITAL INCORPORATED PS ADVANCED CONSULTING INC. DAMIANO, ANTHONY RAMOS, DELANEY SADIK, EHAB SZEKELY, KENNETH CHOPRA-CHARRON, SANGEETA

Schedule C – Permitted Encumbrances, Easements and Restrictive Covenants related to the Purchased Property

(unaffected by the Vesting Order)

Instrument No.	Registration Date	Registration Type	Party To

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF BALBOA INC., DSPLN INC., HAPPY GILMORE INC., INTERLUDE INC., MULTIVILLE INC., THE PINK FLAMINGO INC., HOMETOWN HOUSING INC., THE MULLIGAN INC., HORSES IN THE BACK INC., NEAT NESTS INC. AND JOINT CAPTAIN REAL ESTATE INC.

Court File No. CV-24-00713245-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

APPROVAL AND VESTING ORDER

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