



Court File No.: CV-20-00644241-00CL

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

THE HONOURABLE

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TUESDAY, THE 23RD

JUSTICE STEELE

DAY OF JANUARY, 2024

B E T W E E N :

GEORGE VASTIS

Plaintiff
(Defendant to the Counterclaim)

- and -

HELEN VASTIS

Plaintiff

- and -

CHRISTOS KOMMATAS

Defendant
(Plaintiff to the Counterclaim)

- and -

CALLDRON GAS BARS LTD. and 1195705 ONTARIO INC.,
carrying on business as OLD PRO DRIVING RANGE

Defendants
(Defendants to the Counterclaim)

ORDER

THIS MOTION, made by The Fuller Landau Group Inc., in its capacity as the Court-appointed liquidator and receiver (in these capacities, the “**Liquidator**”) of the undertaking, property and assets of Calldron Gas Bars Ltd. (“**Calldron**”) and 1195705 Ontario Inc. o.a. Old Pro Driving Range (“**Old Pro**”, and together with Calldron are the “**Companies**”) for an order:

- (a) if necessary, abridging and validating the time for service and filing of the notice of motion and the motion record contained herein, validating service and dispensing with further service upon any other persons not already served with this notice of motion and motion record so that the motion is properly returnable today;
- (b) approving the activities of the Liquidator and its counsel as outlined in the Fifth Report of the Liquidator dated January 9, 2024 (the “**Fifth Report**”), and the confidential appendices 1-7 thereto (the “**Confidential Appendices**”);
- (c) sealing the Confidential Appendices 1-4 of the Fifth Report, which contain an un-redacted copy of the sale agreement dated November 29, 2023, for the property municipally known as 9980 Mississauga Road/2055 Bovaird Drive West, Brampton, Ontario (the “**Mississauga Road Property**”), a summary of offers received for the Mississauga Road Property, unsolicited offers received for the Mississauga Road Property, and an appraisal of the Mississauga Road Property, until the earlier of: (i) the closing of the sale of the Mississauga Road Property, or (ii) a further Order of this Court;
- (d) sealing the Confidential Appendices 5-7 of the Fifth Report, which contain an un-redacted copy of the sale agreement dated December 1, 2023, for the property municipally known as 10365 & 10733 Highway 7, Halton Hills, Ontario (the “**Acton Property**”), a summary of offers received for the Acton Property, and appraisals of the Acton Property, until the earlier of (i) the closing of the sale of the Acton Property, or (ii) a further Order of this Court;
- (e) amending the November 28, 2023, Order of the Honourable Justice Penny (the “**Eglinton AVO**”) to allow the proper name of the entity taking title of the property to be recorded on the amended vesting order; and,
- (f) approving the fees and disbursements of the Liquidator and its counsel;

was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Fifth Report, the Confidential Appendices, and the affidavits of the Liquidator and its counsel as to fees (the “**Fee Affidavits**”), and on hearing the submissions of counsel for the Liquidator, and counsel for Christos Kommatas (“**Chris**”) and George Vastis (“**George**” and together with Chris are the “**Principals**”), no one appearing for any other person on the service list, although properly served as appears from the affidavit of Victoria Gifford sworn January 11, 2024, filed:

SERVICE

1. **THIS COURT ORDERS AND DECLARES** that the time for service of the notice of motion and the motion record is hereby abridged and validated so that the motion is properly returnable today and hereby dispenses with further service thereof.

SEALING OF THE CONFIDENTIAL APPENDICES

2. **THIS COURT ORDERS** that the Confidential Appendices 1-4, be and are hereby sealed until the earlier of: (i) the closing of the sale of the Mississauga Road Property; or (ii) further Order of the Court.

3. **THIS COURT ORDERS** that the Confidential Appendices 5-7, be and are hereby sealed until the earlier of (i) the closing of the sale of the Acton Property; or (ii) further Order of the Court.

AMENDMENT TO THE EGLINTON AVO

4. **THIS COURT ORDERS** that the Eglinton AVO is hereby amended in the form attached hereto as **Schedule “A”**.

APPROVAL OF LIQUIDATOR ACTIVITIES AND FEES

5. **THIS COURT ORDERS** that the activities of the Liquidator, as set out in the Fifth Report and the Confidential Appendices, are hereby approved.

6. **THIS COURT ORDERS** that the fees and disbursements of the Liquidator and its counsel, as set out in the Fifth Report and the Fee Affidavits, are hereby approved.

7. **THIS COURT ORDERS** that only the Liquidator, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way the approval of the Fifth Report as detailed in paragraph 5 above.

FOREIGN RECOGNITION

8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Liquidator 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 liquidator, 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.



Digitally signed
by Jana Steele
Date: 2024.01.23
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Court File No.: CV-20-00644241-00CL

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

THE HONOURABLE

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TUESDAY, THE 28TH

JUSTICE

DAY OF NOVEMBER, 2023

B E T W E E N :

GEORGE VASTIS

Plaintiff
(Defendant to the Counterclaim)

- and -

HELEN VASTIS

Plaintiff

- and -

CHRISTOS KOMMATAS

Defendant
(Plaintiff to the Counterclaim)

- and -

CALLDRON GAS BARS LTD. and 1195705 ONTARIO INC.,
carrying on business as OLD PRO DRIVING RANGE

Defendants
(Defendants to the Counterclaim)

AMENDED APPROVAL AND VESTING ORDER

THIS MOTION, made by The Fuller Landau Group Inc., in its capacity as the Court-appointed liquidator and receiver (in these capacities, the “**Liquidator**”) of the undertaking, property and assets of Calldron Gas Bars Ltd. (“**Calldron**”) and 1195705 Ontario Inc. o.a. Old Pro Driving Range (“**Old Pro**”, and together with Calldron are the “**Companies**”) for an order:

1. approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between the Liquidator and 1000733305 Ontario Inc. (the “**Purchaser**”), as successor in interest to George Vastis dated September 20, 2023; and
2. vesting in the Purchaser Calldron’s right, title and interest in and to the assets described in the Sale Agreement (the “**Purchased Assets**”);

was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Fourth Report of the Liquidator, the Confidential Supplement, factum, and on hearing the submissions of counsel for the Liquidator, Christos Kommatas (“**Chris**”) and George Vastis (“**George**”, and together with Chris are the “**Principals**”), and the Purchaser, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Victoria Gifford sworn November 17, 2023, filed:

SERVICE

1. **THIS COURT ORDERS AND DECLARES** that the time for service of the notice of motion and the motion record is hereby abridged and validated so that the motion is properly returnable today and hereby dispenses with further service thereof.

APPROVAL OF TRANSACTION AND VESTING OF PURCHASED ASSETS

2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Liquidator is hereby authorized and approved, with such minor amendments as the Liquidator may deem necessary. The Liquidator is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.
3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Liquidator’s certificate to the Purchaser substantially in the form attached as Schedule

“A” hereto (the “**Liquidator’s Certificate**”), all of Calldron’s right, title and interest in and to the Purchased Assets described in the Sale Agreement shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the “**Claims**”) including, without limiting the generality of the foregoing, all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; (all of which are collectively referred to as the “**Encumbrances**”, which term shall not include the permitted encumbrances) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

4. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for Toronto (number 80) of an Application for Vesting Order in the form prescribed by the *Land Titles Act* and/or the *Land Registration Reform Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in **Schedule “B”** hereto (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in **Schedule “C”** hereto.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Liquidator’s Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Liquidator to file with the Court a copy of the Liquidator's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act*, the Liquidator is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Companies' records pertaining to the Companies' past and current employees. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Companies.

8. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Companies and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Companies;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Companies and shall not be void or voidable by creditors of the Companies, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

FOREIGN RECOGNITION

9. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United

States to give effect to this Order and to assist the Liquidator 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 Liquidator, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Liquidator and its agents in carrying out the terms of this Order.

Schedule A – Form of Liquidator’s Certificate

Court file no. CV-22-00680668-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

BETWEEN:

GEORGE VASTIS

Plaintiff
(Defendant to the Counterclaim)

- and -

HELEN VASTIS

Plaintiff

- and -

CHRISTOS KOMMATAS

Defendant
(Plaintiff to the Counterclaim)

- and -

CALLDRON GAS BARS LTD. and 1195705 ONTARIO INC.,
carrying on business as OLD PRO DRIVING RANGE

Defendants
(Defendants to the Counterclaim)

LIQUIDATOR’S CERTIFICATE

RECITALS

A. Pursuant to an Order of the Honourable Justice Dietrich of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated December 20, 2022, The Fuller Landau Group Inc. was appointed as the receiver and liquidator (the “**Liquidator**”) of the property, assets and undertaking of Calldron Gas Bars Ltd. (“**Calldron**”) and

1195705 Ontario Inc. cob as Old Pro Driving Range ("**Old Pro**" and together with Calldron are the "**Companies**").

B. Pursuant to an Order of the Court dated November 28, 2023 (the "**Approval Order**"), the Court approved the agreement of purchase and sale made as of September 20, 2023 (the "**Sale Agreement**") between the Liquidator and 1000733305 Ontario Inc. (the "**Purchaser**"), as successor in interest to George Vastis, and provided for the vesting in the Purchaser of the Calldron's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Liquidator to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Liquidator and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Liquidator.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement, or the Approval Order.

THE LIQUIDATOR CERTIFIES the following:

1. The Purchaser has paid and the Liquidator has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Liquidator and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Liquidator, and the sealing of the Confidential Supplement, as provided for in paragraph * of the Approval Order, can be dissolved.
4. This Certificate was delivered by the Liquidator at _____ on _____.

The Fuller Landau Group Inc. in its capacity as Liquidator of the property, assets and undertaking of Calldron Gas Bars Ltd. and 1195705 Ontario Inc. cob as Old Pro Driving Range, and not in its personal capacity

Per: _____

Name:

Title:

**Schedule “B”
Purchased Assets**

The land legally described as:

PT LT D, CON RIVER ETOBICOKE , PART 1 , 64R10437 ; ETOBICOKE , CITY OF
TORONTO

PIN 07425-0011 (LT)

And municipally described as:

5495 Eglinton Ave. West, Toronto, Ontario

Schedule “C”
Claims to be deleted and expunged from title

AT6267282 – Application for Court Order

Schedule “D”
Permitted Encumbrances

EB216574 – Notice

EB255931 – Notice

EB412063 – Notice

64R7943 – Plan Reference

EB524709 – Agreement

TB152491 – Notice

64R10437 – Plan Reference

TB249996 – Notice of Lease

TB557551 – Agreement

TB562503 – Agreement

TB797929 – Notice

TB825142 – Notice

E317117 – Notice

GEORGE VASTIS et al
Plaintiffs

CHRISTOS KOMMATAS et al
Defendants

Court File No.: CV-20-00644241-00CL

CHRISTOS KOMMATAS
Plaintiff by Counterclaim

GEORGE VASTIS
Defendant to the Counterclaim

**ONTARIO
SUPERIOR COURT OF JUSTICE -
COMMERCIAL LIST**

Proceeding commenced at Toronto

ORDER

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