Court File No.: BK-25-03236991-0035
District of: Ontario
Division No.: 08-Waterloo
Court No.: 35-3236991
Estate No.: 35-3236991

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

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| THE HONOURABLE | ) | TUESDAY, THE 26TH |
| | ) | |
| JUSTICE A. K. MITCHELL | ) | DAY OF MAY, 2026 |

**IN THE MATTER OF THE BANKRUPTCY OF**
**RHH RENTAL PROPERTIES LTD.**
of the City of Guelph, in the Province of Ontario

# ORDER
(Admin Charge, Sealing, Stay)

**THIS MOTION**, made by the Moving Party, Deloitte Restructuring Inc., in its capacity as Licensed Insolvency Trustee (in such capacity, the "**Trustee**") of RHH Rental Properties Ltd., ("**RHH**"), a bankrupt pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c. B-3, as amended (the "**BIA**") for an order: (a) granting a first-priority charge over all of the property of RHH and the proceeds thereof to secure the fees and disbursements of the Trustee and McMillan LLP ("**McMillan**"); (b) sealing two confidential appendices disclosing the purchase consideration under the Share Purchase Agreement between the Trustee and LaBelle Stratford Inc. dated May 11, 2026 (the "**Share Purchase Agreement**"); and (c) staying all proceedings by secured creditors of RHH against RHH or its property for a period of six months, was heard May 22, 2026 and adjourned for further hearing this day at the courthouse at 80 Dundas Street, London, Ontario.

**ON READING** the Amended Notice of Motion of the Trustee, the First Report of the Trustee dated May 13, 2026 (the "**First Report**") and the Supplement to the First Report dated May 21, 2026, on being advised of the consent to the relief sought of 1000931276 Ontario Inc. and Equiton Real Estate Development Fund Limited Partnership and on hearing the submissions of the lawyers for the Trustee and those parties in attendance, no one else appearing although properly served as appears from the Certificate of Service dated May 14, 2026,

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

**Administrative Charge**

2. **THIS COURT ORDERS** that the Trustee and McMillan shall be entitled to the benefit of and are hereby granted a charge (the "**Administration Charge**") on the current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds therefrom, of RHH and its bankrupt estate except in any interest of RHH and its bankrupt estate in shares in the capital of 45 Agnes GP Corp. (the "**Property**"), which charge shall not exceed an aggregate amount of $1,000,000 as security for the expenses and fees of the Trustee and McMillan incurred in connection with the administration of the RHH bankrupt estate.

3. **THIS COURT ORDERS** that the Administration Charge shall not be void or voidable as against creditors of RHH, nor shall it constitute nor be deemed to be a preference, fraudulent conveyance, transfer at undervalue, oppressive conduct or other reviewable transaction under the BIA or any other applicable federal or provincial legislation.

4. **THIS COURT ORDERS** that the filing, registration or perfection of the Administration Charge shall not be required, and that the Administration Charge shall be valid and enforceable for all purposes, including against any right, title or interest filed, registered, recorded or perfected subsequent to the Administration Charge coming into existence, notwithstanding any such failure to file, register, record or perfect.

5. **THIS COURT ORDERS** that the Administration Charge shall constitute a charge on the Property and such Administration Charge shall rank in priority to all other security interests, trusts, liens, charges and encumbrances, claims of security creditors, statutory or otherwise in favour of any individual, firm, corporation, organization, governmental body or agency, or any other entities.

**Sealing Order**

6. **THIS COURT ORDERS** that Confidential Appendix 1 and Confidential Appendix 2 (together, the "**Confidential Appendices**") to the First Report shall be sealed and shall not form part of the public record, such sealing order to remain in effect until the earlier of: (i) closing of the transaction contemplated thereby; and (ii) further order of this Court.

**Stay of Secured Creditor Proceedings**

7. **THIS COURT ORDERS** that all proceedings by secured creditors of RHH against RHH or its property are hereby stayed for a period of six months from the date of this Order, without prejudice to any secured creditor's right to apply to this Court for relief from such stay on notice to the Trustee and subject to the consent of the Trustee for relief from such stay on ten days' notice to the Service List.

Date of issuance May 26, 2026
*(to be completed by registrar)*

Justice A.K. Mitchell
*(Signature of judge, officer or registrar)*

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**PROCEEDING COMMENCED AT GUELPH**

# ORDER

**McMILLAN LLP**
Brookfield Place
181 Bay Street, Suite 4400
Toronto, ON M5J 2T3

**Wael Rostom** LS#: 43165S
wael.rostom@mcmillan.ca
Tel: 416.865.7790

**Jeffrey Levine** LS#: 55582H
jeffrey.levine@mcmillan.ca
Tel: 416.865.7791

**Reuben Rothstein** LS#: 77795F
reuben.rothstein@mcmillan.ca
Tel: 416.865.7033

Lawyers for Deloitte Restructuring Inc.,
as Trustee in Bankruptcy of RHH Rental Properties Ltd.