

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

ROYAL BANK OF CANADA

Applicant

- and -

TEN 4 SYSTEM LTD., 1000043321 ONTARIO INC. AND 1000122550 ONTARIO INC.

Respondents

**AND IN THE MATTER OF AN APPLICATION PURSUANT TO SECTION 243(1) OF
THE *BANKRUPTCY AND INSOLVENCY ACT.*, R.S.C 1985, c.B-3, AS AMENDED; AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O.1990, c.C.43, AS AMENDED**

REPLY FACTUM OF THE APPLICANT

Date: October 10, 2023

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REPLY FACTUM OF THE APPLICANT

PART I – BACKGROUND AND OVERVIEW

1. This factum is supplementary to the factum of Royal Bank of Canada (“**RBC**”) dated September 12, 2023 (the “**RBC Factum**”) and is in reply to the factum of the Debtors dated October 2, 2023 (the “**Debtor’s Factum**”). Capitalized terms herein that are not otherwise defined herein shall have the same meanings ascribed to them in the RBC Factum.

PART II– ISSUES

2. This Factum addresses the following two issues:
 - (a) Can a receiver be appointed on application pursuant to section 101 of the CJA?

- (b) If appointed, should the receiver be authorized to make an assignment into bankruptcy for the Debtors?

PART III – LAW

A. A Receiver can be Appointed by Application under s.101 of the CJA

3. The Debtors, relying on *Royal Bank of Canada v. CFNDRS Inc.* 2017 ONSC 7661 (“CFNDRS”), argue that s. 101 of the CJA does not apply in this application as the section only involves interlocutory orders.

Debtors’ Factum at para 19.

4. The application judge in CFNDRS, however, did not deal with the well-established precedent that establishes that s. 101 of the CJA may be relied upon to appoint a receiver, where it is just and convenient to do so.
5. For example, Morawetz J. (as he then was), relying on authority from our Court of Appeal, held in *Business Development Bank of Canada v. 2197333 Ontario Inc.* as follows:

Section 101 of the *CJA* and s. 243 of the *BIA* provide that the court may appoint a receiver if it considers it to be just or convenient to do so.

Business Development Bank of Canada v. 2197333 Ontario Inc. 2012 ONSC 965 at para 14, Applicant’s Supplementary Book of Authorities, Tab 2.

6. McEwen J. commented on CFNDRS in *Potentia Renewables Inc. v Deltro Electric Ltd.* (“*Potentia*”) and noted that it was at odds with the reasoning of RSJ Morawetz in *Business Development Bank of Canada v. 2197333 Ontario Inc.*

Potentia Renewables Inc. v. Deltro Electric Ltd., 2018 ONSC 3437 at para 44, Applicant’s Supplementary Book of Authorities, Tab 3.

7. On appeal, the Roberts J.A. for the Court of Appeal held in *Potentia* that she did not accept the submission that Justice McEwen lacked jurisdiction to appoint a receiver under s. 101 of the CJA. Roberts J.A. further noted that there was no need for Justice McEwen to have even resorted to s. 101 of the CJA as the GSA specifically allowed for the appointment of a receiver or for proceedings to be instituted for the appointment of a receiver.

Potentia Renewables Inc. v. Deltro Electric Ltd., 2019 ONCA 779 at paras 14-15 and 18, Applicant's Supplementary Book of Authorities, Tab 4.

8. In *Tool-Plas Systems Inc. (Re)*, Morawetz J. (as he then was) appointed a receiver solely under s.101 of the CJA, to facilitate a "quick flip" sale transaction.

Tool-Plas Systems Inc. (Re), 2008 CanLII 54791 (ON SC) at para 15, Applicant's Supplementary Book of Authorities, Tab 5.

9. Accordingly, based on the foregoing, a receiver can be appointed by application pursuant to s.101 of the CJA, even though such order is a final order.

B. If appointed, the Receiver should be Authorized to make Assignments into Bankruptcy Regarding the Debtors

10. Canadian courts have held that a court has the power to authorize a court-appointed receiver to file an assignment in bankruptcy in respect of a debtor. For example, in *Kingsett Mortgage Corporation and Dorr Capital Corporation v. Stateview Homes (Minu Towns) Inc.*, Justice Cavanagh held as follows:

The court has the power to authorize the court-appointed receiver and manager to file an assignment in bankruptcy. A bankruptcy order may be sought with the express purpose of affecting priorities. I am satisfied that by seeking to alter certain priorities by invoking the BIA priority scheme, KingSett is acting for an appropriate and legitimate purpose. See *American General Life Insurance Company et al. v. Victoria Avenue North Holdings Inc.*, 2023 ONSC 3322, at para. 17.

Unreported endorsement of the Ontario Superior Court of Justice (Commercial List) dated September 14, 2023, Court File No. CV-23-00698576-00CL, Schedule B to this Factum.

11. Similarly, in *Re IMV Inc. and Immunovaccine Technologies Inc. and IMV USA* the Supreme Court of Nova Scotia ordered in a proceeding under the *Companies' Creditors Arrangement Act* that the monitor be empowered to assign the debtors or cause the debtors to be assigned into bankruptcy and that the monitor be authorized and empowered to act as trustee in bankruptcy in respect of each of the debtors.

Unreported order of the Supreme Court of Nova Scotia in Court File No. 523334 dated September 27, 2023, at para 6(O), Schedule B to this Factum.

PART IV – CONCLUSION

12. The Applicant requests that this Court issue an Order substantially in the form attached at Tab 3 to the Application Record.

ALL OF WHICH IS RESPECTFULLY SUBMITTED this 10th day of October 2023.



Roger Jaipargas
Lawyers for the Applicant

SCHEDULE “A” – LIST OF AUTHORITIES

AUTHORITY	PARA
1. <i>Royal Bank of Canada v. CFNDRS Inc.</i> , 2017 ONSC 7661.	4
2. <i>Business Development Bank of Canada v 2197333 Ontario Inc.</i> , 2012 ONSC 965.	14
3. <i>Potentia Renewables Inc. v. Deltro Electric Ltd.</i> , 2018 ONSC 3437.	44
4. <i>Potentia Renewables Inc. v Deltro Electric Ltd.</i> , 2019 ONCA 779.	14,15,18
5. <i>Tool-Plas Systems Inc. (Re)</i> , 2008 CanLII 54791 (ON SC).	15

SCHEDULE "B" – ENDORSEMENT AND ORDERS



SUPERIOR COURT OF JUSTICE

COUNSEL SLIP

COURT FILE NO.: CV-23-00698576-00CL DATE: 14 September 2023

NO. ON LIST: 3

TITLE OF PROCEEDING: **KINGSETT MORTGAGE CORPORATION AND DORR CAPITAL CORPORATION v. STATEVIEW HOMES (MINU TOWNS) INC.**
et al

BEFORE JUSTICE: **MR JUSTICE CAVANAGH**

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
Alan Merskey	Counsel for Receiver – KSV Restructuring Inc.	amerskey@cassels.com
Joseph Bellissimo	S/A	jbellissimo@cassels.com
Alec Hoy	S/A	ahoy@cassels.com
Ryan Jacobs	S/A	rjacobs@cassels.com,
Noah Goldstein	Receiver	ngoldstein@ksvadvisory.com
Murtzaza Tallat	Receiver	mtallat@ksvadvisory.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Marc Wasserman	Counsel for the Purchaser	mwasserman@osler.com
Dave Rosenblat	S/A	drosenblat@osler.com

Adam Slavens	Counsel for Tarion Warranty Corporation	aslavens@torys.com
Eric Golden	Counsel for Equitable Bank	egolden@blaney.com
Xin Lu (Crystal) Li	Counsel for Melissa Taurasi and Nelda Taurasi	cli@lolg.ca
Richard B. Swan	Counsel for KingSett Mortgage Corporation	swanr@bennettjones.com
Daniel Pollack	KingSett Capital Representative	N/A
Aiden Nelms	Counsel for KingSett Mortgage Corporation	nelmsa@bennettjones.com
Gerard C. Borean	Counsel for 2515792 Ontario Inc. and Auriva Stone Design Inc.	gborean@parenteborean.com
Andrew Wood	Counsel for Sunbelt Rentals of Canada Inc.	awood@dllaw.ca

ENDORSEMENT OF JUSTICE CAVANAGH:

KSV Restructuring Inc., in its capacity as receiver and manager (the “Receiver”) of the property, assets and undertaking owned by the Stateview Receivership Companies (as defined in the motion materials), including their real property move for (i) an approval and vesting order approving the sale transaction in respect to certain of the property of Stateview Homes (On the Mark) Inc. contemplated by an asset purchase agreement between the Receiver and 2077060 Ontario Inc.; and (ii) a Distribution Order authorizing the Receiver to make certain payments and distributions and maintain certain reserves from the proceeds of the transaction, approving reports of the Receiver and its statement of receipts and disbursements and the Receiver’s activities described therein, and approving the fees and disbursements of the Receiver and its counsel.

The Receiver’s motion is not opposed.

I have reviewed the motion materials and I am satisfied that the requested orders should be made.

With respect to the requested Approval and Vesting Order, I am satisfied that the criteria set out in *Royal Bank of Canada v. Soundair Corp.*, 1991 CanLII 2727 are satisfied. The Receiver has acted in a fair and reasonable manner and has appropriately conducted the sale process in accordance with its terms. The Receiver broadly canvassed the market and undertook significant efforts to obtain the highest and best offer for the On the Mark Project. There is no reason to believe that any better price or result could have been obtained for the benefit of all stakeholders. The transaction reflects the highest and best offer received and provides the best recovery available for the stakeholders of On the Mark in the circumstances.

I am satisfied that, in the circumstances, it is appropriate to direct the Receiver to disclaim certain pre-sale purchase agreements. Authorizing the Receiver to do so will facilitate the completion of the transaction. Each of the homebuyers who may be affected has been served with notice of this motion. No one appeared to oppose. See Endorsement of Conway J. dated August 18, 2023 in *Firm Capital Fund Inc. v. Stateview Homes (Hampton Heights) Inc. et al.* in CV-23-00700356-00CL in which a similar order was made.

The Receiver is seeking authorization and direction to make the proposed payments and distributions and to establish and maintain the proposed reserves from the proceeds from the transaction. The proposed reserves are necessary to ensure the Receiver will, among other things, have sufficient liquidity to fund the remainder of

the receivership proceedings, pay certain priority amounts (if applicable) and fund the administration of the proposed bankruptcy of On the Mark. I am satisfied that the reserves are fair and reasonable and reflect an estimate of the maximum amounts that may be owed or become owing in priority to the security interest held by KingSett. Based on the proceeds from the transaction, KingSett will incur a shortfall on its loans to On the Mark and, accordingly, the proposed distribution will be significantly less than the KingSett indebtedness.

I am satisfied that the activities of the Receiver described in the Second Report and the Third Report were necessary and undertaken in good faith pursuant to the Receiver's duties and powers set out in the Receivership Order and were in the best interest of the On the Mark's stakeholders generally. I approve the Receiver's receipts and disbursements for the period from the commencement of these receivership proceedings to September 5, 2023. I approve the professional fees and disbursements incurred by the Receiver and its legal counsel through August 31, 2023 as described in the fee affidavits attached to the Third Report. I am satisfied that the proposed allocation methodology for allocation of the fees and costs incurred by the Receiver and its counsel in connection with these receivership proceedings is fair and equitable and does not prefer any stakeholder to the detriment of others.

Orders to issue in forms of orders signed by me today.

In addition, KingSett moves for an order, among other things, (a) authorizing and directing the Receiver to assign Stateview Homes (On the Mark) Inc. ("On the Mark") into bankruptcy; (b) authorizing and directing KSV Restructuring Inc. to act as trustee in bankruptcy of On the Mark; and (c) authorizing and empowering the Receiver to fund the costs of administering the bankruptcy estate of On the Mark, including the fees and disbursements of the Trustee and its counsel, from the Property (as defined in the Receivership Order) of On the Mark.

The net proceeds to be paid to KingSett from the transaction described above will be insufficient to repay KingSett in full in respect of the On the Mark indebtedness. The shortfall is expected to be between \$2.5 million and \$3.5 million. On the Mark is indebted to the Canada Revenue Agency in the amount of approximately \$4 million in respect of unremitted HST on the sales of the first 38 homes sold by On the Mark. If the HST were to be paid by the Receiver, this would materially further impair KingSett's recovery. The court has the power to authorize the court-appointed receiver and manager to file an assignment in bankruptcy. A bankruptcy order may be sought with the express purpose of affecting priorities. I am satisfied that by seeking to alter certain priorities by invoking the BIA priority scheme, KingSett is acting for an appropriate and legitimate purpose. See *American General Life Insurance Company et al. v. Victoria Avenue North Holdings Inc.*, 2023 ONSC 3322, at para. 17. The Receiver is supportive of the relief being sought in the requested order.

Order to issue in form of Order signed by me today.

At the request of the parties and to facilitate filing of documents for another motion, I add the following endorsement.

On August 1, 2023, the Court scheduled a priority motion to be heard on November 2, 2023 in CV-23-00698576-00CL. That motion relates to and will be heard in the following matters as well: CV-23-00698637-00CL, CV-23-00698632-00CL, CV-23-00698395-00CL & CV-23-00699067-00CL. To avoid unnecessary duplication, the parties are directed to file their motion materials with the Commercial List office one time under the CV-23-00698576-00CL file number. This direction is for procedural filing purposes and does not constitute a consolidation of the proceedings or receivership estates.

Counsel have also provided me with an example form of the style of cause that includes all of the Court File numbers and all of the party names in each of the five matters (reproduced below as Schedule "A"). The Court directs the parties to file their materials under that style of cause.

To ensure that the court record reflects this direction regarding the filing procedure for this motion, the moving party is directed to file this endorsement in each of the five matters (CV-23-00698637-00CL, CV-23-00698632-00CL, CV-23-00698395-00CL & CV-23-00699067-00CL).



Digitally signed by
Peter Cavanagh

Schedule "A"

Court File No. CV-23-00698395-00CL
CV-23-00698632-00CL
CV-23-00698637-00CL
CV-23-00698576-00CL
CV-23-00699067-00CL

*ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)*

B E T W E E N:

KINGSETT MORTGAGE CORPORATION AND DORR CAPITAL CORPORATION

Applicants

- and -

**STATEVIEW HOMES (MINU TOWNS) INC., STATEVIEW HOMES (NAO TOWNS) INC.,
STATEVIEW HOMES (ON THE MARK) INC., TLSFD TAURASI HOLDINGS CORP. AND
STATEVIEW HOMES (HIGH CROWN ESTATES) INC.**

Respondents

DORR CAPITAL CORPORATION

Applicant

- and -

HIGHVIEW BUILDING CORP INC.

Respondent

DORR CAPITAL CORPORATION

Applicant

- and -

STATEVIEW HOMES (BEA TOWNS) INC.

Respondent

**ATRIUM MORTGAGE INVESTMENT CORPORATION AND DORR CAPITAL
CORPORATION**

Applicants

- and -

STATEVIEW HOMES (NAO TOWNS II) INC., DINO TAURASI AND CARLO TAURASI

Respondents

MERIDIAN CREDIT UNION

Applicant

- and -

STATEVIEW HOMES (ELM&CO) INC.

Respondent

**IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE BANKRUPTCY
AND INSOLVENCY ACT, R.S.C. 1985, C. B-3, AS AMENDED, AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, C. C.43, AS AMENDED**

**MOTION RECORD OF THE MOVING PARTY, TARION WARRANTY
CORPORATION**

(Motion for Declaratory Relief)
(Returnable November 2, 2023)



2023

Hfx No. 523334

SUPREME COURT OF NOVA SCOTIA

IN THE MATTER OF: **Application by IMV Inc. and Immunovaccine Technologies Inc. and IMV USA Inc. (the "Applicants"), for relief under the Companies' Creditors Arrangement Act**



Order

Before the Honourable Justice John P. Bodurtha in chambers:

The Applicants propose to make a compromise or arrangement under the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "CCAA") and they applied for an initial order and, now or in the future, other relief under the CCAA as may be sought on notice of motion.

The following parties received notice of this application: see attached at Schedule "A".

The following parties, represented by the following counsel, made submissions:

<u>Party</u>	<u>Counsel</u>
Applicants	McCarthy Tétrault LLP Alain N. Tardif François Alexandre Toupin Stewart McKelvey Lawyers Sara L. Scott
Monitor, FTI Consulting Canada Inc.	Stikeman Elliott LLP Maria Konyukhova Natasha Rambaran
Horizon Technology Finance Corporation, as agent	Aird & Berlis LLP Miranda Spence Kyle Plunkett

WHEREAS on May 1, 2023, this Court granted an Initial Order under the CCAA in respect of the Applicants (as amended and restated on May 5, 2023, the "Initial Order"), which, among other things, appointed FTI Consulting Canada Inc. as monitor in these proceedings (the "Monitor");

AND WHEREAS on May 5, 2023, this Court granted an Amended and Restated Initial Order (the "ARIO"), which, among other things, extended the Stay Period until and including July 17, 2023;

AND WHEREAS on May 9, 2023, this Court granted a Claims Process Order (the "Claims Process Order"), approving the procedure for the determination and adjudication of claims against the Applicants and their present and former, *de facto* and *de jure*, directors and officers (the "Directors and Officers");

AND WHEREAS on July 17, 2023, this Court the Court granted an Extension Order which, among other things, further extended the Stay Period until and including August 18, 2023;

AND WHEREAS on August 17, 2023, this Court the Court granted an Extension Order which, among other things, further extended the Stay Period until and including September 29, 2023;

AND WHEREAS on September 6, 2023, the Court granted an Approval and Vesting Order (the "**Approval and Vesting Order**") which, among other things, approved the transaction contemplated by the Agreement of Purchase and Sale dated September 1, 2023 (the "**Purchase Agreement**"), by and between Horizon Technology Finance Corporation (the "**Collateral Agent**"), as purchaser, and IMV Inc. and IVT, as vendors (the "**Transaction**");

AND UPON motion of the Applicants for an Order:

- (a) amending the ARIO in order to *inter alia* expand the powers of the Monitor;
- (b) amending the Claims Process Order to authorize the Monitor and the Applicants to stop processing Claims and to dispense them from any further obligation to review certain Proofs of Claim filed and value the amounts and terms set out therein for voting and distribution purposes;
- (c) extending the Stay Period until and including October 27, 2023; and
- (d) approving the fees and activities of the Monitor and its legal counsel.

AND UPON reading the Fifth Report of the Monitor dated September 22, 2023 and the other materials filed herein;

AND UPON hearing the submissions on behalf of the Applicants and the Monitor;

NOW UPON MOTION IT IS HEREBY ORDERED AND DECLARED THAT:

Service and Definitions

1. The service of the Notice of Motion, the associated pleadings, and the supporting documents, as set out in the affidavit of service is hereby abridged and validated so that this Motion is properly returnable today and further service thereof is hereby dispensed with.
2. Service of this Order is permitted at any time and place and by any means whatsoever.
3. All capitalized terms used in this Order and not otherwise defined herein shall have the meanings ascribed to them in the ARIO or the Claims Process Order in these CCAA proceedings, as the context requires.

Effective Time

4. This Order and all of its provisions are effective as of 12:01 a.m. Halifax time, province of Nova Scotia, on the date of this Order (the "**Effective Time**").

Extension of the Stay Period

5. The Stay Period and the application of the ARIO is extended until and including October 27, 2023.

Amendments to the ARIO

6. In addition to the powers and duties of the Monitor set out in the ARIO or any other Order of this Court in these proceedings (the "**CCAA Proceedings**"), and without altering in any way the limitations and obligations of the Applicants as a result of the CCAA Proceedings, the Monitor be and is hereby authorized and empowered, but not required, to:
 - (a) take any and all actions and steps, and execute all documents and writings, on behalf of, and in the name of the Applicants in order to facilitate the performance of any ongoing obligations of the Applicants and to carry out the Monitor's duties under this Order or any other Order of this Court in these CCAA Proceedings;
 - (b) execute administrative filings as may be required on behalf of the Applicants;
 - (c) exercise any powers which may be properly exercised by a board of directors of the Applicants;
 - (d) engage, retain, or terminate the services of, or cause the Applicants to engage, retain or terminate the services of any officer, employee, consultant, agent, representative, advisor, or other persons or entities, all under the supervision and direction of the Monitor and on terms as agreed to by the Monitor;
 - (e) cause the Applicants to perform such other functions or duties as the Monitor considers necessary or desirable in order to facilitate or assist the winding-down or liquidation of the Applicants, the distribution of any proceeds of the Applicants' Property, or any other related activities, including in connection with terminating these CCAA Proceedings;
 - (f) conduct, supervise and direct the continuation or commencement of any process or effort to recover any Property or other assets of the Applicants and their affiliates (including any accounts receivable or cash);
 - (g) engage, deal, communicate, negotiate, agree and settle with any creditor or other stakeholder of the Applicants in the name of or on behalf of the Applicants;
 - (h) claim or cause the Applicants to claim any and all insurance refunds or tax refunds, including refunds of harmonized sales taxes, to which the Applicants are entitled;
 - (i) exercise any shareholder, partnership, joint venture or other rights of any of the Applicants;

- (j) access all books and records that are the property of the Applicants in the Applicants' possession or control or the same access as the Applicants under the Purchase Agreement to any books and records no longer in the Applicants' control or possession;
 - (k) facilitate or assist the Applicants and their affiliates with accounting, tax and financial reporting functions, including the preparation of cash flow forecasts, employee-related remittances, T4 statements and records of employment, in each case based solely upon the information provided on the basis that the Monitor shall incur no liability or obligation to any person with respect to such reporting, remittances, statements and records;
 - (l) act as an authorized representative of the Applicants and/or their affiliates in respect of dealings with the Canada Revenue Agency (the "CRA") or any taxing authority, and the Monitor shall hereby be entitled to execute any appointment or authorization form on behalf of the Applicants and/or their affiliates that the CRA or any taxing authority may require in order to confirm the Monitor's appointment as an authorized representative for such purposes;
 - (m) consult with CRA with respect to any issues arising in respect of these CCAA Proceedings;
 - (n) sign documentation or take other steps as necessary to cause or implement the dissolution or winding-up of the Applicants and/or their affiliates;
 - (o) assign the Applicants or cause the Applicants to be assigned into bankruptcy, and that FTI Consulting Canada Inc. is authorized and empowered to act as trustee in bankruptcy of each of the Applicants or to engage a third party to act as trustee in bankruptcy of each of the Applicants;
 - (p) cause the dissolution or winding-up of any of the Applicants;
 - (q) apply to this Court for advice and directions or any further orders necessary or advisable to carry out its powers and obligations under this Order or any other Order granted by this Court, including for advice and directions with respect to any matter; and
 - (a) take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.
7. Subparagraph 15(c) of the ARIO is hereby deleted in its entirety and replaced with the following:
- (c) with the consent of the Collateral Agent, convey, transfer, assign, lease, or in any other manner dispose of the Property outside the ordinary course of business, in whole or in part, provided that the price in each case does not exceed \$1,200,000 or \$1,500,000 in the aggregate.

8. The Applicants and the Monitor be and are hereby authorized and directed to distribute to Horizon Technology Finance Corporation ("Horizon"), in its capacity as collateral agent for itself and Powerscourt Investments XXV, LP, such additional amounts as may become available as repayment for any amounts owing by the Applicants to Horizon pursuant to the Venture Loan and Security Agreement dated as of December 17, 2021.
9. The banks and/or financial institutions which maintain the Applicants' Cash Management System (which includes for the avoidance of doubt, each of the Applicants' bank accounts) are directed to recognize and permit the Monitor and its representatives to complete any and all transactions on behalf of the Applicants in connection with such Cash Management System and for such purpose, the Monitor and its representatives are empowered and shall be permitted to execute documents for or on behalf of and in the name of any of the Applicants and shall be empowered and permitted to add and remove persons having signing authority with respect to the Applicants' Cash Management System. The financial institutions maintaining such Cash Management System shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any transfer, payment, collection or other action taken in accordance with the instructions of the Monitor for and on behalf of the Applicants and/or as to the use or application of funds transferred, paid, collected or otherwise dealt with in accordance with such instructions and such financial institutions shall be authorized to act in accordance with and in reliance upon such instructions without any liability in respect thereof to any person.
10. Notwithstanding anything contained in this Order, the Monitor is not and shall not be or be deemed to be, a director, officer, or employee of the Applicants.
11. Without limiting the provisions of the ARIO or any other Order of this Court in these CCAA Proceedings, the Applicants shall remain in possession and control of their Property and Business, and the Monitor shall not take, or be deemed to have taken, possession or control of the Property or the Business of the Applicants, or any part thereof.
12. The Monitor shall not be liable for any employee-related liabilities of the Applicants, including any successor employer liabilities as provided for in Section 11.8(1) of the CCAA. Nothing in this Order shall, in and of itself, cause the Monitor to be liable for any employee related liabilities of the Applicants, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts.
13. In addition to the rights and protections afforded the Monitor under the CCAA or as an officer of this Court, the Monitor and its legal counsel shall continue to have the benefit of all of the indemnities, charges, protections and priorities as set out in the ARIO or any other Order of this Court and all such indemnities, charges, protections and priorities shall apply and extend to the Monitor and the fulfillment of its duties and the carrying out of the provisions of this Order and exercising any powers granted to it hereunder.
14. Nothing in this Order shall constitute or be deemed to constitute the Monitor as receiver, assignee, liquidator, administrator, receiver-manager, agent of the creditors or legal representative of the Applicants within the meaning of any relevant legislation and that any distributions to creditors of the Applicants by the Monitor will be deemed to have been made by the Applicants.
15. The power and authority granted to the Monitor by virtue of this Order shall, if exercised in any case, be paramount to the power and authority of the Applicants with respect to

such matters and, in the event of a conflict between the terms of this Order and those of the ARIO or any other Order of this Court, the provisions of this Order shall govern.

Amendments to the Claims Process Order

16. Notwithstanding anything to the contrary provided by the Claims Process Order, the Monitor and the Applicants are hereby authorized to stop processing Claims and Claims against the Directors and Officers and are dispensed from any further obligation to review Proofs of Claim filed in the Claims Process and value the amounts and terms set out therein for voting and distribution purposes.
17. The Monitor and the Applicants are hereby authorized to take no further steps in connection with the Claims Process.
18. Notwithstanding (i) paragraphs 16 and 17 of this Order; (ii) the impending termination of these CCAA proceedings; and (iii) any future proceedings commenced by the Applicants under the *Bankruptcy and Insolvency Act* (Canada) (the "BIA"), the Claims Bar Dates set forth in the Claims Process Order shall remain in full force and effect. For further clarity, as the status of the Claims Process in these proceedings is final, there is no need for a Trustee appointed in any future BIA proceedings of the Applicants to: (i) commence a further claims process; (ii) accept proofs of claim pursuant to section 124 of the BIA; or (iii) make any determinations with respect to claims pursuant to section 135 of the BIA.

Approval of the Monitor's activities and fees

19. The activities of FTI Consulting Canada Inc., in its capacity as monitor (the "Monitor"), up to the date of this Order, as described in the Fifth Report of the Monitor dated September 22, 2023 (the "Fifth Report"), are hereby approved.
20. The Monitor has fulfilled its obligations pursuant to the CCAA and the orders of the Court up until and including the date of this Order.
21. The fees and disbursements of the Monitor and its legal counsel, Stikeman Elliott LLP, as detailed in the Fifth Report as well as the Affidavit of Jeffrey Rosenberg sworn September 22, 2023, attached as Appendix "C" to the Fifth Report and the Affidavit of Maria Konyukhova, sworn September 22, 2023, attached as Appendix "D" to the Fifth Report are hereby approved.

General

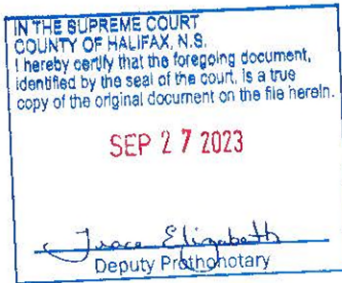
22. This Order and all other orders in these proceedings shall have full force and effect in all provinces and territories in Canada.
23. The aid and recognition of any Court, tribunal, regulatory or administrative body in Canada, the United States of America or elsewhere, to give effect to this Order and to assist the Applicants, the Monitor and their respective 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 Applicants and the Monitor as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor or the authorized representative of the Applicants in any foreign proceeding, to assist the Applicants and the Monitor, and to act in aid of and to be complementary to this Court, in carrying out the terms of this Order.

24. Each of the Applicants and the Monitor may apply to any court, tribunal, or regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and the Monitor may act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

Issued *September 27*, 2023

Trace Elizabeth
Prothonotary

TRACE ELIZABETH
Deputy Prothonotary



Schedule "A" – Service List

2023

Hfx No. 523334

SUPREME COURT OF NOVA SCOTIA

IN THE MATTER OF: **Application by IMV Inc., Immunovaccine Technologies Inc. and
IMV USA Inc. (the "Applicants"), for relief under the *Companies'
Creditors Arrangement Act***

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IN THE MATTER OF AN APPLICATION PURSUANT TO SECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED; AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c. C.43, AS AMENDED

ROYAL BANK OF CANADA

- and -

**TEN 4 SYSTEM LTD., 1000043321 ONTARIO INC. AND
1000122550 ONTARIO INC.**

Applicant

Respondents

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

PROCEEDINGS COMMENCED AT TORONTO

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