

Court File No. CV-24-00095422-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE
JUSTICE KERSHMAN

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THURSDAY, THE 19TH
DAY OF DECEMBER, 2024

B E T W E E N:

CWB MAXIUM FINANCIAL INC.

APPLICANT

AND

**MEDICAL ARTS DISPENSARY OF OTTAWA (2003) LTD., TOTAL HEALTH
PHARMACY INC., GHADA SANDRA MOHSEN GERGES AND SHERIF GERGES**

RESPONDENTS

ORDER

THIS MOTION, made by MNP Ltd. (“MNP”) in its capacity as the Court-appointed receiver (the “**Receiver**”) over all of the assets, undertakings and properties of Medical Arts Dispensary of Ottawa (2003) Ltd. (the “**Debtor**”), acquired for, or used in relation to a business carried on by the Debtor, for an order deleting the registration of the Appointment Order dated April 19, 2024 from title to the property municipally described as 2275 Doulton Drive, Mississauga, Ontario and legally described in Schedule “A” hereto (the “**Property**”), was heard this day by judicial videoconference in Ottawa, Ontario.

ON READING the Notice of Motion dated December 16, 2024 and on hearing the submissions of counsel for the Receiver,

1. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of Peel No. 43 of an Application to Register a Judgment or Order in the form prescribed by the Land Titles Act and/or the Land Registration Reform Act, the Land Registrar is hereby directed to delete and expunge from title to the Property, the encumbrance referred to in Schedule "B" attached hereto (the "**Encumbrance**").

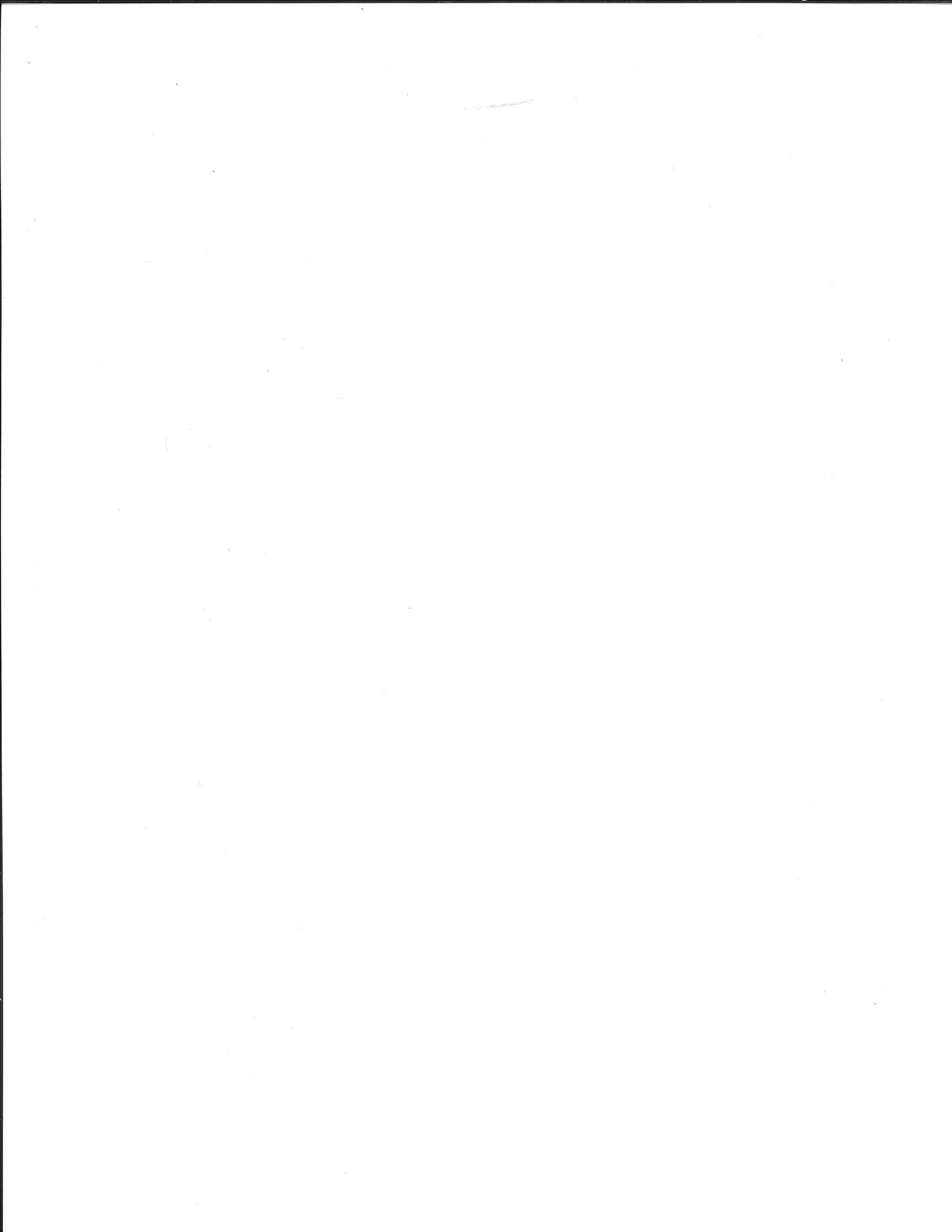
2. **THIS COURT ORDERS** that upon deletion of the Encumbrance, the Land Registrar is further directed to delete and expunge from title to the Property the registration of this Order.



**THE HONOURABLE JUSTICE
STANLEY J. KERSHMAN**

SCHEDULE "A"

PIN	13359 - 0185 LT
INTEREST/ESTATE:	Fee Simple
DESCRIPTION:	PT LT 16 PL 331 TORONTO AS IN RO1036813; S/T & T/W RO1036813; MISSISSAUGA
ADDRESS:	2275 DOULTON DRIVE MISSISSAUGA



SCHEDULE "A"

PIN	13359 - 0185 LT
INTEREST/ESTATE:	Fee Simple
DESCRIPTION:	PT LT 16 PL 331 TORONTO AS IN RO1036813; S/T & T/W RO1036813; MISSISSAUGA
ADDRESS:	2275 DOULTON DRIVE MISSISSAUGA

SCHEDULE "B"

Encumbrance to be deleted and expunged from title to the Property

Registration No.	Registration Date	Instrument Type	PIN
PR4326569	April 29, 2024	Application to Register Court Order	13359-0185 LT

CWB MAXIUM FINANCIAL INC.

Applicant

-and-

MEDICAL ARTS DISPENSARY OF OTTAWA (2003) LTD. et
al.
Respondents

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ONTARIO
SUPERIOR COURT OF JUSTICE
Proceedings commenced at OTTAWA

ORDER

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Court-Appointed Receiver**

CWB MAXIMUM FINANCIAL INC.

- and -

MEDICAL ARTS DISPENSARY OF
OTTAWA (2003) LTD. ET AL.

Applicant

Respondents

Court File No. CV-24-00095422-0000

Motion without Notice by the Receiver
For oral reasons given
19/24

Order to go to delete
the e-commerce registered
OO PR 432-5569 in the
Land Titles Division of Pecl No. 43.
in relation to PIN 13359-0185LT


K. B. R. M. M. M.

ONTARIO

SUPERIOR COURT OF JUSTICE

Proceedings commenced at OTTAWA

NOTICE OF MOTION

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