

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

ROYAL BANK OF CANADA

Applicant

- and -

**1818216 ONTARIO INC., operating as RAVI KITCHEN and RAVI
WRAPS AND SALADS, RAVI SOUPS AND WRAPS INC., 1865994
ONTARIO INC. and THARMINI KANDASAMY**

Respondents

**APPLICATION UNDER SUBSECTIONS 47(1) AND 243(1) OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, R.S.C. 1985, c. B-3, AS AMENDED AND SECTION 101 OF THE
COURTS OF JUSTICE ACT, R.S.O. 1990, c. C.43, AS AMENDED**

AIDE-MEMOIRE OF BDO CANADA LIMITED

(Returnable Wednesday, August 19, 2026)

1. BDO Canada Limited, in its capacity as Court-appointed receiver (the “**Receiver**”) of, *inter alia*, 1818216 Ontario Inc. (the “**Debtor**”), scheduled this attendance before the Court in connection with the Receiver’s contemplated motion for a final distribution and discharge. The Receiver has substantially completed its administration of the estate and, but for an apparent priority dispute among stakeholders, would be in a position to seek approval of a final distribution and discharge order.

2. The estate's remaining assets consist primarily of proceeds realized from the sale of two commercial condominium properties formerly owned by the Respondents. Both properties have been sold, and the Receiver has completed substantially all administration activities.

3. During the course of preparing its final distribution analysis, the Receiver identified unresolved issues concerning the relative priorities of certain creditor claims. Those issues have now been brought into focus through communications among the Receiver, the Canada Revenue Agency ("**CRA**"), Royal Bank of Canada ("**RBC**"), and the condominium corporation (the "**Condo Corp**") asserting a lien against certain real property. The competing positions cannot presently be translated into a workable distribution waterfall, as each party primes another, but is subordinate to the other. No single party appears to have ultimate priority.

4. Given the nature of the issues and the potential impact on the proposed distribution, the Receiver submits that it would be premature to seek approval of a final distribution at this time. The Receiver respectfully submits that the August 19 attendance should proceed as a case conference rather than a contested distribution hearing.

5. The purpose of the attendance would be:

- (a) to advise the Court of the existence of the priority dispute;
- (b) to determine whether the issues may be resolved; and
- (c) if necessary, to establish a timetable for materials and a hearing of the priority dispute.

The Priority Dispute

6. The difficulty arises because the competing priority positions appear to produce the following chain:

- (a) CRA alleges it ranks ahead of the Condo Corp, which the Receiver understands is pursuant to s. 86 of the *Condominium Act*;
 - (b) The Condo Corp alleges it ranks ahead of RBC, which the Receiver understands is pursuant to s. 86 of the *Condominium Act*; and
 - (c) CRA has indicated that RBC's mortgage ranks ahead of much of CRA's claim, which the Receiver understands is as the statutory deemed trust for both source deductions and HST, which may not be effective as against a prescribed secured interest that was registered before the CRA's claim arose.
7. As such, this priority structure cannot easily be translated into a distribution waterfall.
8. Subject to the Court's direction, the Receiver proposes:
- (a) the circulation of an updated Receiver's Report setting out the known claims and competing priority positions;
 - (b) a short period for stakeholders to exchange positions and supporting authorities;
 - (c) discussions among the stakeholders to determine whether any issues may be narrowed or resolved consensually; and
 - (d) if required, a return hearing for determination of the priority questions and approval of a final distribution.
9. The Receiver requests procedural directions from the Court regarding the efficient determination of the priority issues and such further directions as may be necessary to permit the Receiver to complete its administration and ultimately seek discharge.
10. All of which is respectfully submitted, this 17th day of August, 2026.

ROYAL BANK OF CANADA

Applicant

- and -

**1818216 ONTARIO INC., OPERATING AS RAVI
KITCHEN AND RAVI WRAPS AND SALADS. et al**
Respondents

Court File No. CV-24-00714666-00CL

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Proceedings commenced at Toronto

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