



SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

ENDORSEMENT

COURT FILE
NO.:

CV-23-00700694-00CL

DATE:

November 19, 2025

NO. ON LIST: 3

TITLE OF
PROCEEDING:

Fiera FP Real Estate Financing Fund, L.P. v. Chancery (Oshawa) The
Bartlett Limited Partnership et al.

BEFORE:

JUSTICE J. STEELE

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Mitch Vininsky	KSV Restructuring, Receiver	mvininsky@ksvadvisory.com
Joseph Bellissimo	Counsel for KSV	jbellissimo@cassels.com
Samantha Hans	Fiera FP Real Estate Financing Fund L.P.	shans@airdberlis.com

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info

ENDORSEMENT OF JUSTICE J. STEELE:

[1] KSV seeks an Order: (i) approving and authorizing the FPPA Resolution; (ii) approving the Reports and the Receiver's activities set out therein; and (iii) approving the fees and disbursements of the Receiver and its counsel.

[2] No person objected to the relief sought.

[3] Capitalized terms used in this endorsement that are not defined herein have the meaning set out in the Receiver's factum.

[4] The newly retained property manager of the Residence was informed on April 14, 2025 that a FPPA Prosecution had been commenced in the Durham Court against Chancery GP related to a prior non-compliance with an inspection order under the FPPA relating to the fire suppression system in the Residence.

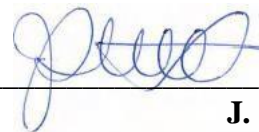
[5] The Receiver and the City of Oshawa have agreed upon a resolution whereby the Receiver would enter a guilty plea on behalf of Chancery GP in respect of the FPPA Prosecution and pay a fine of \$5,000, without any admission as to liability by the Receiver.

[6] I am satisfied that the proposed FPPA Resolution should be approved. As noted by the Receiver it is a product of good faith negotiations between the Receiver and the City and represents a consensual resolution of the FPPA Prosecution. The proposed FPPA Resolution will avoid the Receiver from incurring the significantly higher legal costs that would be required to defend the FPPA Prosecution. Further, the Receiver notes at para. 5.4 of the Third Report its understanding that the agreed upon fine is considerably less than what could be imposed if the FPPA Prosecution were successful.

[7] The Receivers' Reports and activities are approved. The Court has inherent jurisdiction to review and either approve or disapprove the Receiver's activities: *Bank of America Canada v. Willann Investments Ltd.*, [1993] O.J. No. 1647, 20 C.B.R. (3d) 223, para. 3, aff'd [1996] O.J. No. 2806.

[8] The fees and disbursements (supported by fee affidavits) of the Receiver and its counsel are approved.

[9] Order attached.



J. STEELE J.

Date: November 19, 2025

