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**Notice and Statement of Interim Receiver**  
**(Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)**

**IN THE MATTER OF THE INTERIM RECEIVERSHIP OF**  
**1019883 ONTARIO INC.**

1. On January 3, 2025, the Ontario Superior Court of Justice (the “**Court**”) issued an order (the “**Interim Receivership Order**”) appointing KSV Restructuring Inc. (“**KSV**”) as the interim receiver (the “**Interim Receiver**”), without security, of all the property, assets and undertakings (together, the “**Property**”) of 1019883 Ontario Inc. (the “**Company**”) and several related entities.
2. The Company owns real property located at 18 Antares Drive, Ottawa (the “**Real Property**”). This location is the head office of the Ashcroft Group, which includes the entities subject to the Interim Receivership Order and numerous other affiliated entities.
3. The application to appoint KSV as Interim Receiver was made by Canadian Western Bank (“**CWB**”), the Company’s secured creditor.
4. Based on the most current financial information available<sup>1</sup>, which is dated, the approximate book values of the Company’s assets are as follows:

Description	Estimated Book Value (CAD \$000s)
Accounts receivable	3,445
Prepaid expenses and other	1
Due from related companies	28,965
Property and equipment	1,141
	<u>33,552</u>

Note: Realizable values are likely to differ from the book values reflected above. Such differences are expected to be material.

5. The following information relates to the interim receivership of the Company:

Head office of the Company:	18 Antares Drive, Ottawa
Principal line of business:	Real estate developer
Location of business:	18 Antares Drive, Ottawa

<sup>1</sup>Based on the Company’s most recent financial information, being audited financial statements as at December 31, 2023.

6. **Secured Creditors**

CWB is the Company's principal secured creditor. CWB is owed approximately \$4.1 million, secured by a first mortgage on the Real Property.

7. **Unsecured Creditors**

Based on the Company's books and records, the Company's unsecured creditors as of January 7, 2025 were owed approximately \$1,679,000. All known unsecured creditors as at the date of the Interim Receivership Order are listed in Appendix "A".

8. **Estimated Realization and Proposed Plan**

The outcome of these proceedings will determine whether there are any funds available for distribution to unsecured creditors.

Contact person for the Interim Receiver:

Name:	Martin Kasic
Telephone No.:	(437) 889-1340
Facsimile No.:	(416) 932-6266
Email address:	<a href="mailto:mkasic@ksvadvisory.com">mkasic@ksvadvisory.com</a>

Additional information regarding these proceedings can be found on the Interim Receiver's website at: <https://www.ksvadvisory.com/experience/case/ashcroft>.

Dated at Toronto, Ontario this 13th day of January 2025.

**KSV RESTRUCTURING INC.  
SOLELY IN ITS CAPACITY AS INTERIM RECEIVER  
OF 1019883 ONTARIO INC.  
AND NOT IN ITS PERSONAL OR IN ANY OTHER CAPACITY**



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Mitch Vininsky, Managing Director  
Licensed Insolvency Trustee

1019883 Ontario Inc. (the "Company")  
Preliminary list of creditors as at January 7, 2025  
as submitted by the Company  
(Unaudited; \$C)

CREDITOR NAME	ADDRESS	TOTAL BALANCE \$CAD
<b>SECURED CREDITORS</b>		
Canadian Western Bank	141 Adelaide St W #1500, Toronto, ON M5H 3L5	4,134,370
<b>TOTAL SECURED CREDITORS</b>		<b>4,134,370</b>
<b>UNSECURED AND OTHER CREDITORS</b>		
Access Storage	56 Bongard Ave, Ottawa, ON K2E 7Z9	2,077
AdVendors	PO Box 23035 Stn Main, Ottawa, ON K1A 1B1	36,835
Allstream Business Inc	150 Laurier Ave W, Ottawa, ON K1P 5J4	4,910
Altis Recruitment	102 Bank Street Suite 300, Ottawa, ON K1P 5N4	1,211
Bell Canada 9000	P.O. Box 9000, North York, ON M3C 2X7	793
Bell Conferencing Inc.	5099 Creekbank Road, Mississauga, ON L4W 5N2	28
Canon Canada's Business System Solutions	C/O Lockbox 914820, Mississauga, ON L5T 2P5	4,412
Capital Property Maintenance	1636 Becketts Creek Rd, Cumberland, ON K4C 1M8	1,135
CBSC Capital Inc.	C/O T9649, PO BOX 9649, STN A, Ottawa, ON K1G 6S2	3,314
CIBC Credit Card Services	PO BOX 4595 STN A, Toronto, ON M5W 4X9	828
City of Ottawa - Accounts Receivable	PO Box 4648 Station A, Ottawa, ON K1A 0Z4	71
City of Ottawa - Revenue Division	PO Box 4648 Station A, Ottawa, ON K1A 0Z4	44,684
City of Ottawa Revenue Services	PO Box 4648 Station A, Ottawa, ON K1A 0Z4	3,262
Corporate Express Canada Inc.	P.O. Box 11714, Ottawa, ON K1A 1A4	2,909
Employee - Various	18 Antares Drive Ottawa, ON K2E 1A9	8,341
ENBRIDGE	PO Box 680, North York, ON M3C 0C4	1,702
Federal Express Canada LTD	PO Box 4626, Mississauga, ON L5T 2P2	506
Fibretoire Inc.	PO Box 11427, Montreal, QC H3C 5L7	6,695
Genuine Auto Service	1843 Merivale Road, Ottawa, ON K2G 1E6	139
Gervais Motors Limited	1485-B Startop Road, Ottawa, ON K1B 3W5	290
Greater Ottawa Home Builder's Association	108-30 Concourse Gate, Ottawa, ON K2E 7V7	4,284
Hydro Ottawa	P.O. Box 8700, Ottawa, ON K1G 3S4	13,288
JL Advantage Inc.	1523 Thurlow Street, Ottawa, ON K1G 0X5	15,455
Labrador	P.O. Box 4514 Stn A. Toronto, ON M5W 4L7	859
Laurier Office Mart Inc	226 Laurier Ave E, Ottawa, ON K1N 6P2	1,131
Les Entreprise De Deneigement K&N inc	1636 Becketts Creek Rd, Ottawa, ON K4C 1C8	4,547
Low Murchison Radhoff LLP	#400 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1	21,061
Mann Lawyers, LLP	11 Holland Ave #300, Ottawa, ON K1Y 4S1	31,957
Masterson Mechanical Inc.	323 Coventry Road, L-221, Ottawa, ON K1K 3X6	1,074
Miller Thomson LLP	Commerce Place, 1 Adelaide Street East, Toronto, ON M5C 2V9	15,516
Nine To Five coffee Service	2630 Lancaster Road, Ottawa, ON K1B 5L8	240
Ottawa Senators Hockey Club	1000 Palladium Drive, Ottawa, ON K2V 1A5	7,377
Pitney Works	PO Box 280, Ottawa, ON K1A 0C8	1,484
PMA Brethour Research Associates	103-20 Valleywood Drive, Markham, ON L3R 6G1	6,780
Preston Hardware	248 Preston Street, Ottawa, ON K1R 7R4	333
Pro Zones	8945 Ormrod Rd Ottawa, ON K0A 1B0	3,865
Re/Max Realtron Realty Inc	88 Konrad Crescent, Markham, ON L3R 8T7	18
Receiver General - HST	875 Heron Road, Ottawa, ON K1A 1B1	1,381,687
Rogers Communications Canada Inc.	PO Box 2000 Stn.D, Don Mills, ON M3C 0K6	238
Shred-it	PO Box 15781 Station A, Toronto, ON M5W 1C1	1,565
Swift Messenger Delivery Systems	PO Box 4242 Station E, Ottawa, ON K1A 1R3	1,264
The Printing House Ltd.	77 Auriga Drive, Ottawa, ON K2E 7Z7	162
Thrive Operations Canada, Ltd.	6000 - 3080 Yonge Street, Toronto, ON M4N 3N1	16,414
TK Elevator (Canada) Limited	PO Box 4290 Postal Station A, Toronto, ON M5W 4Z2	3,033
Waste Management of Canada Corporation	PO Box 4205, Toronto, ON M9C 1K1	1,249
Worldwide Information Systems Corp	18 Antares Dr, Ottawa, ON K2E 1A9	7,303
WSIB	PO Box 4115, Toronto, ON M5W 2X6	12,565
<b>TOTAL UNSECURED AND OTHER</b>		<b>1,678,888</b>
<b>GRAND TOTAL</b>		<b>5,813,258</b>

**Please note the following:**

1. This list of creditors has been prepared from information contained in the books and records of the Company as at January 7, 2025
2. The amounts included in this list of creditors may not include all uninvoiced amounts, nor have the amounts been adjusted for any amounts that may also be receivable from creditors.
3. This list of creditors has been prepared without admission as to the liability for, or quantum of, any of the amounts shown.
4. Creditors are NOT required to file a proof of claim at this point in time. If there is a claims process, creditors will be required to prove their claims.