

COURT FILE # CV-20-74570

IN THE MATTER OF THE RECEIVERSHIP OF DUNDAS RETIREMENT PLACE INC., MAPLE RETIREMENT HOMES INC. AND 1059244 ONTARIO INC.

FORM 87 NOTICE AND STATEMENT OF RECEIVER SEC. 245 (1) AND SEC. 246(1) OF THE ACT

The Receiver gives notice and declares that:

- On December 23, 2020, on the application of Buduchnist Credit Union Limited ("BCU"), MNP Ltd. ("MNP") became the receiver and manager (the "Receiver") of Dundas Retirement Place Inc. ("Dundas"), Maple Retirement Homes Inc. ("Maple") and 1059244 Ontario Inc. ("105 Ontario" together with Dundas and Maple, the "Debtors") by Order ("Receivership Order") of the Ontario Superior Court of Justice (the "Court").
- 2. Description of the land and building ("**Property**") of the Debtors, located at the following locations in Hamilton, Ontario, comprise:

| Asset Description | # of beds | Address |
|---|-----------|--|
| Land and building (retirement home): | | |
| (a) Dundas – DundasRetirement Place(b) 105 Ontario - NorthviewSenior Residence | 54 57 | 33 Main Street, Dundas 19 Aikman Avenue, Hamilton |
| (c) Maple - Montgomery Lodge | 30 | 1605 Main Street East, Hamilton |

3. The table below includes the net book value of the assets of the Debtors, including the Property:

| Currency: CAD | Dundas | 105 Ontario | Maple |
|---------------------|-----------|-------------|-----------|
| Accounts receivable | - | 14,383 | 4,254 |
| Capital assets | 4,559,226 | 3,007,914 | 2,052,178 |
| Total | 4,559,226 | 3,022,297 | 2,056,432 |

*The value of capital assets above were obtained from Debtors' unaudited financial statements as at December 31, 2019. Management confirmed that no additions were made in 2020. Accounts receivable includes subsidies receivable from the City of





Hamilton. Inter company receivables (transactions with other retirement homes) are not included in the above asset listing.

- The Receiver took control of Property along with other assets described above on the 23rd day of December 2020.
- 5. The following information relates to the receivership:
 - a) Principal line of business:
 - Retirement home and related services for seniors. Also, provides short stay accommodations when space permits.
 - b) Location of the business:

• Dundas: 33 Main Street, Dundas, Ontario

• **105 Ontario**: 19 Aikman Avenue, Hamilton, Ontario

Maple: 1605 Main Street East, Hamilton, Ontario

- c) Amount owed by insolvent person to each creditor who holds a security on the property described above:
 - Appendix "A"
- d) The list of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the Debtor is as follows:
 - Appendix "B"
- e) The intended plan of action of the Receiver, to the extent such a plan has been determined, is as follows:
 - The Receiver plans to operate the business of the retirement homes while realizing on the Property for the benefit of Debtors' stakeholders by carrying out a sale process to market the Property.

Contact person for the Receiver: Attention: Akhil Kapoor Phone: 647.475.4573

Email: Akhil.Kapoor@mnp.ca

A copy of the Receivership Order and other details are available at www.mnpdebt.ca/Hamiltonretirementhomes

Dated at Toronto, Ontario this 31st day of December 2020.



MNP LTD.

Court-appointed receiver of Dundas Retirement Place Inc., Maple Retirement Homes Inc. and 1059244 Ontario Inc.

and not in its personal or corporate capacity.

Per: Mu

Sheldon Title, Senior Vice- President

CPA, CA, CIRP, LIT



Appendix A Secured creditor list

| Name | Address | Amount (CAD) (as at Sep 2020) | | |
|---|--|-------------------------------|--|--|
| | | | | |
| Dundas Retirement Place Inc. | | | | |
| Buduchnist Credit Union Limited | 2280 Bloor Street West, Toronto, ON, M6S 1N9 | 5,303,934 | | |
| 1059244 Ontario Inc. | | | | |
| Buduchnist Credit Union Limited | 2280 Bloor Street West, Toronto, ON, M6S 1N9 | 3,398,396 | | |
| Dapinderjeet Gill, Darshan Gill, Amneet Gill and Jasper Properties Inc. | 1) C/O Yadvinder S. Toor Toor Law Office 56 Westmore Dr. Suite 202, Toronto, ON, M9V 3Z7 | 1,345,000 | | |
| | 2) Dapinderjeet Gill, Darshan Gill and Amneet Gill13 Ardiatic Crescent, Brampton, ON, L6P 1Y9 | | | |
| | 3) Jasper Properties Inc. | | | |
| | 7050 Bramalea Road, Unit 14, Mississauga, ON, L5S 1T1 | | | |
| Maple Retirement homes Inc. | | | | |
| Buduchnist Credit Union Limited | 2280 Bloor Street West, Toronto, ON, M6S 1N9 | 1,428,654 | | |
| Total | | 11,475,984 | | |

Appendix B Unsecured creditor list Dundas

| Creditor Name | Address | City | Province | Postal Code | Country | Amount (CAD) |
|---------------------------------------|--------------------------------------|--------------|----------|-------------|---------|--------------|
| Alectra Utilities | PO box 2249 Station LCD 1 | Hamilton | Ontario | L8N 3E4 | Canada | 25,944 |
| All Weather Heating & Cooling | 60 Greenwood St | Hamilton | Ontario | L8T 3N3 | Canada | 1,356 |
| Apollo Pest Management | 5232 Fairford Cres | Mississauga | Ontario | L5V 2A1 | Canada | 1,526 |
| Barber's Restaurant Equipment Repairs | 927 Barton Street East | Hamilton | Ontario | L8L 3C4 | Canada | 355 |
| Bell Canada | P.O. Box 9000 STN Don Mills | North York | Ontario | M3C 2X7 | Canada | 4,285 |
| Busy Bee Cleaning Service | 55 East St | Stoney Creel | Ontario | L8E 5S9 | Canada | 509 |
| Cogeco Cable | PO Box 4080 STN A | Toronto | Ontario | M5W 1H8 | Canada | 12,855 |
| DDK Plumbing and Heating Ltd | 22 Brookhurst Cres | Waterdown | Ontario | L8B 0M5 | Canada | 1,422 |
| Dundas Lock & Key Inc | 178 King St W | Dundas | Ontario | L9H 1V4 | Canada | 299 |
| Enbridge Gas | P.O. Box 4001 Station A | Toronto | Ontario | M5W 0G2 | Canada | 2,708 |
| Flanagan Foodservice Inc. | 100 Sasaga Dr | Kitchener | Ontario | N2C 2G7 | Canada | 23,143 |
| Forte Produce | 106 Winniett | Brantford | Ontario | N3T 1N2 | Canada | 860 |
| Glenbriar Bottled Water Co Ltd | 183 Frobisher Dr | Waterloo | Ontario | N2V 2G4 | Canada | 1,169 |
| Hal Brant Elevator Service | Unit 2A 101 Dartnall Road | Hamilton | Ontario | L8W 3N1 | Canada | 7,194 |
| Hamilton Fire Control | 445 Wentworth St N | Hamilton | Ontario | L8L 5W7 | Canada | 4,436 |
| Linen Express | 420 Tapscott Road Unit 2 | Toronto | Ontario | M1B 1Y4 | Canada | 288 |
| Nella Cutlery (Hamilton) Inc. | 2775 Barton Street East | Hamilton | Ontario | L8E 2J8 | Canada | 29 |
| Orkin Canada | 5840 Falbourne St | Mississauga | Ontario | L5R 4B5 | Canada | 1,203 |
| Pasword Protection | 120 Hughson Street South | Hamilton | Ontario | L8N 2B2 | Canada | 339 |
| Receiver General | Technology Centre 875 Heron Road | Ottawa | Ontario | K1A 1B1 | Canada | 161 |
| Reliance Home Comfort | P.O. Box 4504 STN A 25 The Esplanade | Toronto | Ontario | M5W 4J8 | Canada | 956 |
| The Cleaning House | 973 Barton Street East | Hamilton | Ontario | L8L 3C4 | Canada | 467 |
| Total Life Change Healthcare | 371 Bussel Crescent | Milton | Ontario | L9T 0W6 | Canada | 8,246 |
| Waste Connections of Canada Inc. | 500 Rennie Street | Hamilton | Ontario | L8H 3P5 | Canada | 289 |
| We kill bed bugs Ltd | 209 Prestwick Estate Way Se | Calgary | Alberta | T2Z 4H2 | Canada | 2,148 |
| Total | | | | | | 102,188 |

Appendix B Unsecured creditor list 105 Ontario

| Creditor Name | Address | City | Province | Postal Code | Country | Amount (CAD) |
|---------------------------------------|--|-------------|----------|-------------|---------|--------------|
| Alectra Utilities | PO Box 3700 | Concord | Ontario | L4K 5N2 | Canada | 15,119 |
| Barber's Restaurant Equipment Repairs | 927 Barton Street, East | Hamilton | Ontario | L8L 3C4 | Canada | 1,794 |
| Bell Canada | PO Box 9000 Stn Don Mills | North York | Ontario | M3C 2X7 | Canada | 973 |
| Caring Hearts Healthcare Group | 204 Oakwood Avenue | Cambridge | Ontario | N3H 4J4 | Canada | 4,050 |
| Cleaning House | 973 Barton St. E | Hamilton | Ontario | L8L 3C4 | Canada | 595 |
| Cogeco Connexion Inc | P.O. Box 4080 Station A | Toronto | Ontario | M5W 1H8 | Canada | 248 |
| DDK Plumbing & Heating Ltd | 22 Brookhurst Cresent | Waterdown | Ontario | L8B 0M5 | Canada | 472 |
| Enbridge Gas Inc. | PO Box 4001 Stn A | Toronto | Ontario | M5W 0G2 | Canada | 1,388 |
| Flanagan Foodservice Inc. | 100 Sasga Drive | Kitchener | Ontario | N2C 2G7 | Canada | 8,133 |
| Ministry of Finance | 33 King Street, West PO Box 627 | Oshawa | Ontario | L1H 8H5 | Canada | 1,531 |
| Nella Cutlery | 2775 Barton Street, East | Hamilton | Ontario | L8E 2J8 | Canada | 80 |
| Orkin Canada Corporation | 5840 Falbourne Street | Mississauga | Ontario | L5R 4B5 | Canada | 910 |
| Pasword Protection | 40 Wellington Street North Unit 106 | Hamilton | Ontario | L8R 1M8 | Canada | 509 |
| Receiver General | Technology Centre 875 Heron Road | Ottawa | Ontario | K1A 1B1 | Canada | 88,928 |
| Reliance Home Comfort | P.O. Box 4504 Station A 25 The Esplanade | Toronto | Ontario | M5W 4J8 | Canada | 1,810 |
| ThyssenKrupp Elevator | PO Box 4687 Stn A | Toronto | Ontario | M5W 6B5 | Canada | 14,187 |
| Total Life Change Healthcare | 371 Bussel Cresent | Milton | Ontario | L9T 0W6 | Canada | 2,147 |
| Waste Connections of Canada | 500 Rennie Street | Hamilton | Ontario | L8H 3P5 | Canada | 658 |
| Wm. Groves Limited | P.O. Box 47589 Centre Mall | Hamilton | Ontario | L8H 7S7 | Canada | 254 |
| Total | | | | | | 143,786 |

Appendix B Unsecured creditor list Maple

| Creditor Name | Address | City | Province | Postal Code | Country | Amount (CAD) |
|-----------------------------------|---------------------------------|---------------|-----------------|--------------------|---------|--------------|
| ADT Security Services Canada, Inc | 8481 Langelier | Montreal | Quebec | H1P 2C3 | Canada | 427 |
| Alectra Utilities | P O Box 3700 | Concord | Ontario | L4K 5N2 | Canada | 6,606 |
| Bell Canada | PO Box 9000 Stn Don Mills | North York | Ontario | M3C 2X7 | Canada | 304 |
| CAFO INC | 200 University Avenue Suite 501 | Toronto | Ontario | M5H 3C6 | Canada | 7,708 |
| Enbridge Gas Inc. | PO Box 4001 Station A | Toronto | Ontario | M5W 0G2 | Canada | 2,383 |
| Flanagans Foodservice Inc | 100 Sasaga Drive | Kitchener | Ontario | N2C 2G7 | Canada | 4,278 |
| Hamilton Fire Control | 445 Wentworth Street, North | Hamilton | Ontario | L8L 5W7 | Canada | 622 |
| Life Care Medical Pharmacy | 280 Queenston Road | Hamilton | Ontario | L8K 1H1 | Canada | 172 |
| Receiver General | 875 Heron Road | Ottawa | Ontario | K1A 1B1 | Canada | 46,192 |
| Sure-Fix Service Group | 7334 Garner Road | Niagara Falls | Ontario | L2H 0X8 | Canada | 100 |
| Total | | | | | | 68,793 |