



Tel: 905 524 1008  
Fax: 905 570 0249  
www.bdo.ca

BDO Canada Ltd.  
25 Main Street West, Suite 805  
Hamilton ON L8P 1H1 Canada

**IN THE MATTER OF THE RECEIVERSHIP OF  
B4R PROPERTY GROUP – SSM INC. and 15465737 CANADA INC.  
OF THE CITY OF HAMILTON IN THE PROVINCE OF ONTARIO**

**Form 87 – Notice and Statement of the Receiver  
(Subsections 245(1) and 246(1) of the BIA)**

IN THE MATTER OF the Receivership of B4R PROPERTY GROUP – SSM INC. (“**B4R**”) and 15465737CANADA INC. (“**154**”, and collectively the “**Companies**”) which own fourteen (14) residential rental properties in Sault Ste. Marie and Sudbury, Ontario.

TAKE NOTICE THAT:

1. On the 27<sup>th</sup> day of March, 2025, the undersigned BDO Canada Limited (“**BDO**”) was appointed Receiver (the “**Receiver**”), and became Receiver under s. 243(1) of the *Bankruptcy and Insolvency Act* in respect of the assets, undertakings and properties (the “**Property**”) of the Companies.

- See attached Schedule “A” for the list of rental property addresses, by company.

2. The undersigned became Receiver in respect of the Property described above pursuant to the Order of Justice Spurgeon of the Ontario Superior Court of Justice dated March 27, 2025 (the “**Appointment Order**”). A copy of the Court materials for this matter can be found at:

<https://www.bdo.ca/services/financial-advisory-services/business-restructuring-turnaround-services/current-engagements/B4RPropertiesGroup-et-al>

3. The following information relates to the receivership:

- a) Address of insolvent person(s): 1 Hunter Street East, G100  
Hamilton, Ontario L8N 3W1
- b) Principal line of business: Residential rental units
- c) Location(s) of businesses: See Schedule “A”

4. The amount owed by the Companies to each creditor who holds security on the Property described above as at January 31, 2025 is as follows:

Caisse Desjardins Ontario Credit Union Inc. (re B4R)                      \$ 1,103,934.91





**SCHEDULE "A"**

Owner	Address
<b>B4R Property Group - SSM inc.</b>	270 ALBERT ST E SAULT STE.MARIE (loan #01)
<b>B4R Property Group - SSM inc.</b>	36 CATHCART ST SAULT STE.MARIE (loan #02)
<b>B4R Property Group - SSM inc.</b>	660 QUEEN ST W SAULT STE.MARIE (loan #03)
<b>B4R Property Group - SSM inc.</b>	266 ALBERT ST E SAULT STE.MARIE (loan #04)
<b>B4R Property Group - SSM inc.</b>	182-184 WOODWARD AVE SAULT STE.MARIE (loan #05)
<b>15465737 CANADA INC.</b>	156 CENTRAL PARK AV SAULT STE.MARIE (loan #01)
<b>15465737 CANADA INC.</b>	167 JOHN ST SAULT STE. MARIE (loan #01)
<b>15465737 CANADA INC.</b>	306 KATHLEEN ST SUDBURY (loan #01)
<b>15465737 CANADA INC.</b>	36 WALLACE TERR SAULT STE.MARIE (loan #01)
<b>15465737 CANADA INC.</b>	4 LANSDOWNE AVE SAULT STE.MARIE (loan #01)
<b>15465737 CANADA INC.</b>	13 FERGUSON AVE SAULT STE.MARIE (loan #02)
<b>15465737 CANADA INC.</b>	157 CHURCH ST SAULT STE.MARIE (loan #02)
<b>15465737 CANADA INC.</b>	252 BLOOR ST SUDBURY (loan #02)
<b>15465737 CANADA INC.</b>	651 WALLACE TERR SAULT STE.MARIE (loan #02)