



Notice and Statement of the Receiver
(Section 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

The Receiver gives notice and declares that:

1. On the 19th day of June, 2020, Zeifman Partners Inc. became the Receiver in respect of the property of 83 Lyndhurst Avenue (“83 Lyndhurst” or the “Property”), that is described below:

Asset	Appraised Value
Detached House (“Property”), Lot size 11,940 sf, approximate livable floor area 5,271 sq. ft.	Unknown

The Receiver is in the process of obtaining appraisals of the Property. The Property is undergoing renovations and at present those improvements are incomplete.

2. Zeifman Partners Inc. became a Receiver by virtue of being appointed by Order of the Honourable Justice Koehnen of the Ontario Superior Court of Justice (the “Court Order”) as issued on June 19, 2020. A copy of the Court Order is posted on our website at <https://www.zeifmans.ca/current-insolvency-files/83-lyndhurst-avenue/>

3. The undersigned took possession of the property described above on the 19th day of June, 2020.

4. The following information relates to the Receivership:

a) Address of the Property: 83 Lyndhurst Avenue
Toronto, Ontario

5. Amount owed to each creditor who holds a security on the property described above includes the following:

Name of Secured Creditor	Address	Claim
Hillmount Capital Inc.	89 Tycos Dr., Suite 208 Toronto, ON M6B 1W3	\$ 3,510,000

Other creditors registered against the title to the Property include the following:

Name of Secured Creditor	Address	Claim
1713691 Ontario Inc.	8 Maimonides Court Thornhill, ON, L4J 4X8	\$ 800,000
Boris Nodel	45 Fanshawe Drive Richmond Hill, ON L4B 1P7	
Gad Caro	23 Heathdale Road Toronto, ON M6C 1M7	\$ 569,359
Harold Wine	411 – 403 Bayview Avenue Toronto, ON M2M 3Z8	
Marshall Morris	480 Glengarry Avenue North York, ON M5M 1G1	
Weihao Zhang	55 Sapphire Drive Richmond Hill, ON L4S 2E6	\$ 325,000
Leal Rental Centre Inc.	555 Dupont Street Toronto, ON M6G 1Y8	\$ 60,581
Mallion Aluminum Inc.	1506-1020 Shaw Drive Mississauga, ON L5G 3Z5	\$ 2,271
City of Toronto	5100 Yonge Street Toronto, ON M2N 5V7	\$ 18,132

6. The list of unsecured creditors we are aware of at this time and the amount owed to each creditor is attached hereto as Appendix “A”. The total amount due to the unsecured creditors is \$28,590.

7. The intended plan of action of the Receiver during the Receivership, to the extent that such a plan has been determined, is appraise, market and sell the property.

8. Contact person for the Receiver: Roman Konovalov
 Telephone: (416) 256-4000 ext.406
 Fax: (416) 256-4003
 Email: rkk@zeifmans.ca

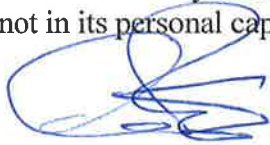
Page 3

Dated at Toronto, Ontario this 29th day of June, 2020.

Yours very truly,

ZEIFMAN PARTNERS INC.
as Receiver of 83 Lyndhurst Avenue
and not in its personal capacity

per:



Allan A. Rutman, MBA, CPA, CTP

Creditor Mailing List

In the matter of the Receivership of
83 Lyndhurst Avenue
of the City of Toronto, in the Regional Municipality of Metropolitan Toronto
in the Province of Ontario

Creditor Type	Name	Attention	Address	Amount
Unsecured	2029629 Ontario Inc.	Jaclyn Solomon	c/o Lawfully Yours 204 Tamarac Trail Aurora ON L1K 1G6	7,684.00
	Staltari Mechanical Inc.		26 Shortland Crescent Toronto ON M9R 2T3	20,905.76