

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE)	THURSDAY, THE 24 TH
)	
MADAME JUSTICE STEELE)	DAY OF APRIL 2025

B E T W E E N:

JUNHUA WANG

Applicant

- and -

HONG JING and LIHAN JING

Respondents

ANCILLARY ORDER

THIS MOTION, made by Pollard & Associates Inc. in its capacity as receiver and manager (the “**Receiver**”), without security, of (i) the real property municipally known as 24 Cairns Drive, Markham, Ontario (the “**Real Property**”); (ii) all rents, issues and profits, due now or in the future, by virtue of any lease or agreement in respect of the Real Property; and (iii) all chattels, erections and improvements, fixed or otherwise, now or hereafter put upon the Real Property and owned by Hong Jing and Lihan Jing (collectively, the “**Jings**” or the “**Respondents**”), including all of the proceeds therefrom, for an order, *inter alia*, approving the Receiver’s First Report, dated April 8, 2025 (“**First Report**”), and sealing certain appendices in the First Report was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report and the appendices thereto, the factum of the Receiver, and on hearing the submissions of counsel for the Receiver, and such other counsel as were present and appearing on the Counsel Slip, no one appearing for any other person on the service

list, although properly served as appears from the Affidavit of Service of Ariyana Botejue dated April 11, 2025, and the Affidavit of Alexandra Teodorescu, dated April 22, 2025, filed:

SERVICE

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

APPROVAL OF ACTIVITIES

2. **THIS COURT ORDERS** that the First Report and the actions and activities of the Receiver described in the First Report are hereby approved provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

SALE AND MARKETING PROCESS

3. **THIS COURT ORDERS** that the sales and marketing process undertaken by the Receiver as described in the First Report is hereby approved.

SEALING

4. **THIS COURT ORDERS** that the Confidential Appendices (as in defined in the First Report) are hereby sealed until the earlier of either the closing of the Transaction (as defined in the First Report), or upon further Order of the Court.

DISTRIBUTION

5. **THIS COURT ORDERS** that the Receiver is authorized to make distributions from the net sale proceeds from the sale of the Real Property to the Canadian Imperial Bank of Commerce (“CIBC”), the first-ranking mortgagee in respect of the Real Property, in satisfaction of the indebtedness owing by the Respondents to the CIBC.

JUNHUA WANG	and	HONG JING and LIHAN JING
Applicant		Respondents

Email address(es) of parties to be served: See Service List

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceeding commenced at **Toronto**

ANCILLARY ORDER

BLANEY MCMURTRY LLP
Barristers & Solicitors
2 Queen Street East, Suite 1500
Toronto, ON, M5C 3G5

Timothy R. Dunn (LSO #34249I)
Tel: (416) 597-4880
Email: tdunn@blaney.com

Alexandra Teodorescu (LSO #63889D)
Tel: (416) 596-4279
Email: ateodorescu@blaney.com

Lawyers for Court-Appointed Receiver,
Pollard & Associates Inc.

