



SUPERIOR COURT OF JUSTICE

COUNSEL SLIP

COURT FILE NO.: CV-21-00672899-00CL DATE: June 13, 2022

NO. ON LIST: 3

TITLE OF PROCEEDING: **RIVER CITY CHRISTIAN REFORMED CHURCH V SINGH**

BEFORE JUSTICE: **DIETRICH, B**

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
Sara Erskine	River City Christian Church	sara.erskine@wehlitigation.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info
Leanne Williams	Deloitte Restructuring Inc	lwilliams@tgf.ca
Mark Van Zandvoort	Trinity Centres foundation and Graham Singh	mvanzandvoort@airdberlis.com
Jameel Madhany	Peter Elgersma	jmadhany@teplitskycolson.com
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For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info

ENDORSEMENT:

I heard the Receiver's motion for an approval and vesting order today via videoconference.

The Receiver seeks approval of a sale transaction with respect to property owned by Trinity Centres Cambridge, including a heritage property, which is occupied by a tenant. Counsel for the tenant agrees that the current lease is not tenable, and an agreement has been reached with the tenant regarding the date by which the tenant will be required to vacate the property.

The motion is unopposed.

I have reviewed the process that has led to the proposed sale transaction. Three proposed sale transactions prior to the one before the court today have fallen through. The Receiver submits that the property is unique given its heritage designation and zoning issues. Further, it has been partially renovated. The Receiver submits that further attempts to market and sell the property would likely result in a lower offer given recent interest rate hikes and reduced activity in the real estate market.

I am satisfied that the *Soundair* principles have been satisfied in this case and that the transaction should be approved.

The Approval and Vesting Order shall issue in the form attached hereto and signed by me. It does not need to be entered.

The Approval and Vesting Order contains a sealing order with respect to the Confidential Appendices. I am satisfied that the *Sierra Club* test has been met for these materials. Given that this hearing has taken place virtually, it will be the responsibility of counsel for the Receiver to ensure that the subject materials are properly identified and protected under seal in the court file.



Superior Court of Justice (Toronto)