



Court File No.: CV-21-00665193-00CP

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE

)

MONDAY THE 12th DAY OF

)

JUSTICE AKBARALI

)

MAY, 2025

B E T W E E N:

ALGA ADINA BONNICK, GORAN STOILOV DONEV,
and SARAH-JANE SHAW

Plaintiffs

- and -

LAWRENCE KRIMKER, CROWN CREST CAPITAL MANAGEMENT CORP., CROWN
CREST FINANCIAL CORP., CROWN CREST CAPITAL TRUST, CROWN CREST
CAPITAL II TRUST, CROWN CREST BILLING CORP., CROWN CREST CAPITAL CORP.,
CROWN CREST FUNDING CORP., SANDPIPER ENERGY SOLUTIONS, SANDPIPER
ENERGY SOLUTIONS HOME COMFORT, SIMPLY GREEN HOME SERVICES
(ONTARIO) INC., SIMPLY GREEN HOME SERVICES INC., SIMPLY GREEN HOME
SERVICES CORP., PEOPLES TRUST COMPANY, LYUDMILA KRIMKER, 2775996
ONTARIO INC., MARBLE AMALCO INC., HCSI HOME COMFORT INC., HCSI HOME
COMFORT 2 INC. and SGHS MANAGEMENT HOLDCO INC.

Defendants

Proceeding under the *Class Proceedings Act, 1992*

ORDER
(Invalidity of Notices of Security Interest and Liens on Home Title)

THIS MOTION made by the plaintiffs, Alga Adina Bonnick, Goran Stoilov Donev and Sarah-Jane Shaw, was heard this day;

ON READING the plaintiffs' settlement with Lawrence Krimker, Crown Crest Capital Management Corp., Crown Crest Financial Corp., Crown Crest Capital Trust, Crown Crest Capital II Trust, Crown Crest Billing Corp., Crown Crest Capital Corp., Crown Crest Funding Corp., Sandpiper Energy Solutions, Sandpiper Energy Solutions Home Comfort, Simply Green Home Services (Ontario) Inc., Simply Green Home Services Inc., Simply Green Home Services Corp., Simply Group, HCSI Home Comfort Inc., HCSI Home Comfort 2 Inc., Ecohome Financial Inc., Simply Group Acquisition Corp., Peoples Trust Company, Lyudmila Krimker, 2775996 Ontario Inc., Marble Amalco Inc., and SGHS Management Holdco Inc. (collectively the "**Settling Defendants**");

ON BEING ADVISED that these class proceedings concern consumer leases of HVAC equipment between some of the Settling Defendants and certain consumers in Canada ("**Leases**") all as particularized in this Court's order dated February 21, 2025, approving the parties' settlement agreement dated November 1, 2024 (the "**Settlement Agreement**");

ON BEING ADVISED that the Court seized of the related proceeding under the *Companies' Creditors Arrangement Act*, R.S.C., 1985, c. C-36, involving certain of the Settling Defendants (Court File No. CV-23-00709183-00CL) has also approved the Settlement Agreement;

ON READING the materials filed and section 10 of the Settlement Agreement, which includes this Order on consent of all parties;

1. **THIS COURT ORDERS** that the Settling Defendants and any of their successors or assigns who take their interest after the date of the Settlement Agreement, including but not limited to a buyer in a Sale and Investment Solicitation Process and such buyer's successors and assigns, shall not enforce any notice of security interest or similar lien registered against title to the homes of Class Members anywhere in Canada with respect to the Leases, as defined in the Settlement Agreement, that were held by any of the Settling Defendants on the date of the Settlement Agreement.
2. **THIS COURT ORDERS** that any and all registrations of notices of security interest or similar liens against Class Members' home titles anywhere in Canada in respect of any of those Leases held by any of the Settling Defendants on the date of the Settlement Agreement are of no force or effect.
3. **THIS COURT ORDERS** that any and all registrations of notices of security interest or similar liens against Class Members' home titles anywhere in Canada in respect of any of the Leases held by any of the Settling Defendants on the date of the Settlement Agreement may be discharged at any time at the sole and exclusive choice and expense of the owner of the subject real estate property.



The Honourable Justice Akbarali

ALGA ADINA BONNICK et al.
Plaintiffs

-and-

LAWRENCE KRIMKER et al.
Defendants

Court File No. CV-21-00665193-00CP

ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT TORONTO

Proceeding under the *Class Proceedings Act, 1992*

ORDER
(Invalidity of Notices of Security Interest and Liens on
Home Title)

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