

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

ROYNAT INC.

Applicant

-and-

2796996 ONTARIO INC.

Respondent

***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***

**SUPPLEMENTARY AFFIDAVIT OF CIAN MCDONNELL**

I, **CIAN MCDONNELL**, of the City of Pickering, in the Province of Ontario, **MAKE OATH AND SAY AS FOLLOWS:**

1. I am a Senior Manager with the Investment Enhancement Group with Roynat Inc. (sometimes referred to as “**Roynat**”). As such, I have knowledge of the matters to which I hereinafter depose. Where I do not have personal knowledge, I have indicated my source of information and do verily believe such information to be true.
2. This Affidavit is sworn further to my affidavits sworn June 20, 2022 and July 20, 2022, and in support of this motion by Roynat for the appointment of msi Spergel Inc. (“**Spergel**”) as Interim Receiver pursuant to s. 47(1) of the *Bankruptcy and Insolvency Act* (the “**BIA**”) of the properties, assets, and undertakings of 2796996 Ontario Inc. (the “**Borrower**”).

3. On July 22, 2022, I attended at, 88 Main Street West, Grimsby, Ontario, together with Silvio Marsili, a managing director of Roynat, to inspect the condition of the business and the Property.

4. There is one building on the premises, which houses a convenience store/gas bar, with a walk through to an adjacent unit housing a Pizza Hut take-out counter. The Pizza-Hut counter was operating, but the convenience store/gas bar was clearly abandoned, without anyone attending to it. There were almost no concessions on the shelves, other than some minor items like chocolate bars lying around, and there were various appliances such as a stove and refrigerator that were uninstalled and lying across the middle of the room.

5. The convenience store/gas bar is unlocked and there does not appear to be any form of security, which is of great concern. Anyone can simply walk into the unit and vandalize it or steal the appliances, shelving or remaining concessions.

6. Outside, on the Property, there is a propane tank lying around in the open.

7. I noticed several cars pull up to the pumps to fill gas, but then leave right away, as there are signs posted at the pumps that there is no gas.

8. This Affidavit is sworn in support of the Roynat’s motion to appoint Spergel as Interim Receiver pursuant to s. 47(1) of the BIA, and for no other or improper purpose.

SWORN before me by video conference )  
from the City of Pickering in the Regional )  
Municipality of Durham, to the City of )  
Toronto in the Municipality of )  
Metropolitan Toronto on this 22nd day of )  
July, 2022 in accordance with O. Reg. )  
431/20, Administering Oath or )  
Declaration Remotely )



A Commissioner for Taking Affidavits  
\*Virtually commissioned by I. Klaiman, LSO #58955G,  
as per LSO corporate statement re COVID-19



**CIAN MCDONNELL**

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

ROYNAT INC.  
Applicant

-and-

2796996 ONTARIO INC.  
Respondent

**Court File No.:**

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

Proceeding commenced at  
TORONTO

**AFFIDAVIT OF CIAN MCDONNELL**

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