

District of Ontario  
Division No. 09 – Toronto  
Court No. 31-2693095  
Estate No. 31-2693095

**IN THE MATTER OF THE PROPOSAL OF  
33 LAIRD LIMITED PARTNERSHIP  
OF THE CITY OF TORONTO  
IN THE PROVINCE OF ONTARIO**

**NOTICE TO CREDITORS OF NOTICE OF INTENTION TO MAKE A PROPOSAL FILING**

**To the Creditors of 33 Laird Limited Partnership (the “Company”)**

Please take notice that on November 28, 2020, the Company filed a Notice of Intention to Make a Proposal (the “**NOI**”) pursuant to Section 50.4(1) of Part III, Division I of the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”) and MNP Ltd. (“**MNP**”) was named as the proposal trustee (the “**Trustee**”).

Please find enclosed the following:

1. The Notice of Intention to Make a Proposal (Form 33), dated November 28, 2020 (Filed November 28, 2020);
2. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims (the “**Creditor Listing**”);
3. The consent of MNP to act as the Trustee in these proposal proceedings; and
4. The Certificate of Filing of a Notice of Intention to Make a Proposal, issued by Industry Canada - Office of the Superintendent of Bankruptcy Canada on November 30, 2020.

Suppliers and other service providers should contact their normal representative of the Company with respect to the terms of payment for goods and/or services that are to be provided to the Company going forward (after November 28, 2020).

Pursuant to Section 50.4(8) of the BIA, the Company has thirty (30) days, unless such time period is extended by the Court, to file a proposal with the Trustee. During these proposal proceedings there is a stay of proceedings, and as such:

- no person may terminate or amend any agreement with the Company, or claim an accelerated payment, or a forfeiture of the term, under any agreement with the Company, by reason only that the company is insolvent or by reason of the filing of the NOI, pursuant to Section 65.1(1) of the BIA;
- no creditor has any remedy against any of the Company or its property or shall commence or continue any action, execution, enforcement or other proceedings against the Company or its property without leave of the Court, pursuant to Section 69(1)(a) of the BIA; and
- no provision of a security agreement between the Company and a secured creditor that provides, in substance, that on the Company’s insolvency, a default of an obligation under the security

agreement, or the filing of the NOI, the Company ceases to have such rights to use or deal with the property subject to such security agreement as it would otherwise have, has any force or effect, pursuant to Section 69(1)(b) of the BIA.

We recognize the amounts reflected as being due to you on the Creditor Listing may vary from your records. However, at this time the Trustee is neither looking to receive nor are creditors required to file a proof of claim in connection with their claim and the proposal proceeding. At a later date and once a proposal has been filed by the Company, the Trustee will provide you with further information regarding the proposal proceeding, including the date for the meeting of creditors to consider the proposal and a proof of claim form, so that you may then submit and prove your claim.

Please visit our website for updated information: <https://mnpdebt.ca/en/corporate/corporate-engagements/33-laird-group>

If you have any questions concerning the foregoing or require any additional information, please contact undersigned at 416-515-3882 or by email at [matthew.lem@mnp.ca](mailto:matthew.lem@mnp.ca).

Dated at Toronto, Ontario this 3<sup>rd</sup> day of December 2020.

**MNP LTD.,**  
Trustee *in re* the Proposal of  
33 Laird Limited Partnership  
Per:



Matthew Lem, CIRP, LIT  
Senior Vice President

Encl.

District of:  
Division No. -  
Court No.  
Estate No.

- FORM 33 -  
Notice of Intention To Make a Proposal  
(Subsection 50.4(1) of the Act)

In the matter of the proposal of  
33 Laird Limited Partnership  
of the City of Toronto  
in the Province of Ontario

Take notice that:

1. We, 33 Laird Limited Partnership, an insolvent person, state, pursuant to subsection 50.4(1) of the Act, that we intend to make a proposal to our creditors.
2. MNP Ltd. of 300 - 111 Richmond Street West, Toronto, ON, M5H 2G4, a licensed trustee, has consented to act as trustee under the proposal. A copy of the consent is attached.
3. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims is also attached.
4. Pursuant to section 69 of the Act, all proceedings against us are stayed as of the date of filing of this notice with the official receiver in our locality.

Dated at the City of Toronto in the Province of Ontario, this 28th day of November 2020.

  
\_\_\_\_\_  
33 Laird Limited Partnership  
Insolvent Person

To be completed by Official Receiver:

\_\_\_\_\_  
Filing Date

\_\_\_\_\_  
Official Receiver

District of:  
 Division No. -  
 Court No.  
 Estate No.

- FORM 33 -  
 Notice of Intention To Make a Proposal  
 (Subsection 50.4(1) of the Act)

In the matter of the proposal of  
 33 Laird Limited Partnership  
 of the City of Toronto  
 in the Province of Ontario

List of Creditors with claims of \$250 or more.			
Creditor	Address	Account#	Claim Amount
2065629 Ontario			4,723.40
2730419 Ontario Inc. o/a Davina's Swim House	46 Armon Ave Thronhill ON L4J 8B2 CA	N/A	40,000.00
AIM Rx Inc	c/o Royal Lepage 2320 Bloor Street West Toronto, Ontario M6S 1P2 CA	N/A	72,440.00
Anesh Srikrishnakumar. (Dog Trainer)	112 Glenvale Blvd Toronto ON M4G 2V9 CA	N/A	8,000.00
Aztec Structural Restoration Inc.	11 Holland Drive, Unit 1 Bolton ON L7E 7G4 CA	N/A	267,271.73
Aztec Structural Restoration Inc.	11 Holland Drive, Unit 1 Bolton ON L7E 7G4 CA	N/A	369,019.24
Beaux Properties International Inc.	6 Eglinton Ave. East, Suite 303 Toronto ON M4P 1A6 CA		3,170,077.01
C.F. Crozier & Associates Inc.	40 Huron Street, Suite 301 Collingwood ON L9Y 4R3 CA	N/A	9,361.32
CB Ross Partners	501 - 1920 Yonge Street Toronto ON M4S 3E2 CA	N/A	786.60
Centurion Mortgage Capital Corporation	25 Sheppard Ave West, Suite 710 Toronto ON M2N 6S6 CA		3,214,485.34
CMV Group	247 Spadina Ave, 4th Floor Toronto ON M5T 3A8 CA	N/A	86,693.47
DUCA Financial Services Credit Union Ltd	5255 Yonge Street, 4th Floor Toronto ON M2N 6P4 CA		9,789,335.28
Happy Bathrooms Inc.	160-106 Vanderhood Ave Toronto ON M4G 0B7 CA	N/A	2,252.46
Innovia Corporation	10 Queen Elizabeth Blvd. Unit 2 Etobicoke ON M8Z 1L8 CA	N/A	271,179.94

District of:  
 Division No. -  
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- FORM 33 -  
 Notice of Intention To Make a Proposal  
 (Subsection 50.4(1) of the Act)

In the matter of the proposal of  
 33 Laird Limited Partnership  
 of the City of Toronto  
 in the Province of Ontario

List of Creditors with claims of \$250 or more.			
Creditor	Address	Account#	Claim Amount
Lennard Commercial Realty	55 University Avenue, Suite 6060 Toronto ON M4N 3N1 CA	N/A	44,070.00
Minden Gross, LLP	145 King Street West, Suite 2200 Toronto ON M5H 4G2 CA	N/A	6,657.12
Mirkwood Engineering	5045 Mainway, Suite 216 Burlington ON L7L 5H9 CA	N/A	9,780.15
MultiTech Trades Corp	2025 Meadowvale Blvd, Unit 2 Mississauga ON L5N 5N1 CA	N/A	99,157.51
Quaestus Corp	3080 Yonge Street, Suite 6060 Toronto ON M5N3N1 CA	N/A	31,639.17
Quaestus Corp - balance of development fee (Note 1)	3080 Yonge Street, Suite 6060 Toronto ON M5N3N1 CA		800,000.00
Sealink JV Ltd, In Trust	17 Main St N North PO Box 1396 Waterdown ON L0R 2H0		2,027,677.00
Treasurer, City of Toronto	Box 6000 Toronto ON M2N 5V3 CA	N/A	13,249.89
Treasurer, City of Toronto George Charocopos, Collections Department	North York Civic Centre, Lower Level 5100 Yonge Street North York ON M2N 5V7	N/A	95,452.74
Tristar Engineering	8901 Woodbine Ave, Unit 116 Markham ON L3R 9Y4 CA	N/A	1,130.00
Via Bridle Path RE		N/A	1,372.95
<b>Total</b>			<b>20,435,812.32</b>

Note the amounts owing to Beaux Properties International Inc., Sealink JV Ltd. and Quaestus Corp (in respect of the development fee) are subject to further review.

  
 33 Laird Limited Partnership  
 Insolvent Person

- Proposal Consent -

In the matter of the proposal of  
33 Laird Limited Partnership  
of the City of Toronto  
in the Province of Ontario

To whom it may concern,

This is to advise that we hereby consent to act as trustee under the Bankruptcy and Insolvency Act for the proposal of 33 Laird Limited Partnership.

Dated at the City of Toronto in the Province of Ontario, this 28th day of November 2020.



MNP Ltd. - Licensed Insolvency Trustee  
300 - 111 Richmond Street West  
Toronto ON M5H 2G4  
Phone: (416) 596-1711 Fax: (416) 323-5242



Industry Canada  
Office of the Superintendent  
of Bankruptcy Canada

Industrie Canada  
Bureau du surintendant  
des faillites Canada

District of Ontario  
Division No. 09 - Toronto  
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In the Matter of the Notice of Intention to make a  
proposal of:

**33 Laird Limited Partnership**  
Insolvent Person

**MNP LTD / MNP LTÉE**  
Licensed Insolvency Trustee

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Date of the Notice of Intention: November 28, 2020

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CERTIFICATE OF FILING OF A NOTICE OF INTENTION TO MAKE A PROPOSAL  
Subsection 50.4 (1)

I, the undersigned, Official Receiver in and for this bankruptcy district, do hereby certify that the aforementioned insolvent person filed a Notice of Intention to Make a Proposal under subsection 50.4 (1) of the *Bankruptcy and Insolvency Act*.

Pursuant to subsection 69(1) of the Act, all proceedings against the aforementioned insolvent person are stayed as of the date of filing of the Notice of Intention.

Date: November 30, 2020, 07:53

E-File/Dépôt Electronique

Official Receiver

151 Yonge Street, 4th Floor, Toronto, Ontario, Canada, M5C2W7, (877)376-9902

**Canada**