



Court File No. CV-21-00661386-00CL
Court File No.: CV-21-00661530-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE MR.) THURSDAY, THE 24th
JUSTICE DUNPHY)
) DAY OF JUNE, 2021

B E T W E E N:

2504670 CANADA INC., 8451761 CANADA INC.
and CHI LONG INC.

Applicants

and

CRESFORD CAPITAL CORPORATION, YSL RESIDENCES INC, 9615334 CANADA
INC., YG LIMITED PARTNERSHIP and DANIEL CASEY

Respondents

AND

B E T W E E N:

2583019 ONTARIO INCORPORATED as general partner of YONGESL INVESTMENT
LIMITED PARTNERSHIP, 2124093 ONTARIO INC., SIXONE INVESTMENT LTD.,
E&B INVESTMENT CORPORATION and TAIHE INTERNATIONAL GROUP INC.

Applicants

-and-

9615334 CANADA INC. as general partner of YG LIMITED PARTNERSHIP and
YSL RESIDENCES INC.

Respondents


SEALING ORDER

THESE APPLICATIONS made by the Applicants in the applications bearing Court File No. CV-21-00661386-00CL and CV-21-00661530-00CL, for an Order, among other things: (i) declaring that the Respondent 9615335 Canada Inc. ceased to be the general partner of the YG Limited Partnership and (ii) setting aside the proposal (the "**Proposal**") filed by YSL Residences Inc. ("**YSL Inc.**"), and YG Limited Partnership ("**YG LP**", and together with YSL Inc., "**YSL**") pursuant to the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 as amended, was heard this day by judicial videoconference via Zoom at Toronto, Ontario due to the COVID-19 pandemic.

ON READING the Motion Record of YSL, the Third Report of KSV Restructuring Inc. in its capacity as proposal trustee of YSL (in such capacity, the "**Proposal Trustee**") dated June 18, 2021 (the "**Report**"), the Affidavits of Anthony Szeto sworn April 28 and June 9, 2021, the Affidavits of Lue (Eric) Li sworn on May 3 and June 9, 2021, the transcript of the cross-examination of David Mann dated June 11, 2021, and such other material as filed in respect of the motion and on hearing the submissions of counsel for YSL, Concord Properties Developments Corp., the Class A limited partners of the YG LP and for the Proposal Trustee and such other counsel as were present as reflected on the counsel slip:

1. **THIS COURT ORDERS** that until the earlier of: (a) the implementation of the Proposal; (b) August 31, 2021; and (c) further Order of this Court, the following documents shall be sealed, kept confidential and not form part of the public record, but rather shall be placed separate and apart from all other contents of the Court file, in a sealed envelope attached to a notice that sets out the title of these proceedings and a statement that the contents are subject to a sealing order:

- (a) The Confidential Appendices to the Report;
- (b) The Confidential Tabs of the Joint Compendium of the Class A LPs
(being Tabs 24-26);
- (c) The unredacted Affidavit of Anthony Szeto sworn April 28, 2021;
- (d) The unredacted Joint Factum of the Class A LPs dated June 21,
2021; and
- (e) The unredacted Affidavit of Eric Li sworn May 3, 2021.



S.F. Murphy, J.

2583019 ONTARIO INCORPORATED et al.

2504670 CANADA INC. et al.
Applicants

-and- 9615334 CANADA INC. et al.

-and- CRESFORD CAPITAL CORPORATION et al.
Respondents

Court File No.: CV-21-00661530-00CL

Court File No. CV-21-00661386-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT TORONTO

**JOINT REPLY BOOK OF AUTHORITIES OF THE
APPLICANTS**

LAX O'SULLIVAN LISUS GOTTLIEB LLP

Suite 2750, 145 King Street West
Toronto ON M5H 1J8

Shaun Laubman LSO#: 51068B

slaubman@lolg.ca

Tel: 416 360 8481

Sapna Thakker LSO#: 68601U

sthakker@lolg.ca

Tel: 416 642 3132

THORNTON GROUT FINNIGAN LLP

TD West Tower, Toronto-Dominion Centre
100 Wellington Street West, Suite 3200
Toronto, ON M5K 1K7

D.J. Miller LSO# 34393P

Tel: (416) 304-0559

Email: djmiller@tqf.ca

Alexander Soutter LSO# 72403T

Tel: (416) 304-0595

Email: asoutter@tqf.ca

**ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY AND INSOLVENCY)
COMMERCIAL LIST**

THE HONOURABLE MR.) THURSDAY, THE 24th
JUSTICE DUNPHY)
DAY OF JUNE, 2021



IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3 AS AMENDED

**IN THE MATTER OF THE NOTICES OF INTENTION
TO MAKE A PROPOSAL OF
YG LIMITED PARTNERSHIP AND YSL RESIDENCES INC.**

SEALING ORDER

THIS MOTION made by YSL Residences Inc. ("**YSL Inc.**"), and YG Limited Partnership ("**YG LP**", and together with YSL Inc., "**YSL**") pursuant to the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 as amended (the "**BIA**"), for an Order, among other things: (i) abridging the time for service of the Motion Record and other materials relied upon for this motion, and validating service thereof; (ii) approving the Amended Proposal #2 filed with the Official Receiver on June 15, 2021, which proposal was accepted by the requisite majority of creditors of YSL at a meeting on June 15, 2021 (the "**Proposal**"); and (iii) such further and other relief as counsel may request and this Honourable Court may deem just was heard this day by judicial videoconference via Zoom at Toronto, Ontario due to the COVID-19 pandemic.

ON READING the Motion Record of YSL, the Third Report of KSV Restructuring Inc. in its capacity as proposal trustee of YSL (in such capacity, the "**Proposal Trustee**") dated June 18, 2021 (the "**Report**"), the Affidavits of Anthony Szeto sworn April 28 and June 9, 2021, the Affidavits of Lue (Eric) Li sworn on May 3 and June 9, 2021, the transcript of the cross-examination of David Mann dated June 11, 2021, and such other material as filed in respect of the motion and on hearing the submissions of counsel for YSL, Concord Properties Developments Corp., the Class A limited partners of the YG LP and for the Proposal Trustee and such other counsel as were present as reflected on the counsel slip:

1. **THIS COURT ORDERS** that until the earlier of: (a) the implementation of the Proposal; (b) August 31, 2021; and (c) further Order of this Court, the following documents shall be sealed, kept confidential and not form part of the public record, but rather shall be placed separate and apart from all other contents of the Court file, in a sealed envelope attached to a notice that sets out the title of these proceedings and a statement that the contents are subject to a sealing order:

- (a) The Confidential Appendices to the Report;
- (b) The Confidential Tabs of the Joint Compendium of the Class A LPs (being Tabs 24-26);
- (c) The unredacted Affidavit of Anthony Szeto sworn April 28, 2021;
- (d) The unredacted Joint Factum of the Class A LPs dated June 21, 2021; and

(e) The unredacted Affidavit of Eric Li sworn May 3, 2021.



Sean D. Murphy
S.F. Murphy J.

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*,
R.S.C. 1985, c. B-3 AS AMENDED

**IN THE MATTER OF THE NOTICES OF INTENTION
TO MAKE A PROPOSAL OF
YG LIMITED PARTNERSHIP AND YSL RESIDENCES INC.**

Consolidated Court File No. **31-2734090**

**ONTARIO
SUPERIOR COURT OF JUSTICE
(IN BANKRUPTCY AND INSOLVENCY)
COMMERCIAL LIST**

Proceeding commenced at Toronto

SEALING ORDER

**DAVIES WARD PHILLIPS & VINEBERG
LLP**

155 Wellington Street West,
Toronto, ON M5V 3J7

Robin B. Schwill (LSO #384521)
Tel: 416.863.0900

Lawyers for KSV Restructuring Inc.

