

COURT FILE # CV-21-00668142-00CL

IN THE MATTER OF THE RECEIVERSHIP OF 1612711 ONTARIO INC., 1612712 ONTARIO INC. and 1612714 ONTARIO INC.

FORM 87

NOTICE AND STATEMENT OF RECEIVER SEC. 245 (1) AND SEC. 246(1) OF THE ACT

The Receiver gives notice and declares that:

1. On September 22, 2021, MNP Ltd. ("MNP") became the receiver (the "Receiver") in respect of the property (the "Property") of 1612711 Ontario Inc. ("Victoria Manor 1"), 1612712 Ontario Inc ("Victoria Manor 2") and 1612714 Ontario Inc. ("Cathmar" and collectively with Victoria Manor 1 and Victoria Manor 2, the "Debtors"), each an insolvent person, that is described below:

Currency: CAD # of beds	Victoria Manor 1 30	Victoria Manor 2 24	Cathmar Manor 45
Bank balance	15,290	108	15,920
Capital assets*	1,235,685	834,059	1,743,134
Total	1,250,975	834,167	1,759,054

^{*}The value of capital assets above were obtained from the Debtors' unaudited financial statements as at December 31, 2019 and represent the book value as disclosed therein. Management confirmed that no additions were made in 2020 and 2021.

- 2. MNP became the by virtue of being appointed by Order ("Receivership Order") of the Ontario Superior Court of Justice (the "Court").
- 3. The Receiver took control of the Property described above on the 22nd day of September 2021.
- 4. The following information relates to the receivership:
 - a) Principal line of business:
 - Victoria Manor 1 and 2 are each assisted living facilities and second level lodging homes, and Cathmar Manor is a residential care facility and retirement home.
 - b) Location of the business:



- Victoria Manor 1: 121 Victoria Ave S, Hamilton, ON L8N 2S9
- Victoria Manor 2: 115 Victoria Ave S, Hamilton, ON L8N 2S9
- Cathmar Manor: 236 Catharine St N, Hamilton, ON L8L 4S6
- c) Amount owed by insolvent person to each creditor who holds a security on the property described above:
 - Appendix "A"
- d) The list of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the Debtors are as follows:
 - Appendix "B"
- e) The intended plan of action of the Receiver during the receivership:
 - On September 22, 2021, the Court granted an Approval and Vesting Order approving a transaction contemplated by a Purchase and Sale Agreement (the "Sale Agreement") between the Receiver and 121 Victoria Inc., 115 Victoria Inc. and 236 Catharine Inc. (collectively, the "Purchasers") and vesting in the Purchasers the Debtors' right title, and interest in the purchased assets. The transaction closed on September 24, 2021.
- f) Contact person for the Receiver:

Attention: Ak

Akhil Kapoor

Phone:

647.475.4573

Email:

Akhil.Kapoor@mnp.ca

A copy of the Receivership Order and other details are available at https://mnpdebt.ca/en/corporate/corporate-engagements/1612711-and-1612712-and-1612714-ontario-inc

Dated at Toronto, Ontario this 4th day of October 2021.

MNP LTD.

Court-appointed receiver of 1612711 Ontario Inc., 1612712 Ontario Inc. and 1612714 Ontario Inc.

and not in its personal or corporate capacity.

Per:

Sheldon Title, Senior Vice- President

Mel

CPA, CA, CIRP, LIT



APPENDIX A Secured Creditor List Victoria Manor 1, Victoria Manor 2 and Cathmar

Lender name	Address	Victoria Manor 1	Victoria Manor 2	Cathmar Manor	Total
CWB Maxium Financial Inc.	30 Vogell Rd #1, Richmond Hill, ON L4B 3K6	1,097,353	885,063	1,557,387	3,539,803
(Balance outstanding as at					
August 31 2021)					
1584130 Ontario Inc.	C/O Kingsway Investments Ltd, Suite 1510, 105	NA NA	NA	NA NA	187,500
1584132 Ontario Inc.	Main Street East, Hamilton, Ontario, L8N 1G6	NA	NA NA	NA NA	375,000
1584133 Ontario Inc.		NA NA	NA	NA NA	187,500
Dapinderjeet Gill, Darshan Gill, Amneet Gill, Jasper Properties	1) C/O Yadvinder S. Toor	NA	NA	NA	NA NA
Inc. and Manjinder Jagdev	Toor Law Office				
,	56 Westmore Dr.				
	Suite 202, Toronto, ON, M9V 3Z7				
	2) Dapinderjeet Gill, Darshan Gill and Amneet Gill			5	
	13 Ardiatic Crescent, Brampton, ON, L6P 1Y9				
	3) Jasper Properties Inc.				
	7050 Bramalea Road, Unit 14, Mississauga, ON, L5S 1T1				
Additonal PPSA Entries					
Ministry of Finance	33 King Street West, 6th Floor, Oshawa, ON, L1H 8H5	NA	-	NA	NA
Blue Chip Leasing Corporation	156 Duncan Mill Road, Unit 16, Toronto, ON M3B 3N2	-	_	NA	NA
2125511 Ontario Inc.	973 Barton Street East, Hamilton, ON, L8L 3C4	-	-	NA	NA
Total					4,289,803

^{*}NA represents amount not available

APPENDIX B Unsecured Creditor List

Victoria Manor 1

Creditor Name	Address	City	Province	Postal Code	Country	Amount (CAD)
Alectra Utilities	PO Box 3700	Concord	Ontario	L4K 5N2	Canada	8,119.92
Bell Canada	c/o FCT Default Solutions P.O.Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	942.29
City of Hamilton	4th floor, 28 James St N	Hamilton	Ontario	L8R 2K1	Canada	40,882.55
Cleaning House	973 Barton St E	Hamilton	Ontario	L8L 3C4	Canada	599.65
Cogeco connexion Inc.	PO Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	528.09
Flanagan Foodservice Inc.	100 Sasaga Drive	Kitchener	Ontario	N2C 2G7	Canada	3,215.52
Forte Produce	106 Winnett St	Brantford	Ontario	N3T 1N2	Canada	849.55
Ministry of Finance	Michael Starr Bldg, 33 King Street W, 6th Floor	Oshawa	Ontario	L1H 8H5	Canada	2,135.50
Nella Cutlery	2775 Barton St E	Hamilton	Ontario	L8E 2J8	Canada	220.00
Pristine Quality Healthcare Services	5690 Whitehorn Ave.	Mississauga	Ontario	L5V 2A9	Canada	280.24
Receiver General	4695 Shawinigan-Sud Blvd	Shawinigan-Sud	Quebec	G9P 5H9	Canada	228,061.05
Reliance Home Comfort	PO Box 4504 Stn A 25 The Espande	Toronto	Ontario	M5W 4J8	Canada	1,238.91
Sandpiper Energy Solutions	200 Yorkland Blvd, Suite 1201	Toronto	Ontario	M2J 5C1	Canada	1,873.32
Vieira Fuels	357 Gage Ave N	Hamilton	Ontario	L8L 7A8	Canada	2,744.10
Waste Connections of Canada	500 Rennie Street	Hamilton	Ontario	L8H 3P5	Canada	1,237.33
TOTAL						292,928.02

APPENDIX B Unsecured Creditor List

Victoria Manor 2

Creditor Name	Address	City	Province	Postal Code	Country	Amount (CAD)
Alectra Utilities	PO Box 3700	Concord	Ontario	L4K 5N2	Canada	8,874.53
Bell Canada	c/o FCT Default Solutions P.O.Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	1,710.34
City of Hamilton	4th floor, 28 James St N	Hamilton	Ontario	L8R 2K1	Canada	44,810.04
Cogeco connexion Inc.	PO Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	528.09
Enbridge Gas Inc.	500 Consumers Road	North York	Ontario	M2J 1P8	Canada	2,400.49
Sandpiper Energy Solutions	200 Yorkland Blvd, Suite 1201	Toronto	Ontario	M2J 5C1	Canada	281.91
Total						58,605.40

APPENDIX B

Unsecured Creditor List

Cathmar Manor

Creditor Name	Address	City	Province	Postal Cod	k Country	Amount (CAD)
Alectra Utilities	PO Box 3700	Concord	Ontario	L4K 5N2	Canada	33,367.63
Barber's Restaurant Equipment Repair	927 Barton St E	Hamilton	Ontario	L8L 3C4	Canada	123.18
Bell Canada	c/o FCT Default Solutions P.O.Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	335.31
City of Hamilton	4th floor, 28 James St N	Hamilton	Ontario	L8R 2K1	Canada	55,031.09
Cleaning House	973 Barton St E	Hamilton	Ontario	L8L 3C4	Canada	795,23
Cogeco Connexion Inc.	PO Box 2514, Stn B	London	Ontario	N6A 4G9	Canada	170.27
DDK Plumbing & Heating Ltd.	22 Brookhurst Crescent	Waterdown	Ontario	L8B 0M5	Canada	658.09
Enbridge Gas Inc.	500 Consumers Road	North York	Ontario	M2J 1P8	Canada	53.44
Flanagan Foodservice Inc.	100 Sasaga Drive	Kitchener	Ontario	N2C 2G7	Canada	2,683.63
Forte Produce	106 Winniett St	Brantford	Ontario	N3T 1N2	Canada	731.00
Hamilton Fire Control	445 Wentworth St N	Hamilton	Ontario	L8L 5W7	Canada	1,432.84
In Initiative	5694 Highway 7 East Suite 419	Markham	Ontario	L3P 0E3	Canada	109,452.88
Ministry of Finance	Michael Starr Bldg 33 King St W 6th Floor	Oshawa	Ontario	L1H 8H5	Canada	691.25
Orkin Canada	5840 Falbourne St	Mississauga	Ontario	L5R 4B5	Canada	3,138.01
Pasword Protection	106-40 Wellington St N	Hamilton	Ontario	L8R 1M8	Canada	378.55
Pristine Quality Healthcare Services Corp	5690 Whitehorn Ave	Mississauga	Ontario	L5V 2A9	Canada	114,031.13
Receiver General	4695 Shawinigan-Sud Blvd	Shawinigan-Sud	Quebec	G9P 5H9	Canada	117,107.93
Reliance Home Comfort	PO Box 4504 Stn A 25 The Espande	Toronto	Ontario	M5W 4J8	Canada	1,496.00
Roto-Rooter Plumbing & Water Cleanup	617 Parkdale Ave N Unit 8A	Hamilton	Ontario	L8L 4S6	Canada	684.72
Waste Connections of Canada	500 Rennie Street	Hamilton	Ontario	L8H 3P5	Canada	3,166.10
TOTAL						445,528.28