

ONTARIO SUPERIOR COURT OF JUSTICE

THE HONOURABLE) TUESDAY, THE 8th
JUSTICE GOODMAN) DAY OF MARCH, 2011.

BETWEEN:

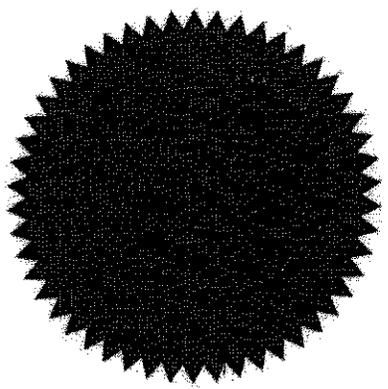
WELLINGTON STANDARD CONDOMINIUM CORPORATION NO. 103

Plaintiff

- and -

WYNDHAM PLACE HOLDINGS INC.

Defendants

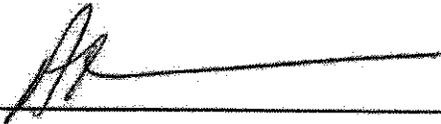


ORDER

THIS MOTION, made by the Plaintiff for an Order that these proceedings, bearing Court File No. 642/10, continue as a foreclosure pursuant to 64.03 (23) was heard this day at Guelph, Ontario.

ON READING the Motion Record of the Plaintiff dated January 28, 2011, Affidavit of Michelle Kelly sworn March 2, 2011, Book of Authorities and Factum of the Plaintiff, filed, and on hearing submission of counsel for the Plaintiff, no one appearing for the Defendant, although duly served.

1. **THIS COURT ORDERS** that action 642-10 as commenced in Guelph is converted back into foreclosure action in accordance with Rule 64.03(23) of the Rules of Civil Procedure.
2. **THIS COURT ORDERS** that costs of the motion payable by the Wyndham Holdings Inc. in the amount of \$ 4000⁰⁰ plus HST



ENTERED AT GUELPH	
in Book No.	3
as Document No.	51
on	Mar 8/11
by	BA

WELLINGTON STANDARD
CONDOMINIUM 103

VS.

WYNDHAM PLACE HOLDINGS INC.

Court File No.

642/10

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDINGS COMMENCED AT GUELPH

ORDER

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Robert W. Dowhan
LSUC# 44118B
Solicitors for the Plaintiff

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

WELLINGTON STANDARD CONDOMINIUM CORPORATION NO.103

Plaintiff

- and -

WYNDHAM PLACE HOLDINGS INC.

Defendant

JUDGMENT

ON READING the Statement of Claim in this action and the proof of service of the Statement of Claim on the Defendant, filed, no Request for Sale or Request to Redeem having been served and filed, the Defendant having been noted in default, and the plaintiff not wishing a reference,

1. IT IS ORDERED AND ADJUDGED that the right, title and equity of redemption of the Defendant, Wyndham Place Holdings Inc. to and in the mortgaged property described in the attached schedule are foreclosed. On May 3, 2010 and September 9, 2010, twelve (12) liens were registered against the properties described in the attached schedule for failure to pay common element fees. These liens were in favour of Wellington Standard Condominium Corporation No. 103 against Wyndham Place Holdings Inc. and registered as follows:

- (a) Instrument No. WC290604 registered September 29, 2010, PIN 71803-0149(LT);
- (b) Instrument No. WC276223 registered May 3, 2010, PIN 71803-0150(LT);
- (c) Instrument No. WC276225 registered May 3, 2010, PIN 71803-0152(LT);
- (d) Instrument No. WC276235 registered May 3, 2010, PIN 71803-0159 (LT);
- (e) Instrument No. WC276239 registered May 3, 2010, PIN 71803-0176 (LT);
- (f) Instrument No. WC276241 registered May 3, 2010, PIN 71803-0178 (LT);
- (g) Instrument No. WC276245 registered May 3, 2010, PIN 71803-0220 (LT);
- (h) Instrument No. WC276228 registered May 3, 2010, PIN 71803-0224 (LT);
- (i) Instrument No. WC276221 registered May 3, 2010, PIN 71803-0233 (LT);

- (j) Instrument No. WC276230 registered May 3, 2010, PIN 71803-0248 (LT);
- (k) Instrument No. WC276260 registered May 3, 2010, PIN 71803-0249 (LT);
- (l) Instrument No. WC276264 registered May 3, 2010, PIN 71803-0252 (LT).

March 28
Date: ~~May~~, 2011

Signed by: *[Signature]*
Local Registrar

Address of court office:
74 Woolwich Street,
Guelph, Ontario N1H 3T9

ENTERED AT GUELPH
In Book No. *3*
as Document No. *157*
on *March 28/11*
by *TR*

Schedule "A"

1. Unit 29, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0149 (LT);
2. Unit 30, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0150(LT);
3. Unit 32, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0152(LT);
4. Unit 39, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0159(LT);
5. Unit 56, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0176(LT);
6. Unit 58, Level A, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0178(LT);
7. Unit 24, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0220(LT);

8. Unit 28, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0224(LT);

9. Unit 37, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0233(LT);

10. Unit 52, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0248(LT);

11. Unit 53, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0249(LT); and,

12. Unit 56, Level B, Wellington Standard Condominium Plan No. 103, City of Guelph, County of Wellington, Land Registry Office for the Land Titles division of Wellington (No. 61) and its appurtenant common interest; T/W and S/T as set out in Schedule "A" of Declaration WC3650; PIN 71803-0252(LT).

A handwritten signature in black ink, appearing to be 'A. P. Quinn', is located at the bottom center of the page.

Court File No. 642/10

WELLINGTON CONDO 103 vs. WYNDHAM PLACE HOLDINGS INC.

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDINGS COMMENCED AT GUELPH

JUDGMENT

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