

No. S-247764  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**BETWEEN:**

**KINGSETT MORTGAGE CORPORATION**

**PETITIONER**

**AND:**

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
and  
MINORU SQUARE DEVELOPMENT LIMITED PARTNERSHIP  
and  
MINORU VIEW HOMES LTD.  
and  
THIND PARKING CORP.**

**RESPONDENTS**

**ORDER MADE AFTER APPLICATION**

**LIFT STAY ORDER**

	)	)	
	)	)	
	)	)	
BEFORE	)	)	3 OCTOBER 2025
	)	)	
	)	)	
	)	)	
	)	)	

THE HONOURABLE MR. JUSTICE  
MASUHARA

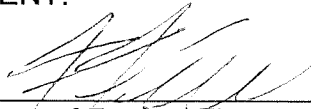
ON THE APPLICATION of Gurmail Singh filed August 12, 2025, coming on for hearing at Vancouver, British Columbia, on the 3<sup>rd</sup> day of October, 2025; AND ON HEARING Forrest Finn, counsel for Gurmail Singh, Lucas Hodgson, counsel for KingSett Mortgage Corporation ("**KingSett**"), and Andrew Froh, counsel for KSV Restructuring Inc., in its capacity as Court-appointed receiver (in such capacity, the "**Receiver**"), without security, of the property described in the Second Amended and Restated Receivership Order of this Court pronounced October 3, 2025 (the "**Receivership Order**");

## THIS COURT ORDERS AND DECLARES THAT:

1. The stay of proceedings provided for in the Receivership Order as against 6511 Sussex Heights Development Ltd. ("**6511 Sussex**") is lifted for the sole purpose of allowing Mr. Singh to proceed with his claim against 6511 Sussex in Supreme Court of British Columbia action no. S-255846 (New Westminster registry) styled *Gurmail Singh v. 6511 Sussex Heights Development Ltd.* (the "**Singh Action**") provided that:
  - (a) nothing in this Order shall prohibit the Receiver and Mr. Singh from consenting to the adjudication or resolution of Mr. Singh's claim against 6511 Sussex in the Singh Action in these receivership proceedings;
  - (b) Mr. Singh's right to enforce any judgment obtained in the Singh Action against 6511 Sussex is limited to the funds held by Fasken Martineau DuMoulin LLP as security pursuant to the letter agreement dated November 25, 2024 (collectively with all interest thereon, the "**Security Funds**"); and
  - (c) any disputes regarding the (i) extent of 6511 Sussex's right, title or interest in or to the Security Funds, if any, or (ii) entitlement and/or priority to, or the distribution of, the Security Funds as between or among any or all of KingSett, 6511 Sussex, the Receiver's Charge (as defined in the Receivership Order), the Receiver's Borrowings Charge (as defined in the Receivership Order) and Mr. Singh, shall be determined by this Court in these receivership proceedings.
2. Except as provided in paragraph 1 of this Order, all stays of proceedings, and all rights and protections in favour of each of the Debtors (as defined in the Receivership Order) and the Receiver, provided for in the Receivership Order shall remain in full force and effect.
3. This Order shall not, and shall not be deemed to:
  - (a) be, an acknowledgement of the merits or substance of the Singh Action (or lack thereof), and no party to the Singh Action shall be deemed by this Order to have made any admission or acknowledgement of liability in the Singh Action by virtue of this Order; and
  - (b) affect Mr. Singh's right to file a proof of claim in these receivership proceedings or any bankruptcy proceeding involving 6511 Sussex in respect of any portion of his claim in the Singh Action which is not recovered through the Security Funds.
4. The Receiver may apply to this Court to amend, vary or supplement this Order or for advice and directions with respect to the interpretation or application of this Order at any time.

5. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver 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 Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
6. Endorsement of this Order by counsel appearing on this application, other than counsel for Mr. Singh, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

  
 \_\_\_\_\_  
 Signature of Forrest Finn  
☐ Party ☒ Lawyer for the applicant, Gurmail Singh

  
 BY THE COURT

  
 \_\_\_\_\_  
 REGISTRAR

Form  
CHECKED  


No. S-247764  
Vancouver Registry

---

**IN THE SUPREME  
COURT OF BRITISH COLUMBIA**

---

BETWEEN:

**KINGSETT MORTGAGE CORPORATION**

PETITIONER

AND:

**6511 SUSSEX HEIGHTS DEVELOPMENT LTD.  
and  
MINORU SQUARE DEVELOPMENT LIMITED PARTNERSHIP  
and  
MINORU VIEW HOMES LTD.  
and  
THIND PARKING CORP.**

RESPONDENTS

---

**ORDER MADE AFTER APPLICATION**

---

FDF/jal

File no.: 53117-1

**FARRIS LLP**  
Barristers & Solicitors  
2500 – 700 West Georgia Street  
Vancouver, B.C. V7Y 1B3

Telephone: (604) 684-9151