

FORM 87

**NOTICE AND STATEMENT OF THE INTERIM RECEIVER**  
(Subsection 245(1) and 246(1) of the Bankruptcy and Insolvency Act)  
**IN THE MATTER OF THE INTERIM RECEIVERSHIP OF**  
**VITAL PROPERTY SERVICES INC.**  
(the "Company")

TAKE NOTICE THAT:

1. On the 6<sup>th</sup> day of February 2023, the undersigned, MNP Ltd., became the Interim Receiver of the Company's current and future assets, undertakings, and properties of every nature and kind whatsoever, and wherever situated, including all proceeds thereof as described below:

	<b>Book Value</b>	<b>Estimated Realization</b>
	<b>(\$)</b>	
<b>Assets</b>		
Cash	315,773 *	315,773
Accounts Receivable	76,502 *	70,000
Equipment and Vehicles - <b>Note 1</b>	53,248 **	Unknown
<b>Total (Approximation)</b>	<b>445,523</b>	<b>Unknown</b>

\*Per books and records as at February 8, 2023  
\*\*Per April 30, 2022 unaudited financial statements

**Note 1** – Property, Plant & Equipment includes equipment and motor vehicles.

2. The undersigned became an Interim Receiver in respect of the assets, undertakings, and property described above pursuant to an Order of the Court of King's Bench of Alberta granted on February 6, 2023.
3. The undersigned has taken possession and control of the property described above on the 6<sup>th</sup> day of February 2023.
4. The following information relates to the receivership:
  - Address of insolvent company: 12304 – 96 Street NW  
Edmonton, AB T5G 1W5
  - Principal line of business: Property services company
  - Location of business: 12304 – 96 Street NW  
Edmonton, AB T5G 1W5

- The amount owed by the Company to each creditor who holds security on the property described above is:

	Amount Owed (\$)	
<b>Secured Party</b>		
Tricor Lease & Finance Corp.	4,084	*
The Bank of Nova Scotia	2,690	*
Canada Revenue Agency	1	**
Workers' Compensation Board - Alberta	1	**
<b>Total (Approximation)</b>	<b>6,776</b>	
*Amount estimated based on books and records provided		
**Amount owing unknown as at date of Receivership		

Attached is a list of unsecured creditors with amounts owed as at February 8, 2023, based on the Company's books and records.

5. MNP Ltd., pursuant to the aforementioned appointment, will preserve and protect the estate.

6. Contact person for Receiver:

**Steven Barlott**

Telephone: (587) 520-1499  
 Facsimile: (780) 409-5415  
 Email: steven.barlott@mnp.ca

7. Further information with respect to the Interim Receivership proceedings will be posted to the Receiver's website (<https://mnpdebt.ca/en/corporate/corporate-engagements>). Should creditors not have access to the internet, copies of other materials can be requested by contacting Steven Barlott at (587) 520-1499.

8. Please take notice that the Receiver is providing this document to all known creditors **for information purposes only**. As a creditor, you are **not required to submit paperwork supporting the amounts of any claims owing at this time**. If a claims process is undertaken in the future, you will be contacted.

DATED AT Edmonton, Alberta this 15<sup>th</sup> day of February 2023.

**MNP Ltd.**  
 Interim Receiver of Vital Property Services Inc.

Per:   
 Eric Sirrs, CIRP, LIT

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**- Creditor Mailing List -**

In the Matter of the Receivership of  
VITAL PROPERTY SERVICES INC.  
of the City of Edmonton, in the Province of Alberta

Creditor Type	Name	Attention	Address	Claim \$
Director	HUSSEIN CHOUFI		1508 74th Street Edmonton AB T5Z 2Y1	
Secured	CRA - Canada Revenue Agency - Source Deductions		c/o Pacific Insolvency Intake Centre - Surrey National Verification and Collection Centre 9756 King George Boulevard Surrey BC V3T 5E2	
	The Bank of Nova Scotia		10 Wright Boulevard Stratford ON N5A 7X9	
	Tricor Lease & Finance Corp.		PO Box 397 Burlington ON L7R 3Y3	
	WCB		PO Box 2415 Edmonton AB T5J 2S5	
Unsecured	2147719 Alberta Ltd.		8607 159A Avenue Edmonton AB T5Z 3E8	1,100.00
	ATS Traffic		9015 14 Street Edmonton AB T6P 0C9	1,372.14
	CRA - Canada Revenue Agency - GST		c/o Pacific Insolvency Intake Centre - Surrey National Verification and Collection Centre 9755 King George Boulevard Surrey BC V3T 5E1	1.00
	HL Cleaning Services		1464799 Alberta Ltd. BOX 47095, 62 Edmonton Centre Edmonton AB T5J 4N1	1,102.50
	Huss Choufi		15508 - 74 Street Edmonton AB T5Z 2Y1	213.55
	Jurassic Biding Maintenance		15508 74 Street Edmonton AB T5Z 2Y1	1,207.50
	Makarios Building Services Ltd		683 180 Street SW Edmonton AB T6W 0S2	189.00
	Roadway Traffic Products		16146 114 Avenue Edmonton AB T5M 2Z5	443.89
	RyCon Integrated Pest Management		13242 82 Street Edmonton AB T5E 2T7	77.70
	TopLine Sanitation Inc.		9720 60 Avenue Edmonton AB T6E 0C5	798.47
	True Clean Canada Inc.		11905 111 Avenue Edmonton AB T5G 0E4	1,155.00
	Wood Wyant Canada Inc		42, Rue De L'Artisan Victoriaville QB G6P 7E3	111.18