



**IN THE MATTER OF THE RECEIVERSHIP OF
2760831 ONTARIO INC.**

OF THE CITY OF TORONTO 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 2760831 ONTARIO INC. (the “**Company**”) which owns two residential rental properties in Windsor and Sudbury, Ontario.

TAKE NOTICE THAT:

1. On the 26th day of May, 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 Company.

The Property includes two real properties with the following municipal addresses:

- a. 381 Leslie Street, Sudbury, ON
 - b. 469-471 Pelissier Street, Windsor, ON
2. The undersigned became a private Receiver by virtue of being appointed by Caisse Desjardins Ontario Credit Union Inc (“**Desjardins**”), pursuant to the security granted to it in respect of the indebtedness of the Company.
 3. The following information relates to the receivership:
 - b) Address of insolvent person(s): 173a Hallmark Avenue
Toronto, Ontario M8W 4K9
 - c) Principal line of business: Residential rental units
 - d) Location(s) of business:
 - a. 381 Leslie Street, Sudbury, ON
 - b. 469-471 Pelissier Street, Windsor, ON

4. The amount owed by the Company to the creditor who holds security on the Property described above as at June 3rd, 2024 is as follows:

Caisse Desjardins Ontario Credit Union Inc. \$ 709,614.49

Desjardins holds first priority ranking collateral charge/mortgages of land registered against the two residential rental properties together with assignments of rent and insurance proceeds as security (the “**Security**”) for the Indebtedness.



5. Unsecured Creditors: Unknown at this time
6. The Receiver:
- a. has retained the services of a property management company to manage the day-to-day management of the rental property portfolio;
 - b. is arranging insurance coverage for the Property; and
 - c. intends to conduct a sale process to attract a purchaser(s) for the Property.

7. Contact person for Receiver:

BDO Canada Limited
25 Main Street West, Suite 805
Hamilton, Ontario
L8P 1H1
Attention: Peter Crawley

Tel No. (289) 678-0243
Fax No. (905) 570-0249

DATED at Hamilton, this 6th day of June, 2025.

BDO CANADA LIMITED,
In its capacity as private appointed Receiver of
2760831 Ontario Inc.
Per:

A handwritten signature in black ink, appearing to be 'Peter Crawley', written over a light blue horizontal line.

Peter Crawley, MBA, CPA, CA, CIRP, LIT
Vice President