



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

IN THE MATTER OF THE RECEIVERSHIP OF
1230172 ONTARIO INC.

1. On July 21, 2025, the Ontario Superior Court of Justice (the “**Court**”) issued an order (the “**Receivership Order**”) appointing KSV Restructuring Inc. (“**KSV**”) as the receiver and manager (the “**Receiver**”), without security, of all the property, assets and undertakings (together, the “**Property**”) of 1230172 Ontario Inc. (the “**Company**”).
2. The Company owns real property located at 110 Central Park Dr, Ottawa (the “**Real Property**”) which operates as a senior living home under the name “Park Place Retirement Residence”.
3. The application to appoint KSV as Receiver was made by Cameron Stephens Mortgage Capital Ltd. (“**Cameron Stephens**”), the Company’s principal secured creditor.
4. Based on the most current financial information available¹, which is dated December 31, 2024, the approximate book values of the Company’s assets are as follows:

Description	Estimated Book Value (CAD \$000s)
Cash ²	(137)
Accounts receivable	25
Prepaid expenses and other	35
Due from related companies	12,684
Property and equipment	5,642
	<u>18,249</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 receivership of the Company:

Head office of the Company:	18 Antares Drive, Ottawa
Principal line of business:	Senior living home
Location of business:	110 Central Park Dr, Ottawa

¹ Based on the Company’s most recent financial information, being unaudited financial statements as at December 31, 2024.

² The Company was in an overdraft position in its bank account as of the receivership date.

6. **Secured Creditors**

Based on the application materials for the Receivership Order, the Company's principal known secured creditor is Cameron Stephens who was owed approximately \$12,520,831 as at March 13, 2025, 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 July 21, 2025, were owed approximately \$407,000. All known unsecured creditors as at the date of the receivership are listed in Appendix "A".

8. **Estimated Realization and Sale Process**

The Receiver intends for the Park Place Retirement Residence to continue to operate in the normal course during these proceedings while a Court-approved sale process is carried out by N.R.E. Newmark Real Estate Canada Limited under the supervision of the Receiver. The outcome of the sale process will determine whether there are any funds available for distribution to unsecured creditors.

Contact person for the Receiver:

Name:	Ross Graham
Telephone No.:	(587) 287-2750
Facsimile No.:	(416) 932-6266
Email address:	rgraham@ksvadvisory.com

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

Dated at Toronto, Ontario this 28th day of July 2025.

**KSV RESTRUCTURING INC.
SOLELY IN ITS CAPACITY AS RECEIVER OF 1230172 ONTARIO INC.
AND NOT IN ITS PERSONAL OR IN ANY OTHER CAPACITY**



David Sieradzki, Managing Director
Licensed Insolvency Trustee

Appendix “A”

1230172 Ontario Inc. (the "Company")
Preliminary list of creditors as at July 21, 2025
as submitted by the Company
(Unaudited; \$C)

CREDITOR NAME	ADDRESS	TOTAL BALANCE \$CAD
<u>SECURED CREDITORS</u>		
Cameron Stephens Mortgage Capital Ltd.	320 Bay St. #1700, Toronto, ON M5H 4A6	12,520,831
TOTAL SECURED CREDITORS		12,520,831
<u>UNSECURED AND OTHER CREDITORS</u>		
608507 Ontario Inc.	2559 Innes Road, Suite 1, Ottawa, ON K1B 3K1	636
A Place for Mom Canada Inc.	C/O Lockbox T45504C, P.O. Box 4550 STN A, Toronto, ON M5W 4R7	9,424
Active Automated Doors Ltd.	7867 Victoria Street, P.O. Box 9, Metcalf, ON K0A 2P0	226
Advanced Capital Heating	207 Bank Street, Unit 466, Ottawa, ON K2P 2N2	134
Aenos	2455 Kaladar, Ottawa, ON K1V 8B9	2,975
Al Parsons Electronics Limited	108-1140 Morrison Drive, Ottawa, ON K2H 8S9	263
Alavida Lifestyles	18 Antares Drive, Ottawa, ON K2E 1A9	283
Alliance Security Systems	872 River Rd., Manotick, ON K4M 0T5	237
Altus Group	33 Yonge Street Suite 500, Toronto, ON M5E 1G4	459
Arjo Canada Inc.	90 Matheson Blvd W Ste 350, Mississauga, ON L5R 3R3	6,325
Ashcroft Homes - Central Park Inc.	18 Antares Dr., Ottawa, ON K2E 1A9	1,015
Attenticare HomeCare Agency	27 Montology Way, Ottawa, ON K2J 6W5	2,441
Baytek Systems Consulting Int'l Ltd.	250 City Centre Ave. Ste 801, Ottawa, ON K1R 6K7	43
Bell Canada	P.O. Box 9000, Stn Don Mills, North York, ON M3C 2X7	22,885
Canadian Linen & Uniform Service	Box 51035, RPO Tyndall, Winnipeg, MB R2X 3C6	925
Canada Revenue Agency	4695 Shawinigan-Sud Blvd., Shawinigan QC G9P 5H9	1
Canon Canada	Lock Box 914820, P.O. Box 4090 Stn A, Toronto, ON M5W 0E9	3,580
Capital Cutlery West	27 Caesar Avenue, Nepean, ON K2G 0A8	154
Carleton Electric Ltd.	22D Jamie Avenue, Nepean, ON K2E 6T6	621
Carolyn Jean Meldrum	1124 A Clyde Avenue Ottawa, ON K2C 1Y2	300
Cash & Carry Carpet Centre	920 Belfast Road, Ottawa, ON K1G 0Z6	7,435
CBSC Capital Inc.	C/O T9649, P.O. Box 9649- STN A, Toronto, ON M5W 1P8	293
Ceridian Canada Ltd.	300-242 Hargrave Street, Winnipeg, MB R3C 0T8	3,255
Chem-Aqua	P.O. Box 2413T, Station A, Toronto, ON M5W 2K6	828
Christian Goudreault	1758 Leduc Cres, Orleans, ON K4A 2V6	300
Classic Fire & Life Safety Inc.	645 Garyray Drive, Toronto, ON M9L 1P9	287
Coinamatic	301 Matheson Blvd West, Mississauga, ON L5R 3G3	3,378
Concerts in Care Ontario	PO Box 98531, York RPO Jane Park Plaza, York, ON, M6N 5A6	283
Darek MacInnis	110 Central Park Drive, Ottawa ON K2C 4G3	4,129
Deepak Rufus	110 Central Park Drive, Ottawa ON K2C 4G3	74
Derek Favreau	3 Wilderness Way, Stittsville, ON K2S 2E2	150
Don McDougall	65 Rue des Erables, Riviere Beaudette, QC J0P 1R0	675
Dy Medicine Professional Corporation	5583 Whitewood Ave., Manotick, ON K4M 1E1	9,300
Elina Thelen	110 Central Park Drive, Ottawa ON K2C 4G3	305
Enbridge Gas	P.O. Box 680, Scarborough, ON M1K 0A6	3,403
Fibrenoire Inc.	CP 11427 Succursale Centre - Ville, Montreal, QC H3C 5H6	2,960
Fleurette Demers	110 Central Park Drive, Ottawa ON K2C 4G3	749
Gal Power Systems Ottawa Ltd.	2558 Carp Rd., Carp, ON K0A 1L0	2,168
Garfinkle Biderman LLP	Dundee Place, Suite 801. 1 Adelaide St. East, Toronto, ON M5C 2V9	15,157

Gordon Food Service	2999 James Snow Parkway, Milton, ON L9T 5G4	14,846
Grace Davidson	1820 Brantwood Dr, Ottawa, ON K1S 1E8	1,396
GRAND & TOY	BOX 5500, DON MILLS, ON M3C 3L5	1,217
Handi House	203 Colonnade Road South, Units 13-14, Ottawa, ON K2E 7K3	214
HDS Canada Inc.	70 Carson St, Etobicoke, ON M8W 4Z6	1,890
Heather Archibald	50 Valley Ridge St, Ottawa, ON, K2E 7W1	3,502
Homa Fereydoonzad	c/o Homa Fereydoonzad, 110-120 Central Park Dr, Ottawa, ON K2C 4G3	330
HRD Kitchen Services	1580 Liverpool Cr., Unit 2, Ottawa, ON K1B 4L2	1,184
Hydro Ottawa	P.O. Box 4483, Station A, Toronto, ON M5W 5Z1	6,757
Ivo Andrade De Campos	48 Hubbell Rd, Brampton, ON, L6Y 2A5	300
Jaadco Hospitality Inc.	4473 Innes Rd Unit 404G, Orleans, ON K4A 3J7	14,743
Jeff Stoddard	15 Robinson Ave., Smiths Falls, ON K7A 1K3	165
Jessica -Lee Allen	110 Central Park Drive, Ottawa ON K2C 4G3	578
Johnson, Aaron	1431 La Perriere Ave, Ottawa, ON K1Z 7S7	957
Kathryn Joppen	14 Bourne St, Ottawa, ON K2J 3C3	3,166
Kevin Agnew	301-2951 Riverside Dr., Ottawa, ON K1V8W6	360
Larry Garnett	324 Wild Iris Ave., Ottawa, ON K1T 0B6	175
Les Entreprise De Deneigement K&N inc	1636 Becketts Creek Rd., Cumberland, ON K4C 1C8	6,208
Living Green Landscaping Inc.	PO Box 457, Chesterville, ON K0C 1H0	5,219
Ma Moving	2-365 Tribeca Private, Nepean, ON K2J 6B4	2,678
Magnotta	271 Chrislea Road, Vaughan, ON L4L 8N6	204
Marlene Baldwin	250 Iona St. Ottawa, ON, K1Z 7B7	4,197
Martin Lacey	701/25 Woodridge Crescent, Nepean, ON K2B 7T4	100
MCL Hospitality Ltd.	830 Campbell Ave., Ottawa, ON K2A 2C2	445
Myers Cadillac Chevrolet	1200 Baseline Road, Ottawa, ON K2C 0A6	26
Nancy McGregor	#205 - 1419 Carling Avenue, Ottawa, Ontario K1Z 7L6	2,258
Nationwide Imaging	410 – 1771 Robson St, Vancouver, BC V6G 1C9	2,151
Noel Dimaranan	166 Larkin Dr. Nepean, ON K2J 1H9	370
Ontario Medical Supply	1100 Algoma Road, Ottawa, ON K1B 0A3	157
Ontario Retirement Communities Association	360 Oakville Place Drive, Suite 101, Oakville, ON L6H 6K8	3,252
Orkin Canada Corporation	5840 Falbourne St, Mississauga, ON L5R 4B5	662
Orleans Fresh Fruit	3150 Hawthorne Rd. Unit B, Ottawa, ON K1G 5H5	3,037
Ottawa - Water & Sewer	P.O. Box 4648, Station A, Toronto, ON M5W 0E6	5,545
Ottawa Fire Department Client Services	Laurier Client Service Centre, 110 Laurier Avenue West, Ottawa, ON	848
Park Place Senior Suites	120 Central Park Drive, Ottawa, ON K2C 4J6	7,146
Peter Foret	501 rue Court, Gatineau, QC J9H 4M8	280
Peter Hooper	2171 Bel-Air Dr. Ottawa, ON, K2C 0X2	9,911
Pine HealthCare corporation	40 Gilbey Dr., Ottawa, ON K2E 5S6	4,110
PointClickCare Technologies Inc.	5570 Explorer Dr., Mississauga, ON L4W 0C4	6,828
Promenade Retirement Residence	110 Rossignol Crescent, Ottawa, ON K4A 0N2	4,235
Receiver General	CRA P.O. Box 3800 Stn A, Sudbury, ON P3A 0C3	258
Retirement Homes Regulatory Authority	160 Eglinton Avenue, 5th Floor, Toronto, ON M4P 3B5	5,018
Richard Drolet	330 Titon Private- APT 609 , Ottawa, ON K2G 1G3	359
Rick Crepin	41 Oakwood, Gatineau, QC J9H 3Z4	200
Rockland Pharmacy	2768 Laurier Street, Rockland, ON K4K 1K6	134
Rogers - 240-742679004	P.O. Box 9100, Don Mills, ON M3C 3P9	726
Rogers 12 Digit Account Number 240-780982606	P.O. Box 4100, Don Mills, ON M3C 3N9	20
Rogers Cable-240653077408	P.O. Box 4100, Don Mills, ON M3C 3N9	4,701
Rogers-782627	P.O. Box 2000 Stn. D, Scarborough, ON M1R 5P4	498
Rona Inc.	585 Hunt Club Rd. W, Nepean, ON K2G 5X6	3,977
Rose Mary Bennett	110 Central Park Drive, Ottawa ON K2C 4G3	6
Ross Heating & Cooling Solutions Inc.	3722 John Shaw Rd, Kinburn, ON K0A 2H0	379
S&R Mechanical	250 Vanguard Dr., Ottawa, ON K4A 3V6	9,034

Saar, Dr. John	1419 Carling Ave. Suite 216, Ottawa, ON K1Z 7L6	14,292
Sani-Sol Inc.	149 Iber Road, Stittsville, On K2S 1E7	1,400
Securitas Healthcare LLC	P.O. Box 646061, Pittsburgh, PA 15264-6061	9,357
SGA Signs and Trophies	18 Northside Rd., Ottawa, ON K2H 5Z3	201
Shouldice Mechanical Inc.	P.O Box 88, 3108 Carp Road , Carp, ON K0A 1L0	2,614
Shred-It International ULC	P.O. Box 15781 Station A, Toronto, ON M5W 1C1	530
Sinix Media Group	2100 Thurston Drive, UNIT 21, Ottawa, On K1G 4K8	263
Stericycle, ULC	BP/PO BOX 1531, STATION A, Toronto, ON M5W 3N9	533
Sylvia Hardyal	737 Silver Seven Road, Unit 10, Ottawa, ON, K2V 0H3	4,906
Taxitab	455 Conventry Road, Ottawa, ON K1K 2C5	416
Tea & Toast Inc.	P.O. Box 153, Dunrobin, ON K0A 1T0	10,780
Technical Standards & Safety Authority	P.O.Box 4577 Stn A, 3300 Bloor St. West, Toronto, ON M5W 4V8	794
Technical Standards and Safety Authority	P.O. Box 4577 Stn A, 3300 Bloor St. West, Toronto, ON M5W 4V8	660
The Estate of Clarence Roy Mcleod	407-265 Poulin Ave, Ottawa, ON K2B 7Y8	9,377
The Estate of Helene Culhane	220 General Ave, Ottawa, ON K1Z 7W8	8,578
The Estate of John Diamantakos	142 Norice Street, Ottawa, ON K2G 2Y3	8,103
TK Elevator Canada Limited	C/O TH1320 CU, P.O. Box 4290, Postal Station A, Toronto, ON M5W 0E1	6,763
Tourangeau Mechanical	102-2555 Blackwell St., Ottawa, ON K1B 4E4	1,331
Trajectory Beverage Partners	1067 Niagara Stone Road, Niagara on the Lake, ON L0S 1J0	1,813
United Steelworkers	P.O. Box 9083, Commerce Court Postal Station, Toronto, ON M5L 1K1	14,494
Van Houtte Coffee Services Inc.	8215 17 th Avenue, Montreal, QC H1Z 4J9	483
Walker Environmental Group	3700 Steeles Ave. W, Suite 601, Woodbridge, ON L4L 8K8	1,311
Waste Management of Canada Corporation	P.O. Box 4205 Stn A, Toronto, ON M5W 5L4	4,053
William Kearns	54 Glendale Avenue Ottawa Ontario K1S 1W4	12,432
Workplace Safety and Insurance Board	P.O. Box 4115, Station A, Toronto, ON M5W2V3	14,106
Worldwide Information Systems Corp	18 Antares Dr., Ottawa, ON K2E 1A9	22,861
Wright, Larry	The Wayback Machine, 30 Rob Way, Kemptville, ON K0G 1J0	185
TOTAL UNSECURED AND OTHER		407,645
GRAND TOTAL		12,928,477

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 July 21, 2025
2. The amounts included in this list of creditors may not include all un-invoiced 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.
3. A claims procedure has not been approved by the Court, 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.