

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE)	WEDNESDAY, THE 26TH
)	
JUSTICE KIMMEL)	DAY OF NOVEMBER, 2025

EQUITABLE BANK

Applicant

- and -

EQUITYLINE SPV LIMITED PARTNERSHIP

Respondent

**ORDER
(Rectification of Land Titles Register)**

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 assets, undertakings and properties of EquityLine SPV Limited Partnership for, *inter alia*, an order directing the Land Registrar for LRO No. 61 to rectify the register by deleting instruments bearing Instrument Numbers WC674138, WC674142, WC686902 and WC686903 from title to the property municipally known as 132 Swift Crescent, Guelph, Ontario and legally described under PIN 71493-1567 (LT) as Lot 33, Plan 61M59, Guelph, was heard by videoconference on October 6, 2025 and November 26, 2025 at the courthouse located at 330 University Avenue, Toronto, Ontario.

ON READING the Third Report of the Receiver dated September 19, 2025, and on hearing the submissions of counsel for the Receiver and counsel to such other parties as reflected in the Participant Information Form dated October 6, 2025, no one else appearing for any other

person on the Service List, although duly served as appears from the lawyer's certificates of service of Denna Jalili dated September 19, 2025, and September 30, 2025.

AND UPON being advised that TitlePLUS takes no position on the Receiver's motion.

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Motion Record of the Receiver be and is hereby validated, such that this motion was properly returnable on October 6, 2025 and November 26, 2025, and hereby dispenses with further service thereof.

JOINDER OF THE DIRECTOR OF TITLES

2. **THIS COURT ORDERS** that the requirement that the Director of Titles be joined as a party to this proceeding pursuant to s. 57(14) of the *Land Titles Act*, R.S.O. 1990, c. L.5, be, and is hereby, dispensed with.

RECTIFICATION OF LAND TITLES SYSTEM REGISTER

3. **THIS COURT ORDERS AND DIRECTS** the Land Registrar for LRO No. 61 to delete the following instruments:

- (a) Charge bearing Instrument Number WC674138 registered on May 27, 2022, from title to the property municipally known as 132 Swift Crescent, Guelph, Ontario and legally described under PIN 71493-1567 (LT) as Lot 33, Plan 61M59, Guelph;
- (b) Notice of Assignment of Rents-General bearing Instrument Number WC674142 registered on May 27, 2022, from title to the property municipally known as 132 Swift Crescent, Guelph, Ontario and legally described under PIN 71493-1567 (LT) as Lot 33, Plan 61M59, Guelph;
- (c) Transfer of Charge bearing Instrument Number WC686902 registered on October 11, 2022, from title to the property municipally known as 132 Swift Crescent, Guelph, Ontario and legally described under PIN 71493-1567 (LT) as Lot 33, Plan 61M59, Guelph; and

- (d) Transfer of Charge bearing Instrument Number WC686903 registered on October 11, 2022, from title to the property municipally known as 132 Swift Crescent, Guelph, Ontario and legally described under PIN 71493-1567 (LT) as Lot 33, Plan 61M59, Guelph.

GENERAL

4. **THIS COURT ORDERS** that this Order is effective as of 12:01 a.m. Toronto Time on the date of this Order.

5. **THIS COURT ORDERS** that service by email of the issued and entered Order on the Land Registrar for LRO No. 61 and Director of Titles shall be good and sufficient service.

EQUITABLE BANK
Applicant

and

EQUITYLINE SPV LIMITED PARTNERSHIP |
Respondent
Court File No.: CV-24-00721560-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

ORDER
(Rectification of Land Titles Register)

THORNTON GROUT FINNIGAN LLP
100 Wellington Street West
Suite 3200, TD West Tower
Toronto ON M5K 1K7

Rebecca Kennedy (LSO# 61146S)
Tel: (416) 304-0603
Email: rkennedy@tgf.ca

Derek Harland (LSO# 79504N)
Tel: (416) 304-1127
Email: dkharland@tgf.ca

Denna Jalili (LSO# 84976N)
Tel: (416) 304-1127
Email: djalili@tgf.ca

Lawyers for the Court-appointed receiver of
EquityLine SPV Limited Partnership, KSV
Restructuring Inc.