



CANADA  
DISTRICT OF ONTARIO  
COURT NO.: CV-22-00690310-00CL  
FILE NO :  
OFFICE NO: 1316128

SUPERIOR COURT OF JUSTICE  
« In Bankruptcy and Insolvency »

IN THE MATTER OF THE RECEIVERSHIP OF: **30 CEDAR HOLDINGS INC.**

Insolvent company

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## **NOTICE AND STATEMENT OF THE RECEIVER**

(Subsections 245(1) and 246(1) of the Act)

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The Receiver gives notice and declares that:

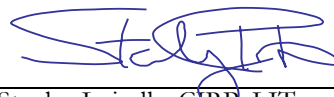
1. On the 24<sup>th</sup> day of November 2022, the undersigned, RAYMOND CHABOT INC., became a Receiver in respect of the property of 30 Cedar Holdings Inc., an insolvent company, which is described below:
  - Real property municipally known as 30 Cedar Street, Sudbury, Ontario.
2. The undersigned became a Receiver in respect of the property described above pursuant to an Order issued by the Ontario Superior Court of Justice on application of the secured creditor, Roynat Inc.
3. The undersigned took possession and control of the property described above on the 24<sup>th</sup> day of November 2022.
4. The following information relates to the receivership:
  - a) Address of insolvent company: 101-200 Ronson Drive, Toronto, ON M9W 5Z9
  - b) Principal line of business: Commercial office building owner and operator
  - c) Location(s) of business: 30 Cedar Street, Sudbury, ON P3E 1A4
  - d) The list of creditors of the insolvent company and the amount owed to each creditor and the total amount due by the insolvent company is attached as Schedule A.
  - e) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:
    - To continue managing the property and current tenants with the assistance of a local property manager as determined by the Receiver.
    - To obtain property appraisals from two independent appraisers to determine the market value of the property.
    - To obtain two or more listing proposals from independent realtors.
    - To select a realtor and enter into a listing agreement to sell the property and ultimately attend at Court to obtain approval for the sale of the property and the Receiver's discharge.

f) Contact person for the Receiver:

Mathieu Loiselle  
116 Albert Street, Suite 1000  
Ottawa, Ontario, K1P 5G3  
Tel. 613-317-2423  
Fax. 613-236-9817  
Email : Loiselle.Mathieu@rcgt.com

Dated at Ottawa on December 5, 2022.

RAYMOND CHABOT INC.  
Receiver



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Stanley Loiselle, CRP, LIT

**Schedule A**

**Creditor List**

**Raymond Chabot Inc.**

Date of Report: 05/12/2022

30 Cedar Holdings Inc. File 1316128

IA - Montréal

All

Generated By: Lucie Paquette

T	Creditor's Name and Address	Ref No	170 Report	Material Change	Amended Payments	Meeting Requested	Amount Declared	Amount Filed	Amount Admitted	CS
S	ADD Capital Corp. Attn: Shelley Saunders 2-500 Cochrane Dr, Markham, Ontario, L3R 8E2, Canada	lighting equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$64,618.00	\$0.00	\$0.00	N
S	City of Greater Sudbury Attn: Tax Department PO BOX 5000, Station A, 200 Brady St., Sudbury, Ontario, P3A 5P3, Canada	Property taxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$152,418.00	\$0.00	\$0.00	N
S	De Lage Landen Financial Services Canada Inc. 1-5046 Mainway, Burlington, Ontario, L7L 5Z1, Canada	Lightin Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$336,429.00	\$0.00	\$0.00	N
S	Enersavings Inc. Attn: Shane Smith c/o Secure Law, 21 Chipstead Road, North York, Ontario, M3B 3E5, Canada	Construction lien	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$336,429.00	\$0.00	\$0.00	N
S	Roynat Inc. Attn: Sam Rappos c/o Chaitons LLP, 5000 Yonge Street, 10th Floor, Toronto, Ontario, M2N 7E9, Canada		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,075,112.92	\$0.00	\$0.00	N
<b>Secured</b>		<b>Sub count of creditors</b>		<b>5</b>	<b>Sub Total</b>		<b>\$6,965,006.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	
U	Agence du revenu du Canada (ON-NB) Attn: Centre national de vérification et de recouvrement Shawinigan-Sud 4695, boul. de Shawinigan-Sud, Shawinigan, Quebec, G9P 5H9, Canada	GST HST	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	\$0.00	\$0.00	N
U	Gross Capital Inc. Attn: David Sieradzki c/o KSV Advisory Inc., 2308-150 King St W, Toronto, Ontario, M5H 1J9, Canada		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,011,402.00	\$0.00	\$0.00	N
U	Minister of Finance Attn: Leslie Crawford 33 King St W, 6th floor, Oshawa, Ontario, L1H 8H5, Canada		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	\$0.00	\$0.00	N
U	Roynat Inc. Attn: Joey Comtois 44 King St W, Toronto, Ontario, M5H 1H1, Canada	Potential rent recovery overpayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16,478.46	\$0.00	\$0.00	N
U	Scotia Capital Inc. c/o The Bank of Nova Scotia Attn: Harry Manttari 44 King St W, Toronto, Ontario, M5H 1H1, Canada	Potential rent recovery overpayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$21,656.49	\$0.00	\$0.00	N
U	The Bank of Nova Scotia Attn: Muhammad Adnan 44 King St W, Toronto, Ontario, M5H 1H1, Canada	Potential rent recovery overpayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$45,167.72	\$0.00	\$0.00	N
U	Wolfpack Protective Services Inc. 96 Larch St PO Box 203, Sudbury, Ontario, P3E 1C1, Canada		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,283.00	\$0.00	\$0.00	N
U	WSIB Attn: Christine Perez@wsib.on.ca 200 Front St W, Toronto, Ontario, M5V 3K2, Canada	Potential rent recovery overpayment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$218,746.30	\$0.00	\$0.00	N
<b>Unsecured</b>		<b>Sub count of creditors</b>		<b>8</b>	<b>Sub Total</b>		<b>\$1,318,735.97</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total count for all creditors</b>				<b>13</b>	<b>Grand Total</b>		<b>\$8,283,742.89</b>	<b>\$0.00</b>	<b>\$0.00</b>	