

CANADA
Province of Ontario
Division No.: 09- Toronto
Court No: 31-3152689
Estate No: 31-3152689

TRUSTEE'S PRELIMINARY REPORT

IN THE MATTER OF THE BANKRUPTCY OF TIMELESS GLASS & MIRROR LTD. IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO

Licensed Insolvency Trustee (“**Trustee**”): MNP Ltd.

The information contained in this Preliminary Report has been prepared from the available books and records of the Company (as such term is later defined) and discussions with the Management. These books and records have not been reviewed or otherwise audited by the Trustee and, consequently, the Trustee expresses no opinion whatsoever with respect to the validity, the exactness or the reliability of the information taken from those records contained herein.

SECTION A – BACKGROUND AND CAUSES OF FINANCIAL DIFFICULTIES

Timeless Glass & Mirror Ltd. (“**Timeless**” or the “**Company**”) began operations in April 2000. Jeffrey Canavor (“**JC**”) was the sole director and officer of the Company. JC died on October 17, 2018, the Company ceased operations on or before his death.

On February 18, 2020, the Bank of Montreal Trust Company (“**BMO Trust Company**”) was appointed as the Estate Trustee During Litigation (“**ETDL**”) for the Estate of JC, the deceased.

The BMO Trust Company in its capacity as the ETDL of JC’s estate, at a meeting held on November 12, 2024, resolved as the sole shareholder of the Company to have Timeless make an assignment in bankruptcy.

On November 12, 2024, Timeless filed an assignment in bankruptcy, which was accepted by the Office of the Superintendent of Bankruptcy and became effective on November 13, 2024 (“**Date of Bankruptcy**”). MNP Ltd. was appointed as the Licensed Insolvency Trustee of the bankrupt estate subject to affirmation by the creditors at the First Meeting of Creditors (“**FMOC**”) to be held on December 17, 2024. Due to the Canada Post strike that commenced on November 15, 2024, the FMOC is being held thirty-four (34) days following the Date of Bankruptcy and not the standard twenty-one (21) days as set out under the *Bankruptcy and Insolvency Act* (the “**BIA**”), following the granting by the Office of Superintendent of Bankruptcy of an extension of the date for holding the meeting pursuant to Subsection 102(1.1) of the BIA.

Gregory Woolston, a Senior Trust Officer at BMO Trust Company was authorized to execute on behalf of the BMO Trust Company, in its capacity as the ETDL of JC’s estate, all of the documents associated with the Company’s bankruptcy filing.

On November 20, 2024, the Notice to Creditors advising of the bankruptcy and the FMOC, a list of creditors and a proof of claim form, along with a proxy, was sent by fax and/or email to those known creditors of the

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Company based on the information in the available records of the Company. Pursuant to subsection 102(4) of the BIA the Notice of Bankruptcy was published in the National Post newspaper on November 20, 2024.

The various public documents related to the Company and its bankruptcy proceedings are posted at the Trustee’s case website at: <https://mnpdebt.ca/en/corporate/corporate-engagements/canavor-group-of-companies>.

SECTION B – PRIORITY CLAIMS, SECURITY INTERESTS AND PRELIMINARY EVALUATION OF ASSETS

Priority Claims

The Trustee has sent the notice to the Canada Revenue Agency (“**CRA**”). However, no claim has been received as of the date of this Report. The Trustee has yet to verify the deemed trust portion, if any.

Security Interests

An Ontario *Personal Property Security Act* registry search conducted on August 19, 2024 (the “**PPSA Search**”) identified the Bank of Nova Scotia and the Ministry of Finance as secured creditors related to Timeless.

Preliminary Evaluation of Assets

No assets were reported on the sworn Statement of Affairs (“**SOA**”). The Trustee has been advised by the BMO Trust Company that on its appointment as ETDL in 2020, there were no assets of the Company found or identified, despite inquiries of family members of the deceased and attendance at the Company’s last known address.

SECTION C – BOOKS AND RECORDS

The Trustee is in possession and control of available books and records of the Company which are necessary for the administration of these proceedings.

SECTION D – CONSERVATORY AND PROTECTIVE MEASURES

Not applicable.

SECTION E – PROVABLE CLAIMS

The claims of creditors as per the SOA and the proof of claims filed as of 5:00 p.m. on December 16, 2024, are summarized below:

Particulars	SOA	Claims as Filed
Secured	\$90,822.57	Nil
Unsecured	\$855,635.96	Nil
Preferred	Nil	Nil
Total	\$946,458.53	Nil

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Unsecured creditors: This category includes \$792,900.29 for a shareholder advance payable to the Estate of JC, the deceased, \$21,863.31 owed to Zeifmans LLP, an intercompany loan of \$39,851.16 to Nordic Thermal International Ltd., and \$1,021.20 for outstanding WSIB payments.

Secured creditors: This category includes \$86,656.57 owed to the Bank of Nova Scotia due to a judgment obtained by them against the Company and \$4,166.00 owed to the Ministry of Finance.

SECTION F- LEGAL PROCEEDINGS, TRANSFERS AT UNDER-VALUE AND PREFERENCE PAYMENTS

Legal Proceedings

To date, the Trustee has not commenced any legal proceedings. As at the time this Report was issued, the Trustee did not need to retain independent legal counsel.

Transfers at Under-Value and Preference Payments

Since the Company ceased operations (on or before October 17, 2018) more than six (6) years before the Date of Bankruptcy, there would be no transfers at under-value or preference transactions that could be attacked or voided by the Trustee under the BIA^{1,2}.

SECTION G - ANTICIPATED REALIZATIONS AND PROJECTED DISTRIBUTION

The Trustee anticipates no distributions to the Company's unsecured creditors.

SECTION H – OTHER MATTERS

Fee Indemnity Agreement

Prior to the filing of the bankruptcy, MNP entered into a fee indemnity agreement with the BMO Trust Company to cover the Trustee's professional fees and disbursements associated with the administration of the bankruptcy. In the Agreement, MNP agreed to cap its professional fees at \$10,000.00, exclusive of HST and out-of-pocket costs.

Dated in Toronto, Ontario, this 17th day of December 2024.

MNP LTD.

Licensed Insolvency Trustee of the
Estate of Timeless Glass & Mirror Ltd., a Bankrupt
and not in its personal or corporate capacity
Per:



Akhil Kapoor, CFA, CIRP, LIT
Manager

¹ A transfer at undervalue is void as against a trustee if it occurred within one (1) year of the initial bankruptcy event for a party dealing at arm's length with the Company and five (5) years of the initial bankruptcy event for a party not dealing at arm's length pursuant S. 96 of the BIA.

² A preference transaction with a creditor is void as against a trustee if it occurred within three (3) months of the initial bankruptcy event for a creditor dealing at arm's length with the Company and twelve (12) months of the initial bankruptcy event for a creditor not dealing at arm's length pursuant S. 95 of the BIA