



**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
2067166 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 2067166 Ontario Inc., (the “**Company**”) and several related entities.
2. The Company owns real property located at 120 Central Park Dr, Ottawa (the “**Real Property**”), which operates as a senior living home under the name “Park Place Senior Living”.
3. The application to appoint KSV as Interim Receiver was made by ACM Advisors Ltd. (“**ACM**”), one of the Company’s secured creditors.
4. Based on the most current financial information available¹, which is dated, the approximate book values of the Company’s assets are as follows:

| Description | Estimated Book Value (CAD \$000s) |
|----------------------------|-----------------------------------|
| Cash ² | 223 |
| Accounts receivable | 28 |
| Prepaid expenses and other | 11 |
| Due from related companies | 31,214 |
| Property and equipment | 9,210 |
| | <u>40,686</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: Senior living home
Location of business: 120 Central Park Dr, Ottawa

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

²Cash is based on the amounts on deposit in the Company’s bank account as of the receivership date.

6. Secured Creditors

Based on the Company's books and records, the known secured creditors are:

- ACM, in the amount of \$19,237,984, secured by a first mortgage on the Real Property; and
- Institutional Mortgage Capital, in the amount of \$11,500,000, secured by a second 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 \$218,000. All known unsecured creditors as at the date of the Interim Receivership are listed in Appendix "A".

8. Estimated Realization and Proposed Plan

The Interim Receiver intends for the Park Place Senior Living residence to continue to operate in the normal course during these proceedings. The Interim Receiver is presently considering next steps in these proceedings and has engaged a consultant to evaluate the operations of the Park Place Senior Living residence. 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 Kosic |
| Telephone No.: | (437) 889-1340 |
| Facsimile No.: | (416) 932-6266 |
| Email address: | mkosic@ksvadvisory.com |

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 2067166 ONTARIO INC.
AND NOT IN ITS PERSONAL OR IN ANY OTHER CAPACITY**



David Sieradzki, Managing Director
Licensed Insolvency Trustee

2067166 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 |
|------------------------------------------------|--------------------------------------------------------------------------|---------------------|
| SECURED CREDITORS | | |
| ACM Advisors Ltd | 625 Howe Street Suite 650 Vancouver, BC V6C 2T6 | 19,237,984 |
| Institutional Mortgage Capital Canada Inc | 199 Bay St. Suite 1900, Toronto, ON M5L 1E9 | 11,500,000 |
| TOTAL SECURED CREDITORS | | 30,737,984 |
| UNSECURED AND OTHER CREDITORS | | |
| Active Automated Doors Ltd. | 7867 Victoria St Ottawa, ON K0A 2P0 | 2,064 |
| Advanced Capital Heating | 207 Bank St, Unit 466, Ottawa, ON, K2P 2N2, Canada | 503 |
| Aenos | 2455 Kaladar Ave, Ottawa, ON K1V 8B9 | 14,870 |
| Alliance Security Systems | 872 River Rd, Ottawa, ON K4M 0T5 | 68 |
| Ashcroft Homes - Central Park Inc. | 18 Antares Dr Ottawa, ON K2E 1A9 | 16,974 |
| Ashcroft Homes-Crown Pointe | 18 Antares Drive Ottawa, ON K2E 1A9 | 1,068 |
| Bernadin Holdings Inc. | 84 Shirley's Brook Dr., Kanata, ON K2k 3M8 | 250 |
| BMR Renovation | 46 Chimo Rd., Kanata, ON K2L 1Y9 | 4,661 |
| Bunzl Canada Inc. | 5121 Bd Saint-Jean-Baptiste, Montréal, QC H1B 5V3 | 1,772 |
| Canadian Linen & Uniform Service | 1695 Russell Rd, Ottawa, ON K1G 0N1 | 1,662 |
| Canadian Tire | 1820 Merivale Road, Nepean, ON K2G 1E6 | 542 |
| Canon Canada | Lock Box 914820, P.O. Box 4090 Stn. A, Toronto ON M5W 0E9 | 2,772 |
| Capital Cutlery East | 72 Norman St, Ottawa, ON K1S 3K4 | 36 |
| Capital Cutlery West | 27 Caesar Ave, Nepean ON K2G 0A8 | 173 |
| CERIDIAN CANADA Ltd. | 300 - 242 Hargrave St., Winnipeg, MB R3C 0T8 | 1,165 |
| Chefs & Staff4Hire | 2255 St. Laurent Blvd #101, Ottawa, ON K1G 4K3 | 277 |
| Classic Fire & Life Safety Inc. | 645 Garyray Dr North York, ON M9L 1P9 | 12,418 |
| Door Doctor | 5649 Power Rd, Ottawa, ON K1G 3N4 | 527 |
| Dy Medicine Professional Corporation | 5583 Whitewood Ave., Manotick, ON K4M 1E1 | 7,750 |
| Evolution Building Services | 3244 Shea Rd Ottawa, ON K0A 2Z0 | 203 |
| Featherstone | c/o Glenn Featherstone, 121 Marketplace Ave., Nepean, ON K2J 6M6 | 344 |
| Fit Minds | 1798 McCallum Dr, Orléans, ON K4A 3T2 | 131 |
| Gal Power Systems Ottawa Ltd. | 2558 Carp Rd Carp, ON K0A 1L0 | 1,774 |
| Gordon Food Service | 2999 James Snow Pkwy N Milton, ON L9T 5G4 | 21,172 |
| GRAND & TOY | P.O. Box 5500, Don Mills, ON M3C 3L56 | 1,098 |
| H.B.R.E.F | 4 McClure Cr., Ottawa, ON K2L 2H2 | 463 |
| Hydro Ottawa-89041580870531465890 | P.O. Box 4483, Stn A., Toronto ON M5W 5Z1 | 235 |
| Infotv Inc. | 132 Sweeney Drive, North York, ON M4A 1T9 | 360 |
| Jaadco Hospitality Inc. | 4473 Innes Rd Suite 404 G Orléans, ON K4A 1A7 | 2,938 |
| Les Entreprise De Deneigement K&N inc | 1636 Becketts Creek Rd Ottawa, ON K4C 1C8 | 4,375 |
| Living Green Landscaping Inc. | PO Box 457 | 1,581 |
| Lord Blue Cleaning Supplies & Accessories | 2595 Blackwell St #113, Ottawa, ON K1B 4E4 | 1,057 |
| Ma Moving | 352 Riversedge Cres., Gloucester, ON K1V 0Y6 | 6,743 |
| Magnotta | 271 Chrislea Rd Vaughan, ON L4L 8N6 | 1,667 |
| MCL Hospitality Ltd. | 1120 Morrison Dr Ottawa, ON K2H 8M7 | 801 |
| Myers Cadillac Chevrolet | 1200 Baseline Rd, Ottawa, ON K2C 0A6 | 321 |
| Nationwide Imaging | 410 - 1771 Robson St., Vancouver, BC V6G 1C9 | 2,151 |
| Orkin Canada Corporation | 5840 Falbourne St Mississauga, ON L5R 4B5 | 1,239 |
| Ottawa Citizen -210604 | 1101 Baxter Road, Box 5020. Ottawa, Ontario, Canada K2C 3M4 | 601 |
| Ottawa Restaurant Service Inc. | 364 Ashton Creek Crescent, Ashton, ON K0A 1B0 | 1,328 |
| Park Place Retirement Residence | 110 Central Park Dr, Ottawa, ON K2C 4J6 | 220 |
| Park Place Senior Suites | 120 Central Park Dr, Ottawa, ON K2C 4J6 | 550 |
| Petro Canada | Not relevant - to be cleaned out of yard. | 290 |
| Petty Cash - Activities | c/o Elina Thelan, Park Place, 110 Central Park Drive, Ottawa, ON K7S 2K1 | 85 |
| PointClickCare Technologies Inc. | 5570 Explorer Dr, Mississauga, ON, L4W 0C4 | 3,178 |
| Promenade Senior Suites & Retirement Residence | 150 Rossignol Dr, Orléans, ON K4A 0N2 | 4,735 |
| Queensway Door Service | 3326 Limebank Rd Bay 4, Ottawa, ON K1V 1H2 | 1,254 |
| Retirement Homes Regulatory Authority | 55 York St suite 700, Toronto, ON M5J 1R7 | 3,034 |
| Rogers - 240-672655101 | 333 Bloor St E, Toronto, ON M4W 1G9, CA | 4,565 |
| Rogers - 240-753062801 | 333 Bloor St E, Toronto, ON M4W 1G9, CA | 245 |
| Rogers-782627 | 333 Bloor St E, Toronto, ON M4W 1G9, CA | 395 |
| Rona Inc. | 585 Hunt Club Rd., Nepean, ON K2G 5X6 | 1,770 |
| Rose's 123 Facial Spa | 13 Apple Creek Crescent, Ottawa, ON KM 2N3 | 180 |
| Roxy Swan Entertainment | 15 - 1017 Point Road, White Lake ON K0A 3L0 | 254 |
| S&R Mechanical | 250 Banguard Dr., Ottawa ON K4A 3V6 | 20,101 |
| Saar, Dr. John | 1419 Carling Ave., Suite 216, Ottawa, ON K1Z 7L6 | 6,294 |
| Securitas Healthcare LLC | 235 Yorkland Blvd, 4th Floor, North York, Ontario, M2J 4Y8 | 4,066 |

| CREDITOR NAME | ADDRESS | TOTAL BALANCE \$CAD |
|----------------------------------------|------------------------------------------------------------|---------------------|
| SGA Signs and Trophies | 18 Northside Rd, Nepean, ON K2H 5Z3 | 523 |
| Shred-It International ULC | P.O. BOX 15781, STATION A TORONTO, ONTARIO M5W 1C1 | 530 |
| Shelling | 1410 Triole St, Ottawa, ON K1B 3M5 | 1,891 |
| Streekless | c/o Doug Gillispie, 3121 County Road 11, Finch, ON K0C 1K0 | 4,650 |
| Taxitab | 455 Coventry Rd, Ottawa, ON K1K 2C5 | 1,346 |
| Technical Standards & Safety Authority | PO Box 4577 STN A | 663 |
| Tenant - Various | 120 Central Park Dr Ottawa, ON K2C 4J6 | 12682.99 |
| TK Elevator Canada Limited | 1151 Parisien St, Ottawa, ON K1B 4W4 | 4,088 |
| Trajectory Beverage Partners | 407 Iroquois Shore Rd, Oakville, ON L6H 1M3 | 947 |
| Uline Canada Corporation | 1400 Blair Towers Pl #110, Gloucester, ON K1J 9B8 | 352 |
| United Steelworkers | 2285 St. Laurent Blvd, Ottawa, ON K1G 4Z7 | 5,548 |
| Walker Environmental Group | 2612 Sheffield Rd, Ottawa, ON K1B 3V7 | 495 |
| Waste Management of Canada Corporation | 254 Westbrook Rd, Carp, ON K0A 1L0 | 2,386 |
| Worldwide Information Systems Corp | 18 Antares Dr Ottawa, ON K2E 1A9 | 10,226 |
| Yardi Canada Ltd. | P.O. Box 9535, Stn A. | 113 |
| TOTAL UNSECURED AND OTHER | | 217,793 |
| GRAND TOTAL | | 30,955,777 |

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.