



TDB Restructuring Limited

11 King St. W., Suite 700 ⊙ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 ₪

tdbadvisory.ca

IN THE MATTER OF THE RECEIVERSHIP OF

HARRY SHERMAN CROWE HOUSING COOPERATIVE INC.

SECOND REPORT TO THE COURT OF TDB RESTRUCTURING LIMITED

APRIL 30, 2025

Court File No. CV-22-00688248-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

(COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

Contents

1.0	INTRODUCTION1
1.1	Purpose of the Second Report to Court 2
1.2	Terms of Reference
2.0	BACKGROUND 3
3.0	RECEIVER'S ACTIVITIES 4
4.0	CAPITAL REPAIRS PROJECTS STATUS UPDATE
5.0	SUMMARY OF CFDI FINDINGS7
5.1	Inappropriate Allocation of Units and Related Record Keeping8
5.2	Rent-Geared-to-Income Administration 10
5.3	Renovation of Certain Selected Units11
5.4	Other Identified Concerns13
6.0	DISCUSSIONS WITH YORK UNIVERSITY 14
7.0	COMMUNICATIONS WITH BOARD OF DIRECTORS 15
8.0	REQUEST FOR EXPRESSIONS OF INTEREST AND QUALIFICATIONS 17
8.1	
8.1.1	Statutory and Operational Framework19
0.1.1	Statutory and Operational Framework 19 The Co-op Act
8.1.2	
	The Co-op Act
8.1.2	The Co-op Act
8.1.2 8.1.3	The Co-op Act
8.1.2 8.1.3 8.2	The Co-op Act
8.1.2 8.1.3 8.2 8.3	The Co-op Act. 19 HSC Social Housing Program 20 Rent-Geared-to-Income Program 21 The Triggering Events 22 Proposed RFEIQ Process 22
8.1.2 8.1.3 8.2 8.3 9.0	The Co-op Act

APPENDICES

Appointment OrderA
Omnibus Order B
Receiver's First Court Report, without appendicesC
Supplement to First Court Report, without appendicesD
April 29 th EndorsementE
April 29 th OrderF
Receiver's Fourth Quarterly Report, without appendicesG
Receiver's Fifth Quarterly Report, without appendicesH
Receiver's Sixth Quarterly Report, without appendicesI
COCHI Progress Report and TimelineJ
Examples of Inappropriate Allocation of Units and Related Record Keeping Issues
Underlying Documentation
<u>Document #1:</u> Internal Moves Request submitted to the Co-op by AC with respect to Unit 311, marked as "received" on August 23, 2019.
<u>Document #2:</u> Internal Transfer Offer from the Co-op addressed to AC of Unit 311, dated June 7, 2022.
Document #3: Letter from the Co-op addressed to AC of Unit 311, dated June 24, 2022.
<u>Document #4:</u> Occupancy Agreement between Rosell Kerr and the Co-op, with respect to Unit 311, signed June 13, 2005, effective as of July 1, 2005.
Document #5: Letter from AK, to the Co-op, dated March 10, 2020.
Document #6: Email to the Co-op from AK, dated April 1, 2020.

<u>Document #7:</u> Internal Moves Request submitted to the Co-op by ZM, with respect to Unit 403, marked as "received" on November 16, 2015.

<u>Document #8:</u> Internal Moves Request submitted to the Co-op by CG, with respect to Unit 403, marked as "received" on February 23, 2018.

<u>Document #9</u>: Long Term Guest Agreement between IR and RF, as members, and CG, as long-term guest, with respect to Unit 612, signed July 13, 2021, effective as of July 7, 2021.

<u>Document #10</u>: Application for Membership submitted to the Co-op by CG on or around February 24, 2023

<u>Document #11:</u> Internal Moves Request submitted to the Co-op by LM, with respect to Unit 405, marked as "received" on February 14, 2019.

<u>Document #12:</u> Internal Moves Request submitted to the Co-op by EP, with respect to Unit 405, marked as "received" on July 23, 2019.

<u>Document #13:</u> Application for Membership submitted to the Co-op by EP, as applicant, and TS as co-applicant, dated December 4, 2022 and related Occupancy Agreement with respect to Unit 807, dated February 12, 2023, effective as of February 1, 2023.

<u>Document #14:</u> Internal Moves Request submitted to the Co-op by CM, with respect to Unit 817, marked as "received" on August 23, 2019.

<u>Document #15:</u> Occupancy Agreement between CM and DM, with respect to Unit 511, dated February 23, 2023, effective as of March 1, 2023.

<u>Document #16:</u> Application for Membership submitted by CM, as applicant, and DM, as co-applicant, dated May 18, 2020.

<u>Document #17:</u> Application for Membership submitted by CM, as applicant, and DM, as co-applicant, dated February 23, 2023.

RGI-Related Documents.....L

Document #18: Handwritten notes found on Co-op computer [date unknown].

<u>Document #19</u>: Email chain between Saud Ahmad of Maple Property Management Group and Ms. Kerr, comprised of emails dated July 28, 2021, July 29, 2021, March 2, 2022 and March 16, 2022.

City to the Co-op from the City, dated November 18, 2020L1
--

Inspection Reports & Related Documentation...... M

Document #20: Annual Inspections with respect to renovated Units.

<u>Document #21:</u> Corporate Profile Report of Sinai Plumbing Inc., current as of April 14, 2025.

<u>Document #22:</u> Letter addressed re: Housing Charge Increase effective July 1, 2022, from the Co-op, addressed to Patrick Baker of Unit 515, dated May 16, 2022.

Document #23: Appraisal Report, prepared by Janeterra, effective as of June 29, 2022.

Document #24: Annual Inspections with respect to unrenovated Units.

<u>Document #25:</u> Correspondence from EB to CFDI dated April 2, 2024, enclosing certain correspondence between EB and Ms. Kerr, with respect to TH 12, dated 2021 and 2022.

<u>Document #26:</u> Minutes of the Meeting of the Board of Directors of the Co-op held on September 22, 2021 [unsigned].

Additional DocumentationN

<u>Document #27:</u> Email from Amna Nawaz of Maple Property Management Group, to the Co-op's Board of Directors, dated September 27, 2021.

<u>Document #28:</u> Correspondence between KL, DA, and the Co-op, comprised of letters and emails dated October 2022 and November 2022.

WeirFoulds Letter to Betty's Law, dated September 11, 2024O

Email Chain between WeirFoulds and Betty's Law from February 12, 2025, to March 6, 2025... P

Email Chain between WeirFoulds to Betty's Law from March 6, 2025 to March 12, 2025Q

Letter to Ms. Julie Western Set from Ms. Kerr, dated October 26, 2020R
Notice of Triggering Events, dated March 29, 2021
Receiver's proposed RFEIQ Process T
Receiver's Interim SRD for the period March 14, 2023 to April 20, 2025U
Affidavit of Arif Dhanani, sworn on April 30, 2025V
Fee Affidavit of Philip Cho, sworn on April 29, 2025W

1.0 INTRODUCTION

- By order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023 (the "Appointment Order"), RSM Canada Limited was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Cooperative Inc. ("HSC", the "Co-op", or the "Housing Project") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Property"). A copy of the Appointment Order is attached hereto as Appendix "A".
- On March 1, 2024, the Court granted an order substituting the name TDB Restructuring Limited in place of RSM Canada Limited as Receiver (the "Omnibus Order"). A copy of the Omnibus Order is attached hereto as Appendix "B".
- 3. The Appointment Order requires the Receiver to provide an annual report to the Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment. The Receiver's motion record, including its first annual report to the Court dated March 19, 2024 (the **"First Court Report"**), was served on March 19, 2024. A copy of the First Court Report, without appendices, is attached hereto as **Appendix "C"**.
- 4. The Receiver's motion was heard by the Court on March 25, 2024 and adjourned at the request of counsel representing the Co-op's Board of Directors (the "**Board**") on the basis that the Board had not had the time to formulate a reply. The hearing was adjourned to April 25, 2024. The Receiver served its reply motion record, including its supplement to the First Court Report dated April 22, 2024 (the "**Supplement to the First Court Report**") on April 22, 2024. A copy of the Supplement to the First Court Report, without appendices, is attached hereto as **Appendix** "**D**".
- 5. On April 29, 2024, the Court issued its endorsement (the "April 29th Endorsement") and order (the "April 29th Order") in connection with the relief sought by the Receiver. Copies of the April 29th Endorsement and the April 29th Order are attached hereto as Appendix "E" and Appendix "F", respectively.
- 6. The Appointment Order, together with Court documents related to the receivership proceeding, has been posted on the Receiver's website, which can be found at

https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-cooperative-inc/.

1.1 Purpose of the Second Report to Court

- 7. The purpose of this second report to Court (the "**Second Court Report**") is to:
 - a) advise the Court of the actions taken and decisions made by the Receiver under its appointment since the First Court Report and the Supplement to the First Court Report;
 - provide an update to the Court with respect to the continuing capital repair projects approved by the City of Toronto (the "City");
 - provide the Court with a summary of the findings made by Community First
 Developments Inc. ("CFDI"), the property manager engaged by the Receiver,
 in relation to the operational issues prior to the Receiver's appointment;
 - d) update the Court on discussions between the Receiver, the City and the landlord, York University;
 - e) update the Court on discussions between the Receiver and the former Board;
 - f) provide recommendations for, and request approval of, a preliminary process to elicit interest from members of the Co-op to serve on a newly constituted board of directors;
 - g) request that the Court grant an order:
 - i. approving the Quarterly Reports (defined below) and the Second Court Report and the activities and conduct of the Receiver as described in the Quarterly Reports and the Second Court Report;
 - ii. approving the interim statement of receipts and disbursements; and
 - iii. approving the fees and disbursements of the Receiver and its counsel, WeirFoulds LLP ("WeirFoulds").

- 8. In preparing this Second Court Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the "**Information**"). Certain of the information contained in the Second Court Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the Chartered Professional Accountants Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.
- 9. Unless otherwise stated, all dollar amounts contained in the Second Court Report are expressed in Canadian dollars.

2.0 BACKGROUND

- 10. The background leading up to the appointment of the Receiver can be found in the City's¹ application record dated November 10, 2022, which is posted on the Receiver's website at <u>https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/</u>.
- 11. Briefly, on October 4, 2022, the City commenced an application for the appointment of a receiver pursuant to *Housing Services Act, 2011* (the "**HSA**"), which appointment was ordered by the Honourable Justice Penny on March 14, 2023. The application was commenced because HSC failed to comply with certain requirements of the HSA, despite being provided with notice and an opportunity to cure the identified failures.

¹ References herein to the City include the City of Toronto's Housing Stability Services Unit, or the "HSS", the City in its capacity as "Service Manager", and/or HSS or City staff.

17

3.0 RECEIVER'S ACTIVITIES

- 12. In accordance with paragraph 12 of the Appointment Order, the Receiver has posted on its website, its first, second and third quarterly reports, the First Court Report and the Supplement to the First Court Report, which collectively set out the Receiver's activities for the period March 14, 2023 to April 22, 2024. In consultation with the Applicant, the posting of the Receiver's quarterly reports to the Receiver's website was determined to be satisfactory for the purposes of paragraph 12 of the Appointment Order. The Court approved the Receiver's activities for the period March 14, 2023 to April 22, 2024 in the April 29th Order.
- 13. The Receiver's fourth, fifth and sixth quarterly reports (the "Quarterly Reports"), setting out the Receiver's activities from April 23, 2024 to December 17, 2024 are attached hereto, without appendices, as Appendix "G", Appendix "H" and Appendix "I". The Quarterly Reports have been posted to the Receiver's website. The activities set out in the Quarterly reports are not repeated herein.
- 14. A summary of the Receiver's activities since December 18, 2024, are set out below:
 - a) finalize and post on the Receiver's website the Receiver's sixth quarterly report;
 - work with CFDI to manage resident housing and parking charge arrears, meet with residents with arrears, arrange payment plans and/or arrange for paralegal assistance to attend at the Landlord Tenant Board for resolution of issues;
 - c) review HST returns for the Co-op's RT0001 account and the Receiver's RT0002 account for the period October 1, 2024 to December 31, 2024 and remit HST payable to CRA for the subject period;
 - d) discuss with CFDI the status of remittance of rebate forms for the Co-op to CRA and follow up same with CRA;
 - e) complete all things necessary to update resident housing deposits and housing charges for those residents paying by electronic funds transfer, pursuant to instructions from CFDI;

- f) continue with approval and payment of the Co-op's ongoing operating liabilities and property taxes;
- g) approve and effect required repairs to residents' units or townhomes as required, including, among other things, plumbing, flooring, kitchens and bathrooms;
- review and comment on monthly property management reports from CFDI and forward same to the City;
- i) work with CFDI to source a new photocopier and lease for same for the property management office, including reviewing various contracts and pricing schedules and commenting on same;
- approve and effect capital repairs and maintenance to the Co-op's common areas and systems and various units, as necessary;
- k) manage funds received from the City in connection with capital repairs pursuant to the City's Canada-Ontario Community Housing Initiative Agreement (the "COCHI Agreement"), including:
 - i. making payments from those funds for invoices rendered by consultants and trades in relation thereto;
 - working with WeirFoulds and Brown & Beattie Ltd. ("Brown & Beattie"), the consultant engaged by the Receiver to oversee the various capital projects included in the COCHI Agreement, to develop and/or amend various contracts for trades engaged to complete the capital projects;
 - iii. executing contracts and amendments thereto for various capital projects; and
 - iv. monitoring with CFDI the progress of the various projects;
- work with CFDI to submit to the City a record of invoices paid to date for the capital projects in order to apply for additional funding pursuant to the terms and conditions of the COCHI Agreement;

19

- m) work with the Receiver's counsel, WeirFoulds, and the City to develop a framework for assessment of residents' interest and qualifications to act as future board members of the Co-op and process for election of same;
- work with WeirFoulds and CFDI to ascertain the existence and completeness of the Co-op's pre-receivership books and records, by-laws and Board of Directors' minutes and evaluate past governance practices, rent-geared-toincome compliance and rationale for various expenditures made prior to the Receiver's appointment;
- o) draft and finalize the Receiver's Second Court Report; and
- p) attend to all other administrative matters with respect to the receivership administration, including supervision, all meetings, telephone and virtual attendances and written and verbal correspondence to facilitate the forgoing.

4.0 CAPITAL REPAIRS PROJECTS STATUS UPDATE

- 15. As referred to above, the Receiver entered into the COCHI Agreement with the City in early December 2023 with a view to obtaining funding for certain desperately needed capital repairs to the Co-op.
- 16. As set out in the First Court Report, while not all of the capital repairs the Receiver applied for were approved, the City did approve the following capital repairs:
 - a) roof replacement;
 - b) replacement of fire alarms over 10 years old;
 - c) repaving of road and parking areas;
 - d) replacement of uneven paving;
 - e) replacement of ground lighting;
 - f) replacement of hallway/common area and underground parking lighting;
 - g) elevator modernization; and

- h) booster pump replacement.
- 17. In accordance with the COCHI Agreement, the City advanced \$431,250 (the "**COCHI Funds**") to the Receiver, which represents 30% of the total approved funding, which the Receiver invested in a short-term guaranteed investment certificate. Since the time of the investment of the COCHI Funds, the Receiver has utilized the full amount advanced by the City towards paying the invoices from various trades and consultants in connection with the capital projects.
- 18. The Receiver has sent to the City a spreadsheet summarizing all invoices paid to date from the COCHI Funds and copies of all invoices and correspondence from Brown & Beattie required by the City. The City's process for COCHI funding after the initial advance of the COCHI Funds is to reimburse amounts invoiced to the Co-op in connection with the capital projects on an invoice-by-invoice basis, less any HST charged by suppliers. CFDI maintains a listing of invoices submitted to the City and continues to forward copies of the invoices to the City as invoices are received in connection with the capital projects. A copy of the COCHI Agreement has not been attached hereto; however, should the Court require it, the Receiver will provide same.
- 19. On the basis that certain of the approved capital projects are outdoors and weather dependent (e.g. roof replacement, paving), the Receiver has applied to the City for an extension of the timeline for completion of the capital projects from March 31, 2025 to September 30, 2025. CFDI has followed up with the City with respect to granting of the requested extension; however, the City has not yet formally consented to same. The City has advised that it is consulting with the Province of Ontario on extensions requested by a number of social housing providers that are participating in the COCHI program.
- 20. Attached hereto as **Appendix** "**J**" is a progress report as at April 20, 2025 on the various projects approved and funded by the City and an estimated timeline for completion of same.

5.0 SUMMARY OF CFDI FINDINGS

21. As reported in the First Report, the Receiver engaged CFDI as the property manager for the Co-op. In connection with managing the Co-op, as described in the Supplement to the First Court Report, the Receiver, with the support of CFDI, addressed some of the triggering events leading to the Receiver's appointment, including but not limited to:

- a) Collecting missing information in respect of "Rent-Geared-to-Income" ("RGI") households;
- b) Working to address the RGI unit threshold issue;
- c) Reconciling books and records that were in a state of disarray to enable the Receiver to file tax returns and financial statements for the Co-op; and,
- d) Attend to outstanding repairs and maintenance issues in resident units.
- 22. As the Receiver has generally stabilized operations of the Co-op, and CFDI has completed its review, the Receiver believes it important that the Court be advised of certain issues identified by CFDI. The summary of findings of CFDI will be reported in the following manner:
 - a) Inappropriate Allocation of Units and Related Record Keeping;
 - b) Renovation of Certain Selected Units; and,
 - c) General Management Concerns.

5.1 Inappropriate Allocation of Units and Related Record Keeping

23. Based on CFDI's review and reconciliation of records and occupancy status of units,² the former Board did not appear to maintain complete documentation. The City recommended that the Co-op implement improved record management policies and practices.³ While such policies appear to have been proposed to the City by the former Board, the City indicated that this requirement would remain outstanding until the proposed policies were approved of and passed by the Board.⁴ This does not appear

² This included a review of records such as occupancy agreements, short- or long-term guest agreements, member applications, proposed transfer requests and/or approvals, rent rolls, inspection reports, letters, emails and correspondence, etc.

³ See Exhibit "G" to the Affidavit of Julie Western, sworn November 10, 2022, Application Record. 4 *Ibid*.

to have occurred. Furthermore, the records themselves, including from 2020 onwards, are deficient. Given the incomplete nature of the documentation and the current stage of CFDI's review, it is difficult for the Receiver to understand what took place or confirm the accuracy of certain statements in the records. CFDI has identified other concerns and inconsistencies, the significance of which is unknown at this time.

- 24. Despite there being issues with the documentation maintained by the former Board, it appears, to the Receiver, that the former Board may have been assigning units to new members of the Co-op through the use of internal transfers (despite the fact that they were new members and not members transferring out of one unit and into another unit), thereby circumventing the City's waiting list and RGI priority for residency.
- 25. The Receiver highlights certain examples of CFDI's findings below. Additional examples are located in **Appendix "K":** Examples of Inappropriate Allocation of Units and Related Record Keeping Issues, with underlying documentation found in **Appendix "K1**". It is recognized, in providing these examples, that the composition of the former Board may have evolved in and around the dates listed below and in Appendices "K" and "K1".

a) AC⁵ appears to have obtained residency in Unit 512 without appropriate supporting documentation on file:

- In an "Internal Moves Request" stamped as having been received on August 23, 2019, AC requested to move out of Unit 311 (a 2-bedroom), into a different 2-bedroom unit. The reason for the move request was listed as "family expanded". It is unclear, based on the documentation located, how or why a different 2-bedroom unit would better support AC's needs after her family expanded. On the bottom of the page there is a handwritten note stating, "moved to 512 2 bedroom."
- ii. CFDI could not locate any long-term guest or occupancy agreement supporting AC's residency in Unit 311. According to an occupancy

⁵ To protect the identity of individuals, the Receiver will use initials of the individual's name, except where the individual is a known member of the former Board.

23

agreement on file with the Co-op, Ms. Rosell Kerr has occupied Unit 311 since at least 2005.

- iii. In a letter dated June 7, 2022, signed by "Management" of the Co-op and addressed to AC, the writer indicated that AC had been placed on the Co-op's internal waiting list and that AC's internal transfer request was approved.
- iv. In a letter dated June 24, 2022, addressed to AC in Unit 311 and authored by Shameika Rose, described as the "Property Manager" of the Co-op ("Rose"), Rose wrote "thank you for accepting the offer and look forward in [sic] move-in date Unit512 July 1, 2022."

5.2 Rent-Geared-to-Income Administration

- 26. CFDI conducted a review of the new unit assignments at market rent during the time of the former Board's management. During that time, nineteen (19) new Unit assignments were made at market rent. During this same period, there were NIL new RGI unit assignments. CFDI located notes on one of the Co-op's computers indicating that, starting January 1, 2020, Ms. Kerr approved a transfer of Unit 313 from market rent to RGI. These notes are enclosed as **document #18**, **Appendix "L": RGI-Related Documents**. However, the City had written to the Co-Op, to Ms. Kerr's attention, advising that the designation of Unit 313 to RGI was unauthorized and should be returned to Market Rent. A copy of this letter dated November 18, 2020 is attached as **Appendix "L1"**.
- 27. These notes also indicated that:
 - a) Unit 509: "Rosell wants to give the unit to her friend";
 - b) Unit 312: "Rosell wants to give the unit to her relative.".
 - c) TH 13: "Member gave a move out notice for April 1, 2020 on Jan 13, 2020", "currently RGI", "As per Rosell, Unit should be given to [HM] (807)", and "Unit 807 Market Unit \$1119".

- 28. CFDI located an email chain between Saud Ahmad of Maple Property Management Group ("**Maple Property**"), the former property manager of the Co-op, where Mr. Ahmad expressed frustration with Ms. Kerr and advised that the Board was (or would be) breaching the RGI administration process by filling a vacant Unit with individual(s) not on the City's waiting list. This email chain is enclosed as document
- 29. It appears to the Receiver that the former Board did not administer the RGI process rigorously, such that individuals on the waiting list for affordable RGI units were not allocated units as or when they became available.

5.3 Renovation of Certain Selected Units

#19 in Appendix "L".

- 30. The Receiver notes a significant disparity in the condition of certain units in the Coop. There are no records reflecting the basis for the decisions to fully renovate certain units. The disparity appears to favour certain members of the former Board. The renovated Units appear to have higher quality of the finishes than other units. The Receiver has included, as **document #20 in Appendix "M"**, a copy of inspection reports prepared by CFDI for the fully renovated units, containing photographs of the units' interior. These photographs demonstrate that the fully renovated Units have modern, updated finishes, including countertops and flooring.
- 31. In particular, the Receiver notes the following with respect to the fully renovated units:
 - a) There are a total of approximately 30 fully renovated units (the Co-op has a total of 164 units);
 - b) CFDI believes that five (5) renovated units are occupied by current or former Board members; two (2) of those units have inspection reports stating that there are no items that are damaged or in need of repair;
 - c) CFDI believes that another three (3) of the renovated units are occupied by BE (unit 312) see paragraph 40 (a) below, EP (unit 807) see Appendix K, row 4, and CM (unit 511) see Appendix K, row 5;

24

- d) The Receiver understands that the renovations were completed by Sinai Plumbing Inc. CFDI reports that the residents of Unit 515 appear to be affiliated with Sinai Plumbing Inc. Patrick Baker, the sole director and officer of Sinai Plumbing, is described in Co-op documentation as a resident of Unit 515 (see documents #21 and #22 in Appendix "M"). The Receiver has not been able to locate any meeting minutes or other documents indicating how Sinai Plumbing Inc. was selected to carry out the renovations.
- 32. The Co-op commissioned an Appraisal Report, prepared by a firm called "Janterra," effective as of June 29, 2022. Appraisers were given access to only two units as being representative of the condition of the Co-op units. Those two units were 313 and 708. Unit 708 was described as being renovated and unit 313 was described as being in good condition (see document #23 in Appendix "M").
- 33. However, in the balance of units, the condition varies, but is generally worse than in fully renovated units. The Receiver has included, as document #24 of Appendix M, a copy of the inspection reports for the unrenovated units prepared by CFDI. Those inspection reports demonstrate that multiple unrenovated units contain, among other defects:
 - a) plumbing issues;
 - b) water damage;
 - c) mould, mildew and rust in the shower and bathtub;
 - d) deteriorating, cracked, or broken countertops that may have mould;
 - e) flooring and tiles that are missing and/or broken; and
 - f) cabinet drawers and doors that are broken or missing completely.
- 34. By way of further example, a resident of one of the unrenovated townhouses (the "**Unrenovated Townhouse**") reported to CFDI a lack of action taken by the former Board to address certain issues in her unit that appeared structural, including:
 - a) cracks in the basement floor running from one wall across the floor to the other wall;

- b) home sloping in different directions; and
- c) cracks in walls and nails/screws protruding out from the paint.
- 35. This resident indicated they had been complaining about various issues in her unit since as early as 2014. Some of the structural issues may have been related to the subway construction at York University, located about one block south of the Co-op. Records related to this are enclosed as document #25, Appendix "M".
- 36. The Receiver understands through CFDI that as of April 2024, all of the significant deficiencies relating to the Unrenovated Townhouse have been rectified.
- 37. There appear to be very few Board meeting minutes for 2022 and 2023. No documentation or records were identified or located by CFDI as to how the renovation work was determined and allocated. In a September 2021 Board meeting (at a time when the Co-op was insolvent), the meeting minutes indicate that the Board decided to hold back payments to service contractors in order to service the Co-op's debt. At that time utility payments (e.g. hydro, gas, water and property taxes) were not being made. Those minutes are enclosed as document #26 in Appendix "M".
- 38. However, despite necessary maintenance and repairs not being completed and utility and other payments not being made to suppliers, significant renovations were carried out using Co-op funds for certain members, including some of the Board members. In 2020 and 2021, the Co-op paid certain invoices of the general contractor, Sinai Plumbing Inc., totaling approximately \$330,000.00.
- 39. As noted above, the Receiver is attending to, and continues to attend to, the required unit repairs.

5.4 Other Identified Concerns

- 40. CFDI identified other concerns apparent from the records that it reviewed. These are summarized below:
 - a) During conversations with various residents, CFDI learned that many different persons appeared to reside in Unit 312, registered to an individual, BE, indicating that Unit 312 may have been sublet by BE with management's knowledge.

- b) Indication that \$1,000.00 in Co-op funds may have been "donated" to Ms. Kerr in relation to the passing of her brother "as condolences for her beloved brothers on behalf of the board of directors". The email thread incudes an email from Lessley Manso, on behalf of the Board of Directors, indicating that something similar was done for another Co-op member in the past. Ms. Manso also requested that management pay for a fruit basket to be delivered to Ms. Kerr. A copy of this email is included as document #27, Appendix "N": Additional Documentation.
- c) Correspondence indicates that the former Board denied an internal transfer request on the basis of RGI requirements. The correspondence implies that management and/or the former Board attempted to use the transfer request to suggest to the resident that they petition against the City's RGI requirements. The Receiver notes that an existing resident transferring to a different unit in the project would be neutral to the RGI numbers. This was conveyed by the resident who stated in correspondence:

"I don't understand what the petition has to do with my apartment transfer request. After reading the letters, it seems like an ultimatum and if I don't do a petition, I won't receive the apartment transfer that was agreed upon... I am in need of the two-bedroom unit as per my initial request; the board is currently aware that I am expecting a child therefore a two bedroom unit is required urgently."

(See document #28, Appendix "N": Additional Documentation).

41. The Receiver notes that within the Co-Op's records, there is a long list of maintenance and repair requests. However, there are little or no records that track the status of these requests. The Receiver continues to work with CFDI to address all maintenance and repair issues to the best of its ability.

6.0 DISCUSSIONS WITH YORK UNIVERSITY

42. The Co-op leases the lands on which the Housing Project operates pursuant to a lease agreement dated January 31, 1992 (the "Lease") from York University ("**York**"). The term of the Lease is for 45 years from the Commencement Date (as that term is defined in the Lease). The Receiver understands that the Commencement Date was January 31, 1992, such that the Lease term expires on January 31, 2037.

- 43. On May 22, 2024, the Receiver and its lawyers met with representatives of York and the City to discuss the status of the receivership and the Co-op. In addition to questions regarding the status of the capital projects and unit repairs/maintenance issues, York inquired as to the status of governance issues that led to the receivership appointment. The Receiver advised that it was premature to consider addressing governance issues at that time but that when it was ready to do so, it would report to the Court and make recommendations.
- 44. York advised the Receiver that the University was undergoing a vision strategy of the surrounding lands to the campus, which included the Co-op leased lands. York advised that part of this exercise included considerations as to the strategy regarding residential spaces and affordable housing. While no details could be provided to the Receiver, York acknowledged that considerations included whether the Housing Project should continue to be managed in its current form, or by a different entity.
- 45. The Receiver acknowledged that as it addressed the governance concerns at the Coop and a plan for terminating the receivership, it would be appropriate to confer with York. The parties discussed a number of issues and concerns of relevance in the context of ending the receivership and management of the Housing Project.
- 46. At the conclusion of the meeting, York acknowledged that it would provide updates as appropriate with respect to its plan for the campus lands and any potential impact on the Housing Project.
- 47. Since that meeting, the Receiver has not had any significant communication with York. The Receiver corresponded with York to schedule a follow-up meeting in April 2025. However, York's representatives were not available for a meeting. The Receiver will keep York informed of next steps, including with respect to the RFEIQ Process (described below).

7.0 COMMUNICATIONS WITH BOARD OF DIRECTORS

48. Since the last attendance before the Court, the Receiver has had limited communication with the former Board members or counsel to the former Board, Betty's Law Office ("**Betty's Law**").

- 49. Between May 16, 2024 and June 4, 2024, Betty's Law and WeirFoulds exchanged several emails regarding a request by Betty's Law to submit its accounts to the City to consider settlement of the invoices. The Receiver forwarded the accounts as requested to the City.
- 50. On September 11, 2024, WeirFoulds wrote to Betty's Law requesting certain information to assist the Receiver to work toward a potential resolution of the triggering events. A copy of this letter is attached as **Appendix "O"**. The Receiver requested, among other things:
 - a) Whether any annual meetings of the Board occurred since the Receiver's appointment on March 14, 2023;
 - b) Whether the Board had taken any steps to address the inadequacy or absence of certain policies and procedures identified in the Notice of Triggering Events.
- 51. Betty's Law did not respond to the letter and, on February 12, 2025, WeirFoulds followed up requesting either a response or confirmation if Betty's Law was no longer retained to act. On February 18, 2025, WeirFoulds sent another follow up email to which Betty's Law acknowledged receipt but did not provide a substantive response to the letter. WeirFoulds advised Betty's Law that a court date had been booked for March 28, 2025. Unfortunately, Mr. Courtney Betty of Betty's Law advised that he would not be available on that date but would like to make submissions. On February 19, 2025, WeirFoulds requested Mr. Betty's availability for the following two weeks. Not having received a response, WeirFoulds followed up on February 24, 2025. Betty's Law advised that the entire month of April was not convenient and requested a date in the second week of May. A copy of the email chain from WeirFoulds to Betty's Law is attached as **Appendix "P"**.
- 52. In its email dated March 6, 2025, which appears in Appendix "P", Betty's Law also advised that the former Board did not have access to certain areas of the Co-op to "properly carry out their duties and host meetings." On behalf of the former Board, Betty's Law requested a key and access to certain rooms in the building and return of a computer and printer. The email concluded by advising that "The Board intents [sic] to have a meeting as soon as practically possible in the boardroom to properly address the questions raised in your letter of September 2024."

- 53. WeirFoulds responded to the March 6 Email, noting that given that this was the first time such a request was being made for access, it appeared that the former Board had not met since the Receiver's appointment, nor conducted any business. WeirFoulds also provided the Receiver's position with respect to the request for access to the boardroom and in particular, that access would need to be arranged through the property manager in advance. The Receiver advised that it would arrange for a second key to be made so that the Board could sign it out for access. With respect to the computer, the Receiver advised that it still had not received the password for access from the former Board and that it was not prepared to return the computer until it first had the opportunity to access the computer and review the books and records stored digitally.
- 54. In response, Betty's Law expressed shock and alleged the Receiver "took no steps to address the City's concerns" and tried to "blame the Board". WeirFoulds responded to this email on March 12, 2025 to clarify and correct certain matters, including that the Receiver has carried out its mandate and had addressed many of the City's concerns. A copy of the email exchange from March 6, 2025 to March 12, 2025 is attached as **Appendix "Q"**.
- 55. On April 16, 2025, WeirFoulds wrote to Betty's Law to advise that the extra key to the boardroom had been made and was available to sign out for access to the boardroom in the building. As of the date of this Second Report, neither Betty's Law nor any member of the Board has requested access to the key or the room.

8.0 REQUEST FOR EXPRESSIONS OF INTEREST AND QUALIFICATIONS

- 56. The Receiver has reviewed the operations of the Housing Project, including the internal records available following its appointment, and the findings of the CFDI, referenced and reported above. It has engaged with certain key stakeholders, namely City of Toronto (the area Service Manager), and York University (the Housing Project's landlord).
- 57. Following the steps taken by the Receiver as detailed in sections 3 (Receiver's Activities) and 4 (Capital Repair Project Status Update), above, the Receiver is of the

view that it is appropriate to begin evaluating what steps ought to be taken next in order to transition the Housing Project out of receivership.

- 58. An objective review of the Housing Project's operations prior to the issuance of the Appointment Order indicates significant concern with the ability or willingness of the former Board to manage the Co-op or to address the triggering events that were brought to its attention. The former Board's Court materials, namely, the Affidavit of Rosell Kerr in the Responding Application Record on the City's application for an Order appointing a receiver, illustrates internal tensions within the Co-op's membership that should be considered. These historical governance issues should be taken into account in determining the next steps in the transition out of receivership.
- 59. For example, the Receiver notes the following excerpt from a letter provided to Ms. Julie Western Set on October 26, 2020 from Ms. Kerr on behalf of the former Board, which is Exhibit "N" to the First Western Set Affidavit, a copy of which is reproduced as **Appendix "R"**. The excerpt highlights the recognition by the former Board of internal tensions among some of the members:

"We would like to take a moment and talk about the cell of members that are calling the City instead of bringing any unfair treatment from the Board to the membership... These are only a fraction of the issues that this Board and Management are encountering from a few members. However, it is concerning that when this practice gets out that they can bully the Board and Management through the City, CHFT and other sectors to avoid abiding by the rules, the Co-op will soon go back to being lawless and fall apart...."

- 60. The Receiver would, under normal circumstances, recommend that an election be held and that a new board of directors be constituted. Responsibility for the continued management of the Co-op would then be transitioned to the newly elected Board. Given the governance issues and internal tensions among members described above, the Receiver recommends that the Co-op's entire membership be engaged to determine if there is a pool of members who (i) are interested in volunteering to serve on the Co-op's Board and (ii) have the requisite qualifications to do so.
- 61. The Receiver proposes a preliminary process for engaging with the membership to help the Receiver formulate a recommendation for the Court's consideration on the question of whether it is viable for the Housing Project to continue operating within the co-operative housing model.

- 62. This preliminary process would entail soliciting expressions of interest and qualifications from existing Members. In developing this Request for Expressions of Interest and Qualifications ("**RFEIQ**") process, the Receiver has considered:
 - a) the statutory and operational framework within which the Co-op exists (discussed below);
 - b) the nature of the triggering events leading to the appointment of the Receiver (set out in the Application Record and summarized below); and
 - c) the findings of CFDI with respect to the prior Board's management of the Co-op (as described above).

8.1 Statutory and Operational Framework

63. The Co-op is a co-operative housing project, incorporated under the *Co-operative Corporations Act* ("**Co-op Act**"). The Co-op also operates as a social housing program under the provisions of the *Housing Services Act* ("*HSA*"). The First Western Set Affidavit sets out the framework within which the Co-op operates in more detail.

8.1.1 The Co-op Act

- 64. HSC is an independent, self-governing co-operative housing corporation with a Board of Directors elected by its membership. The board is responsible for making decisions related to the governance of the corporation, including giving appropriate direction to building management and staff who are responsible for the day-to-day operation of the Co-op.
- 65. In addition to common director requirements relating to age, bankruptcy status, and residency in Canada, the Co-op Act also requires that subject to certain exceptions, board members must be a member of the co-operative corporation. The Receiver notes that the exception for appointment of a non-member director does not apply where the co-operative corporation is a non-profit housing co-operative, such as HSC.
- 66. The Receiver obtained the available books and records of HSC. The Receiver is not certain if the books and records are complete or up to date. Of note, however, is HSC's Organizational By-Law No. 26 which states that a director must also be a "member in

good standing", defined in Article 4.2 of the Co-op's Organizational By-Law as a member (a) who is not in arrears; (b) who is eighteen years or older; (c) who is not a undischarged bankrupt; and (d) who is capable of managing property within the meaning of the *Substitute Decisions Act*, *1992*.

33

8.1.2 HSC Social Housing Program

- 67. Social housing programs are government-funded initiates designed to provide affordable rental accommodation to low-income households. Under these programs, co-operative non-profit corporations make rental units available to eligible individuals and families who are part of low-income households. According to the City, under the HSA, housing providers' obligations include, but are not limited to, the establishment of (and adherence to) prescribed RGI practices and protocols and using the government funding it receives appropriately.
- 68. As of the time of the 2022 Western Set Affidavit, there were 14,494 households on the City's waiting list to receive housing at HSC. Of those households, 2,510 had been on the waiting list for more than 10 years. HSC operates a social housing program at 51 The Chimneystack Road. As stated previously herein, the Housing Project rests on land that is owned by, and leased from, York University. The Housing Project is comprised of a number of buildings that contain 164 units. Since 2019, the Housing Project was required to maintain a minimum of 90 RGI units.
- 69. Under section 68 of the HSA, a service manager (in this case the City) is directed to administer and fund a "transferred housing program", as it relates to a housing project designated in the regulations. Under Ontario Regulation 368/11, Schedule 33, the Housing Project operated by the Co-op is listed as a designated "transferred housing program" and is listed as Program Category 6(b). Being a Program Category 6(b) transferred housing program prescribes the assistance programs in which the Co-Op is entitled to participate. As a "transferred housing program", the Co-op's operations are governed by Part VII of the HSA.
- 70. Since 2002, the City has held the responsibility of funding and administering the Housing Project. The Housing Project receives two forms of subsidy an operating subsidy and a rent subsidy pursuant to formulae set out in regulations promulgated under the HSA, including Ontario Regulation 369/11. These subsidies are described

in the 2022 Western Set Affidavit at paragraphs 14-20. As of the time of the 2022 Western Set Affidavit, the Housing Project was receiving a total monthly subsidy of \$128,640. The estimated combined operating and rental annual subsidy for the fiscal

8.1.3 <u>Rent-Geared-to-Income Program</u>

year ending June 30, 2023 was \$1,534,680.

- 71. Under Part VII of the HSA, section 77(1) provides that for each Part VII housing project, there shall be a target for:
 - a) The number of units occupied by households receiving rent-geared-to-income assistance as defined in section 38; and,
 - b) The number of modified units (defined as a unit that has been modified so as to be accessible to an individual with a physical disability so as to allow such an individual with a physical disability to live independently).
- 72. The rules for rent-geared-to-income assistance are set out in Ontario Regulation 367/11, sections 17 to 67, which sets out comprehensive rules relating to:
 - a) Eligibility;
 - b) Occupancy Standards;
 - c) Application and Determination;
 - d) Selection System;
 - e) Priority Rules; and
 - f) Miscellaneous matters.
- 73. While these rules are generally applicable to the service manager (the City), the housing provider (the Co-op) is, pursuant to section 75 of the HSA, expected to cooperate with the City to comply with the HSA and the Regulations, including the rent-geared-to-income assistance rules.

35

8.2 The Triggering Events

- 74. Section 83 of the *HSA* details "triggering events" which could allow the City to take action pursuant to sections 84 to 98 of the *HSA*. The Receiver summarizes the triggering events that led to the City's application to appoint the Receiver. Attached as **Appendix "S"**, the Receiver reproduces the March 29, 2021, notice of triggering events delivered to the Co-op (the "**NTE**"), which provided:⁶
 - a) The Co-op contravened subsection 75(1) of the *HSA* by failing to operate the housing project and govern itself in accordance with the prescribed provincial requirements and local standards made by the City. It had inadequately documented policies dealing with, among other things, internal transfers, records management, and reviews regarding RGI households. HSC also failed to correctly implement required policies and procedures regarding the administration of its RGI units and/or the filling of any vacant RGI units.
 - b) The Co-op contravened subsection 69(2) of the *HSA* by failing to ensure that the Housing Project was well managed. Among other things, it had failed to establish appropriate governance procedures.
 - c) The Co-op contravened subsection s. 83(11) of the *HSA* by failing to operate the Housing Project properly, as evidenced by its significant deficit, its poor financial position, and its failure to establish adequate internal financial controls.
- 75. The NTE set out the steps that HSC was required to take to address the identified contraventions. It stated how the failure to address these contraventions may result in the City exercising any or all remedies available to it under section 85 of the *HSA*.⁷

8.3 Proposed RFEIQ Process

76. In all of the circumstances, the Receiver recommends a preliminary process to provide information to Members, particularly in relation to the nature of the duties and obligations expected of a board member and the nature of triggering events that

⁶ 2022 Western Set Affidavit, at para 67.

^{7 2022} Western Set Affidavit, at para 69.

may need to addressed, which the Receiver cannot remedy or address as they concern governance and ongoing operational matters.

- 77. The Receiver's proposed RFEIQ process, attached hereto as **Appendix "T"**, is structured with three distinct phases:
 - a) an information phase designed to provide necessary information to the Members;
 - b) a solicitation phase, where the Receiver will solicit and receive expressions of interest and qualifications from Members; and
 - c) an evaluation phase, through which the Receiver will evaluate and assess the viability of continuation as a co-operative housing project.
- 78. The Receiver seeks this Court's approval of, and authorization to implement, the RFEIQ process. Following the RFEIQ process, the Receiver will report back to the Court and if appropriate, provide recommendations as to whether an election should be implemented, or if another process may be more appropriate.

9.0 RECEIVER'S INTERIM SRD

- 79. Attached hereto as **Appendix** "**U**" is the Receiver's Interim SRD for the period March 14, 2023 to April 20, 2025. During this period, cash receipts were \$8,407,463 and cash disbursements were \$8,186,186, resulting in an excess of receipts over disbursements of \$221,277.
- 80. The Receiver has left open HSC's operating account to which, among other things, residents of the Co-op pay housing and parking charges via electronic funds transfers and the City deposits its monthly subsidy payments. The Receiver, on a monthly basis, sweeps this operating account and transfers substantially all of the funds in it to the Receiver's trust account. The balance in HSC's operating account as of April 20, 2025 was \$74,110.18.

- 81. Pursuant to paragraph 20 of the Appointment Order, the Receiver and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 21 of the Appointment Order, the Receiver and its counsel shall pass their accounts before the Court.
- 82. The fees and disbursements of the Receiver for the period from March 14, 2023 to January 31, 2024 were previously approved by the Court pursuant to the April 29th Order.
- 83. The Receiver's accounts from February 1, 2024 to March 31, 2025 total \$191,936.00 and \$184.32 in fees and disbursements, respectively, plus HST of \$24,975.68 for a total amount of \$217,096.00. A copy of the Receiver's interim accounts, together with a summary of the accounts, the total billable hours charged per account, and the average hourly rate charged per account, is set out in the Affidavit of Arif Dhanani sworn on April 30, 2025 and attached to this Report as **Appendix "V**".
- 84. The total fees and disbursements of WeirFoulds LLP, as insolvency counsel to the Receiver, for the period from March 18, 2024 to March 31, 2025, were fees of \$112,047.50, plus disbursements of \$339.00, plus HST of \$14,610.27, for a total of \$126,996.77 (the "**WeirFoulds' Invoices**"). The Receiver is therefore requesting approval of the WeirFoulds' Invoices in the amount of \$126,996.77, inclusive of HST. A copy of the WeirFoulds' Invoices and the time spent by WeirFoulds is more particularly described in the Fee Affidavit of Philip Cho sworn April 29, 2025, which is attached hereto as **Appendix "W**".

11.0 CONCLUSION AND RECOMMENDATION

85. The Receiver is continuing to work with the City, CFDI and various other constituents, to ensure that the Housing Project is operating in a manner consistent with the *HSA* and to complete the various capital repairs projects, which the City has approved and funded. The Receiver also is working with the City to seek and obtain appropriate extensions for some of the capital repair projects.

- time as the Housing Project is being operated in full compliance with the *HSA*, the various capital repairs projects approved and funded by the City being completed and the housing provider set to assume responsibility for managing and operating the housing project at that stage is capable of managing the housing project as a going concern with the support of the City and other stakeholders. The City of Toronto has advised that it is supportive of this recommendation.
- 87. The Receiver also recommends that this Court authorize the Receiver to implement the RFEIQ Process such that the Receiver can return to the Court and report on whether there are sufficient number of Members willing and able to serve as board members.

12.0 RECEIVER'S REQUEST OF THE COURT

88. Based on the foregoing, the Receiver respectfully requests that the Court grant the order described in paragraph 6 (d) above.

All of which is respectfully submitted to this Court as of this 30th day of April 2025.

TDB RESTRUCTURING LIMIITED, solely in its capacity as Receiver and Manager of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

HANDEN!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX A



Court File No. CV-22-00688248-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

)

THE HONOURABLE MR.

JUSTICE PENNY

)

TUESDAY, THE

14TH DAY OF MARCH, 2023

CITY OF TORONTO

Applicant

- and -

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

ORDER (appointing Receiver)

THIS APPLICATION made by the Applicant for an Order pursuant to section 85(7) of the *Housing Services Act*, 2011, S.O. 2011, c. 6, Sch. 1, as amended (the "HSA"), and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "CJA"), appointing RSM Canada Limited as receiver and manager (in such capacities, the "Receiver"), without security, of all of the assets, undertakings, and properties of Harry Sherman Crowe Housing Co-operative Inc. ("Harry Sherman" or "the Housing Provider"), acquired for, or used in relation to, the operation of the Housing Provider, including the housing project at 51 The Chimneystack Road on the York University Campus in the City of Toronto, Province of Ontario (the "Housing Project"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Application Records and Facta before the Court, the Consent of RSM Canada Limited to act as the Receiver, and on Consent of the parties:

APPOINTMENT

1. THIS COURT ORDERS that pursuant to section 85(7) of the HSA and section 101 of the CJA, RSM Canada Limited is hereby appointed as Receiver, without security, of all of the assets, undertakings, and properties of the Housing Provider acquired for, or used in relation to, a business carried on by the Housing Provider, including the Housing Project, and including all proceeds thereof (the "Property").

RECEIVER'S POWERS

2. THIS COURT ORDERS that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable, providing that, in doing so, the Receiver complies with the HSA and its regulations:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate, and carry on the business of the Respondent, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Respondent;

- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel, and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- to purchase or lease such machinery, equipment, inventories, supplies, premises, or other assets to continue the business of the Housing Provider or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Respondent and to exercise all remedies of the Respondent in collecting such monies, including, without limitation, to enforce any security held by the Respondent;
- (g) to settle, extend, or compromise any indebtedness owing to the Respondent;
- (h) to execute, assign, issue, and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Respondent, for any purpose pursuant to this Order;
- (i) to initiate, prosecute, and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Respondent, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

- (k) to sell, convey, transfer, lease, or assign the Property or any part or parts thereof out of the ordinary course of the Respondent's business,
 - (i) without the approval of this Court, in respect of any transaction not exceeding \$25,000.00, provided that the aggregate consideration for all such transactions does not exceed \$100,000; and
 - (ii) with the approval of this Court, in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case, notice under subsection 63(4) of the Ontario *Personal Property Security Act* shall not be required;

- to report to, meet with and discuss with such Persons (as defined below), as well as the City of Toronto, as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, as the Receiver deems advisable and pursuant to the terms set out below, subject to such terms as to confidentiality;
- (m) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (n) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Respondent;
- to enter into agreements with any trustee in bankruptcy appointed in respect of the Respondent, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Respondent;
- (p) to exercise any member, partnership, joint venture, or other rights which the Respondent may have;

- (q) to increase the rents, housing charges, and any other fees and charges the occupants of the Housing Project (as that term is defined in the HSA) are required to pay, as the Receiver deems appropriate under the circumstances, and in accordance with the provisions of the HSA, the HSA's regulations, and the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, as amended (the "RTA");
- (r) to terminate the occupancy of any resident of the Property, in accordance with the HSA, the HSA's regulations, and the RTA; and
- (s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Respondent, and the Respondent's Board of Directors, and without interference from the Respondent, the Respondent's Board of Directors, and any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

3. THIS COURT ORDERS that (i) the Respondent, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and members, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons" and each being a "Person") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

4. THIS COURT ORDERS that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate, and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Respondent, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records")

in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain, and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software, and physical facilities relating thereto, provided however that nothing in this paragraph 4 or in paragraph 5 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

5. THIS COURT ORDERS that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase, or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

6. THIS COURT ORDERS that no proceeding (including any arbitration proceeding) or enforcement process in any court tribunal, or before an arbitrator (each, a "Proceeding"), shall be commenced or continued against the Receiver, except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE RESPONDENT OR THE PROPERTY

7. THIS COURT ORDERS that no Proceeding against or in respect of the Respondent or the Property shall be commenced or continued, except with the written consent of the Receiver or with leave of this Court, and any and all Proceedings currently under way against or in respect of the Respondent or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

8. THIS COURT ORDERS that all rights and remedies against the Respondent, the Receiver, or affecting the Property, are hereby stayed and suspended, except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall: (i) empower the Receiver or the Respondent to carry on any business which the Respondent is not lawfully entitled to carry on; (ii) exempt the Receiver or the Respondent from compliance with statutory or regulatory provisions relating to health, safety or the environment; (iii) prevent the filing of any registration to preserve or perfect a security interest; or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

9. THIS COURT ORDERS that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate, or cease to perform any right, renewal right, contract, agreement, licence, or permit in favour of or held by the Respondent, without written consent of the Receiver or leave of this Court.

10. THIS COURT ORDERS that the Respondent, its directors, employees, members, and/or agents be and are hereby restrained from issuing cheques on, withdrawing any monies from, or in any way dealing with the property of the Respondent or in which the Respondent has an interest, including but not limited to personal property, bank accounts, trust accounts and real property.

11. THIS COURT ORDERS that the Respondent shall be deemed to ratify and confirm whatever the Receiver does in the course of the receivership, so long as it is done in accordance with the HSA, the HSA's regulations, and the terms of the Receiver's appointment, and the Receiver shall not be required to consult with, obtain the approval of, or have its actions ratified by the Respondent.

REPORTING REQUIREMENTS

12. THIS COURT ORDERS that the Receiver shall provide quarterly updates to the Applicant Service Manager, which reports shall be shared with the Respondent and its members, to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the Receiver in respect of the Property, provided that the information included in such reports shall be in the sole discretion of the Receiver.

13. THIS COURT ORDERS that the Receiver shall also provide an annual report to this Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment.

CONTINUATION OF SERVICES

14. THIS COURT ORDERS that all Persons having oral or written agreements with the Respondent or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Respondent, are hereby restrained until further Order of this Court from discontinuing, altering, interfering with, or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Respondent's current telephone numbers, facsimile numbers, internet addresses, and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Respondent or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

15. THIS COURT ORDERS that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver, and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any rents and accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "Post Receivership Accounts") and the monies

standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

16. THIS COURT ORDERS that all employees of the Respondent shall remain the employees of the Respondent until such time as the Receiver, on the Respondent's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as may provided under any other applicable legislation, other than such amounts as the Receiver may specifically agree in writing to pay.

PIPEDA

17. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Respondent, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

18. THIS COURT ORDERS that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession, or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release,

or deposit of a substance contrary to any federal, provincial, or other law respecting the protection, conservation, enhancement, remediation, or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the Ontario *Environmental Protection Act*, the *Ontario Water Resources Act*, or the Ontario *Occupational Health and Safety Act*, and all regulations thereunder (the "Environmental Legislation"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

19. THIS COURT ORDERS that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the protections afforded the Receiver by any other applicable legislation, including the protections afforded to the Receiver by the HSA and its regulations or any other applicable legislation.

RECEIVER'S ACCOUNTS

20. THIS COURT ORDERS that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "Receiver's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall, subject to the limits set out in the provisions of the HSA and its regulations, form a first charge on the Property in priority to all security interests, trusts, liens, charges, and encumbrances, statutory or otherwise, in favour of any Person

21. THIS COURT ORDERS that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

22. THIS COURT ORDERS that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court. Any monies advanced to the Receiver and/or the Receiver's Legal Counsel, as set out in this paragraph, shall be reimbursed to the Respondent Applicant, following notice by the Receiver to the Applicant of such advances.

FUNDING OF THE RECEIVERSHIP

23. THIS COURT ORDERS that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$500,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge, subject to and the limitations set out in the provisions of the HSA and its regulations.

24. THIS COURT ORDERS that neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

25. THIS COURT ORDERS that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "A" hereto (the "Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

26. THIS COURT ORDERS that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

SERVICE AND NOTICE

27. THIS COURT ORDERS that the E-Service Protocol of the Commercial List (the "**Protocol**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <u>http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/</u>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL <u>http://www.rsmcanada.com/harry-sherman-crowe-housing-co-op</u>

28. THIS COURT ORDERS that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery, or facsimile transmission to the Respondent's creditors or other interested parties at their respective addresses as last shown on the records of the Respondent and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

29. THIS COURT ORDERS that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

30. THIS COURT ORDERS that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Housing Provider.

31. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory, or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory, and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

32. THIS COURT ORDERS that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory, or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

33. THIS COURT ORDERS that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

Ferry J.

SCHEDULE "A"

RECEIVER CERTIFICATE

CERTIFICATE NO.

AMOUNT \$

1. THIS IS TO CERTIFY that RSM Canada Limited, the receiver and manager (the "Receiver") without security, of all of the assets, undertakings, and properties of Harry Sherman Crowe Housing Co-operative Inc. (the "Housing Provider") acquired for, or used in relation to a business carried on by the Housing Provider, including operation of the housing project at 51 The Chimneystack Road on the York University Campus in the City of Toronto, Province of Ontario, including all proceeds thereof (collectively, the "Property"), appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "Court") dated the ____ day of _____, 20__ (the "Order") made in an action having Court file number _-CL-_____, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$______, being part of the total principal sum of \$______ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver

to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 20__.

RSM CANADA LIMITED, solely in its capacity as Receiver of the Property, and not in its personal capacity

Per:

Name: Title:

Electronically issued / Délivré par voie électronique : 14-Mar-2023 Toronto Superior Court of Justice / Cour supérieure de justice		Court File No./N° du dossier du greffe : CV-22-00688248-00CL
BETWEEN:		
CITY OF TORONTO (Applicant)	-and-	HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC. (Respondent)
		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)
		Proceeding commenced at Toronto
		ORDER
		(appointing Receiver, dated March 14, 2023)
		CITY SOLICITOR'S OFFICE City of Toronto, Legal Services Station 1260, Metro Hall 55 John St., 26 th Floor Toronto, ON M5V 3C6 Mark Siboni/Ryan Krahn LSO Nos. 50101V/74645M Tel: (416) 392-9786/(416) 338-1395 Fax: (416) 397-5624 Email: mark.siboni@toronto.ca Lawyers for the Applicant, City of Toronto



Court File No. CV-24-00715515-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

THE HONOURABLE MADAM)	FRIDAY, THE 1 ST
JUSTICE CONWAY)	DAY OF MARCH, 2024

BETWEEN:

TDB RESTRUCTURING LIMITED

Applicant

and

RSM CANADA OPERATIONS ULC

Respondent

APPLICATION UNDER Rule 14.05(3)(h) of the Rules of Civil Procedure

SUBSTITUTION ORDER

THIS APPLICATION made by TDB Restructuring Limited ("**TDB**") for an order, among other things, substituting the name of RSM Canada Limited with the name TDB Restructuring Limited on the Substituted Mandates (as defined below), was heard was heard this day by way of judicial video conference in Toronto, Ontario by Zoom videoconference

ON READING the Application Record of TDB, including the Affidavit of Bryan A. Tannenbaum sworn February 27, 2024, together with the exhibits attached thereto (the "**Affidavit**"), and on hearing the submissions of counsel for TDB, no one else appearing, although served as evidenced by the Affidavit of Service of Lynda Christodoulou sworn February 28, 2024

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application is hereby abridged and validated so that this application is properly returnable today and hereby dispenses with further service thereof.

BIA MANDATES

2. **THIS COURT ORDERS** that the name TDB Restructuring Limited be and is hereby substituted in place of the name of RSM Canada Limited as Trustee in Bankruptcy (the "**Bankruptcy Trustee**") of the estate files listed as bankruptcies on Schedule "A" hereto (the "**BIA Estates**") and as Proposal Trustee (the "**Proposal Trustee**") of the estate files listed as proposals on Schedule "A" hereto (collectively with the BIA Estates, the "**BIA Mandates**") and any reference to the name RSM Canada Limited in any Court Order in respect of such BIA Mandates or any schedule to such Court Order shall be replaced by the name TDB Restructuring Limited.

3. **THIS COURT ORDERS** that, for greater certainty all, real and personal property wherever situate of the BIA Estates shall be, remain and is hereby vested in TDB Restructuring Limited in its capacity as Bankruptcy Trustee, to be dealt with by TDB Restructuring Limited in accordance with the provisions of the *Bankruptcy and Insolvency Act* (Canada) (the "**BIA**"), pursuant to its powers and obligations as Bankruptcy Trustee of the BIA Estates.

4. **THIS COURT ORDERS** that TDB Restructuring Limited is authorized and directed to continue and to complete the administration of the BIA Mandates, to deal with the property in the BIA Mandates in accordance with its duties and functions as Bankruptcy Trustee or Proposal Trustee, as the case may be, as set out in the BIA and to receive all remuneration of the Bankruptcy Trustee or Proposal Trustee in the BIA Mandates for services performed from the commencement of each of the BIA Mandates until the discharge of the Bankruptcy Trustee or Proposal Trustee.

5. **THIS COURT ORDERS** that that the requirement and responsibility for taxation of the Bankruptcy Trustee's or Proposal Trustee's accounts in respect of the BIA Mandates with respect to all work performed in respect of such BIA Mandate from the initial appointment of RSM Canada Limited or any other party, through to the completion of the administration of such BIA Mandates and discharge of TDB Restructuring Limited as Bankruptcy Trustee or Proposal Trustee, as applicable, shall be completed using the name TDB Restructuring Limited.

6. **THIS COURT ORDERS AND DIRECTS** that to the extent that security has been given in the name of RSM Canada Limited in cash or by bond of a guarantee company pursuant to section 16(1) of the BIA (the "**Security**"), such Security shall be transferred from the name RSM Canada Limited to the name TDB Restructuring Limited and any party holding such Security be and is hereby directed to take all steps necessary to effect such transfer. TDB Restructuring Limited shall retain all obligations respecting the Security.

RECEIVERSHIP PROCEEDINGS

7. **THIS COURT ORDERS** that the name TDB Restructuring Limited be and is hereby substituted in place of the name RSM Canada Limited as the Receiver, Receiver and Manager, or Interim Receiver (collectively, "**Receiver**") in respect of the mandates listed in Schedule "B" hereto (the "**Receivership Proceedings**") and any reference to the name RSM Canada Limited in any Court Order in respect of such Receivership Proceedings or any schedule to such Court Order shall be replaced by the name TDB Restructuring Limited.

CCAA PROCEEDINGS

8. **THIS COURT ORDERS** that the name TDB Restructuring Limited be and is hereby substituted in place of the name of RSM Canada Limited as Monitor of the estate files listed as CCAA restructuring proceedings on Schedule "C" hereto (the "**CCAA Estates**") and any reference to the name RSM Canada Limited in any Court Order in respect of such mandates (the "**CCAA Mandates**") or any schedule to such Court Order shall be replaced by the name TDB Restructuring Limited.

ESTATE TRUSTEE DURING LITIGATION PROCEEDINGS

9. **THIS COURT ORDERS** that: (i) the name TDB Restructuring Limited be and is hereby substituted in place of the name RSM Canada Limited as Estate Trustee During Litigation in respect of the mandate listed in Schedule "D" hereto; and (ii) the name Bryan A. Tannenbaum of TDB Restructuring Limited be and is hereby substituted in place of the name Bryan A. Tannenbaum of RSM Canada Limited as Estate Trustee During Litigation in respect of the mandate listed in Schedule "D" (collectively, the "**Estate Mandates**"), and any reference to the name RSM Canada Limited in any Court Order in respect of such Estate Mandates or any

- 3 -

schedule to such Court Order shall be replaced by the name TDB Restructuring Limited. Collectively, the BIA Mandates, the Receivership Proceedings, the CCAA Mandates and the Estate Mandates are referred to herein as the "**Substituted Matters**").

SUBSTITUTED MANDATES

10. **THIS COURT ORDERS** that TDB Restructuring Limited (and its directors, officers, employees, agents, legal counsel and other representatives, as applicable) will continue to have all rights, benefits, protections and obligations granted to RSM Canada Limited (and its legal counsel and representatives, as applicable) under any order made in the Substituted Mandates or any statute applicable to the Substituted Mandates or any contract or agreement to which TDB Restructuring Limited is party under the name RSM Canada Limited in the Substituted Mandates. For greater certainty and without limitation, this includes the benefit of any indemnity, charge or priority granted in the Substituted Mandates and relief from the application of any statute including the Personal Information Protection and Electronic Documents Act (Canada) ("**PIPEDA**").

11. **THIS COURT ORDERS** that to the extent required by the applicable Orders in the Substituted Mandates, the accounts of RSM Canada Limited and its legal counsel in respect of the Substituted Mandates shall be passed in accordance with the applicable Orders in the Substituted Mandates in the name and on the application of TDB Restructuring Limited.

ACCOUNTS

12. **THIS COURT ORDERS** that TDB Restructuring Limited be and is hereby authorized to transfer any and all accounts from the name RSM Canada Limited to the name TDB Restructuring Limited and, if the name on such accounts cannot be changed, to transfer all funds that remain in its trust bank accounts that belong or relate to the Substituted Mandates, or otherwise, to accounts in the name TDB Restructuring Limited, and TDB Restructuring Limited be and is hereby authorized to take all steps and to execute any instrument required for such purpose. Any bank, financial institution or other deposit-taking institution with which TDB Restructuring Limited banks be and is hereby authorized to rely on this Order for all purposes of

this paragraph and shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any of the foregoing actions.

13. **THIS COURT ORDERS AND DIRECTS** that TDB Restructuring Limited be and is hereby authorized to endorse for deposit, deposit, transfer, sign, accept or otherwise deal with all cheques, bank drafts, money orders, cash or other remittances received in relation to any of the Substituted Mandates where such cheques, bank drafts, money orders, cash or other remittances are made payable or delivered to the name TDB Restructuring Limited, in relation to the same, and any bank, financial institution or other deposit-taking institution with which TDB Restructuring Limited banks be and is hereby authorized to rely on this Order for all purposes of this paragraph and shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any of the foregoing actions.

GENERAL

14. **THIS COURT ORDERS** that this Order shall be effective in all judicial districts in Ontario which govern any of the Substituted Mandates.

15. **THIS COURT ORDERS** that the requirement for a separate Notice of Motion and supporting Affidavit to be filed in the Court file of each of the Substituted Mandates be and is hereby waived.

16. **THIS COURT ORDERS** that TDB Restructuring Limited shall notify the parties on the Service Lists of the Substituted Mandates (if applicable) of the new website established for such Substituted Mandate and shall post a copy of this Order to the website of each Substituted Mandate and that such notice shall satisfy all requirements for service or notification of this motion and this Order on any interested party in the Substituted Mandates including, without limitation, proven creditors within the BIA Mandates, parties on the Service Lists of the Substituted Mandates (if applicable), the applicable bankrupts or debtors within the Substituted Mandates, and any other person, and any other requirements of service or notification of this motion be and is hereby waived.

17. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, to give

effect to this Order and to assist TDB Restructuring Limited in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to TDB Restructuring Limited as may be necessary or desirable to give effect to this Order, or to assist TDB Restructuring Limited and its agents in carrying out the terms of this Order.

18. **THIS COURT ORDERS** that this Order is effective from today's date and is enforceable without the need for entry or filing.

Conwat

Schedule "A": BIA Mandates

Bankruptcies

	Name	Estate Number
1. Carringt	ton Homes Limited	31-457618
2. Fernicol	la, George	31-457619
3. D. Mady	y Investments Inc.	31-2281994
4. Eco Ene	ergy Home Services Inc.	31-2502463
5. Ontario	HVAC & Water Inc.	31-2613545
6. 2305992	2 Ontario Inc.	31-2655918
7. Fernwoo	od Developments (Ontario) Corporation	31-2661061
8. Legal P	rint and Copy Incorporated	31-2884436
9. Comme	erce Copy Incorporated	31-2884438
10. TDI-Dyr	namic Canada, ULC	31-2903815
11. Limesto	one Labs Limited	31-2907613
12. 2465409	9 Ontario Inc.	31-2939766
13. Creative	e Wealth Media Finance Corp.	31-3003083
14. Knight-F	Pro Inc.	31-3013900
15. Ulmer, I	Blair	32-159136

Division 1 Proposals

Estate Number

1. Vaughn Mills Packaging Ltd.	31-2895096
2. RLogistics Limited Partnership	31-3040679
3. RLogistics Inc.	31-3042209
4. 1696308 Ontario Inc.	31-3042213

Name

Name	Court / OSB Number
1. Z. Desjardins Holdings Inc.	CV-23-00706607-00CL
2. 485, 501 and 511 Ontario Street South, Milton, ON	CV-23-00696349-00CL
3. Eco Energy Home Services Inc.	CV-19-614122-00CL
4. 3070 Ellesmere Developments Inc.	CV-19-00627187-00CL
5. Fernwood Developments Ontario Corporation	CV-20-00635523-00CL
6. Utilecredit Corp.	CV-20-00636417
7. 134, 148, 152, 184/188, 214, 224 and 226 Harwood Avenue, Ajax, ON	CV-20-00651299-00CL
 Greenvilla (Sutton) Investment Limited (private receivership) 	31-459273
9. 2088556 Ontario Inc. (private receivership)	31-459274
10. 935860 Ontario Limited (private receivership)	31-459275
11. Areacor Inc.	CV-22-00674747-00CL
12. Limestone Labs Limited and CleanSlate Technologies Incorporated (private receivership)	31-459498
13. 12252856 Canada Inc.	CV-22-00691528-00CL
14. Harry Sherman Crowe Housing Co-operative Inc.	CV-22-00688248-00CL
15. Richmond Hill Re-Dev Corporation	CV-23-00695238-00CL
16. Stateview Homes (Hampton Heights) Inc.	CV-23-00700356-00CL
17. 142 Queenston Street, St. Catharines, ON	CV-23-00705617-00CL
18. 2849, 2851, 2853, 2855 and 2857 Islington Avenue, Toronto, ON	CV-23-00701672-00CL
19. 311 Conacher Drive, Kingston, ON	CV-23-00701672-00CL
20. Real Property owned by King David Inc.	CV-23-00710411-00CL
21. CBJ Developments Inc. et al.	CV-23-00707989-00CL
22. 25 Neighbourhood Lane, Etobicoke, ON M8Y 0C4	31-459784

Schedule "B": Receivership Proceedings

Schedule "C": CCAA Proceedings

Name

 Quality Sterling Group, comprising Quality Rugs of Canada Ltd., Timeline Floors Inc., Ontario Flooring Ltd., Weston Hardwood Design Centre Inc., Malvern Contact Interiors Ltd., Timeline Floor Inc. Ontario Flooring Ltd. Weston Hardwood Design Centre Inc. Malvern Contract Interior Limited Quality Commercial Carpet Corporation Joseph Douglas Pacione Holding Ltd. John Anthony Pacione Holding Ltd. Jopac Enterprises Limited, and Patjo Holding Inc.

Court Number

CV-23-00703933-00CL

Schedule "D": Estate Trustee During Litigation Proceedings

Name	Court Number
1. The Estate of Sarah (Sue) Turk *	01-3188/14
2. The Estate of Sarah (Sue) Turk *	05-35/14
3. The Estate of Lev Alexandr Karp – discharge	05-100/17
pending	05-265/17
4. The Estate of Peter Trezzi	01-4647/16
5. The Estate of Florence Maud Anderson *	05-159/19
6. Estate of Murray Burke	2988/19
7. Estate of Robert James Cornish	CV- 23-00693852-00ES
8. Estate of Anne Takaki *	CV-22-00011105-00ES
9. Estate of John Takaki *	CV-22-00011105-00ES
10. Estate of James Frederick Kay **	06-006/14
11. Klaczkowski Family Trust **	CV-21-00659498-00ES
12. Estate of Ethel Ailene Cork **	CV-23-00710309-00ES
13. Estate of Justin Milton Cork **	CV-23-00710291-00ES

* In the name of Bryan A. Tannenbaum of RSM Canada Limited.

** In the name of Bryan A. Tannenbaum only.

TDB RESTRUCTURING LIMITED

and

RSM CANADA OPERATIONS ULC

Court File No. CV-24-00715515-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

Proceedings commenced at TORONTO

O R D E R

CHAITONS LLP

Barristers and Solicitors 5000 Yonge Street, 10th Floor Toronto, ON M2N 7E9

Maya Poliak (LSUC #54100A) Tel: 416-218-1161 Email: maya @chaitons.com

Lawyers for the Applicant

APPENDIX C





TDB Restructuring Limited

11 King St. W., Suite 700 ᠑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 i≜

tdbadvisory.ca

IN THE MATTER OF THE RECEIVERSHIP OF

HARRY SHERMAN CROWE HOUSING COOPERATIVE INC.

FIRST REPORT TO THE COURT OF TDB RESTRUCTURING LIMITED

MARCH 19, 2024

Court File No. CV-22-00688248-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

(COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

Contents

1.0	INTRODUCTION	1
1.1	Purpose of the First Report to Court	3
1.2	Terms of Reference	3
2.0	BACKGROUND	4
3.0	RECEIVER'S ACTIVITIES	4
4.0	CHANGE OF COUNSEL	6
5.0	CAPITAL REPAIRS PROJECTS AND FUNDING	7
6.0	RECEIVER'S INTERIM SRD	8
7.0	PROFESSIONAL FEES AND DISBURSEMENTS	8
8.0	CONCLUSION AND RECOMMENDATION	9
9.0	RECEIVER'S REQUEST OF THE COURT	9

APPENDICES

Appointment Order	A
Omnibus Order	B
Receiver's First Quarterly Report, without appendices	C
Receiver's Second Quarterly Report, without appendices	D
Receiver's Third Quarterly Report, without appendices	E
COCHI Progress Report and Timeline	F
Receiver's Statement of Receipts and Disbursements	G
Fee Affidavit of Arif Dhanani	Н

1.0 INTRODUCTION

- By order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023 (the "Appointment Order"), RSM Canada Limited was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Cooperative Inc. ("HSC" or the "Co-op") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Property"). A copy of the Appointment Order is attached hereto as Appendix "A".
- On March 1, 2024, the Court granted an order substituting TDB Restructuring Limited in place of RSM Canada Limited as Receiver (the "Omnibus Order"). A copy of the Omnibus Order is attached hereto as Appendix "B".
- 3. The Appointment Order authorizes the Receiver to, among other things:
 - (a) take possession and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of, or from, the Property;
 - (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
 - (c) manage, operate, and carry on the business of the Co-op, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Co-op;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by the Appointment Order; and

- (e) receive and collect all monies and accounts now owed or hereafter owing to HSC and to exercise all remedies of HSC in collecting such monies, including, without limitation, to enforce any security held by the HSC.
- (f) The Appointment Order empowers the Receiver to borrow by way of revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$500,000 (or such greater amount as the Court may order), for the purpose of funding the administration of the receivership and the exercise of the Receiver's powers and duties.
- 4. Paragraphs 12 and 13 of Appointment Order require the Receiver to:
 - (a) provide quarterly updates to the Applicant Service Manager, which reports shall be shared with the Respondent and its members, to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the Receiver in respect of the Property, provided that the information included in such reports shall be in the sole discretion of the Receiver; and
 - (b) provide an annual report to the Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment.
- 5. The Appointment Order, together with Court documents related to the receivership proceeding, has been posted on the Receiver's website, which can be found at https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/.

[remainder of page left blank intentionally]

1.1 Purpose of the First Report to Court

- 6. The purpose of this first report to Court (the "First Court Report") is to:
 - a) advise the Court of the actions taken and decisions made by the Receiver under its appointment, including the Receiver's decision to replace the Receiver's independent legal counsel, in accordance with paragraph 13 of the Appointment Order;
 - b) provide the Court with information in relation to certain capital repairs projects approved by the City of Toronto (the "City") and progress made by the Receiver and Community First Developments Inc. ("CFDI"), the property manager engaged by the Receiver;
 - provide the Court with a summary of the Receiver's statement of interim cash receipts and disbursements (the "Interim SRD") for the period March 14, 2023 to March 11, 2024; and
 - d) request that the Court grant an order:
 - i. approving the Quarterly Reports (defined below) and the First Court Report and the activities and conduct of the Receiver as described in the Quarterly Reports and the First Court Report;
 - ii. approving the R&D; and
 - iii. approving the fees and disbursements of the Receiver.

1.2 Terms of Reference

7. In preparing this First Court Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the "**Information**"). Certain of the information contained in the First Court Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the Chartered Professional Accountants Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.

8. Unless otherwise stated, all dollar amounts contained in the First Quarterly Report are expressed in Canadian dollars.

2.0 BACKGROUND

- 9. The background leading up to the appointment of the Receiver can be found in the City of Toronto's application record dated November 10, 2022, which is posted on the Receiver's website at <u>https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/</u>.
- 10. Briefly, on October 4, 2022, the City of Toronto commenced an application for the appointment of a receiver pursuant to *Housing Services Act, 2011* (the "**HSA**"), which appointment was ordered by the Honourable Justice Penny on March 14, 2023. The application was commenced because HSC failed to comply with certain requirements of the HSA, despite being provided with notice and an opportunity to cure the identified failures.

3.0 RECEIVER'S ACTIVITIES

11. In accordance with paragraph 12 of the Appointment Order, the Receiver has posted on its website, its first, second and third quarterly reports (the "**Quarterly Reports**"), which set out the Receiver's activities for the periods March 14, 2023 to June 13, 2023, June 14, 2023 to September 18, 2023 and September 19, 2023 to December 14, 2023. In consultation with the Applicant, the posting of the Quarterly Reports to the Receiver's website was determined to be satisfactory for the purposes of paragraph 12 of the Appointment Order. The Quarterly Reports are attached hereto, without appendices, as **Appendix "C**", **Appendix "D**" and **Appendix "E**".

- 12. A summary of the Receiver's activities since December 14, 2023, are set out below:
 - a) corresponded with the Co-op's auditor to finalize the audited financial statements for the year ended June 30, 2023 and filed same with the City and Canada Revenue Agency ("**CRA**");
 - b) corresponded with the Co-op's auditor to finalize the corporate tax return for the year ended June 30, 2023 and filed same with CRA;
 - c) completed and filed with CRA various HST rebate forms for the Co-op;
 - d) finalized and filed with the City the Co-op's amended Annual Information Return ("AIR") for the year ended June 30, 2022 and the AIR for the year ended June 30, 2023;
 - e) completed all things necessary to update resident housing deposits and housing charges for those residents paying by electronic funds transfer, pursuant to instructions from CFDI;
 - f) continued with approval and payment of the Co-op's ongoing operating liabilities and property taxes;
 - g) approved and effected capital repairs and maintenance to the Co-op's common areas and systems and various units, as necessary;
 - reviewed and commented on monthly property management reports from CFDI;
 - approved payment arrangements for certain residents in arrears of housing (rent) payments;
 - j) attended several notice to appear meetings with CFDI and residents in arrears of housing (rent) payments and decided on whether to issue eviction decisions;
 - k) received and invested in a guaranteed investment certificate capital repairs funding received from the City pursuant to its Canada-Ontario Community

Housing Initiative Agreement (the "**COCHI Agreement**"), which is discussed in further detail below;

 attending to all other administrative matters with respect to the receivership administration, including supervision, all meetings, telephone and virtual attendances and written and verbal correspondence to facilitate the forgoing.

4.0 CHANGE OF COUNSEL

- 13. Upon its appointment, in accordance with paragraph 2 (d) of the Appointment Order, the Receiver retained Blaney McMurtry LLP ("**Blaneys**") as its independent legal counsel for this receivership proceeding.
- 14. The Partner at Blaney's with carriage of the file retired in or about June 2023 and the file was passed on to another partner at Blaneys.
- 15. In or about October 2023, the Receiver required Blaneys to respond to certain questions of a legal nature posed by HSC's auditor with respect to finalization of the treatment of certain amounts in and notes to the June 2023 audited financial statements of the Co-op; however, Blaneys was unresponsive.
- 16. After the auditor emailed Blaney's on several occasions and the Receiver sent numerous follow up emails to Blaney's with no response, the Receiver held several calls with HSC's auditor to ascertain what could be done to satisfy the auditor so that the June 2023 financial statements could be finalized and issued by the auditor. The auditor worked with the Receiver to obtain sufficient and appropriate audit evidence for the financial statements to be issued.
- In January 2024, Blaney's responded to the auditor; however, at that point, the June 30, 2023 financial statements had already been finalized and filed with the City and CRA.
- 18. In late February 2024, the Receiver replaced Blaney's with WeirFoulds LLP as its independent legal counsel.

5.0 CAPITAL REPAIRS PROJECTS AND FUNDING

- 19. As referred to above, the Receiver entered into the COCHI Agreement with the City in early December 2023 with a view to obtaining funding for certain desperately needed capital repairs to the Co-op.
- 20. While not all of the capital repairs the Receiver applied for were approved, the City did approve the following capital repairs:
 - a) roof replacement;
 - b) replacement of fire alarms over 10 years old;
 - c) repaving of road and parking areas;
 - d) replacement of uneven paving;
 - e) replacement of ground lighting;
 - f) replacement of hallway/common area and underground parking lighting;
 - g) elevator modernization; and
 - h) booster pump replacement.
- 21. In accordance with the COCHI Agreement, the City has advanced \$431,250 to the Receiver, which represents 30% of the total approved funding, which the Receiver has invested in a short-term guaranteed investment certificate. Further monies will be advanced to the Receiver as eligible work progresses and payments to consultants and trades are made in accordance with the COCHI Agreement. A copy of the COCHI Agreement has not been attached hereto; however, should the Court require it, the Receiver will provide same.
- 22. Attached hereto as **Appendix** "**F**" is a progress report on the various projects approved and funded by the City and an estimated timeline for completion of same.

6.0 RECEIVER'S INTERIM SRD

- 23. Attached hereto as **Appendix** "**G**" is the Receiver's Interim SRD for the period March 14, 2023 to March 11, 2024. During this period, cash receipts were \$4,197,332 and cash disbursements were \$3,567,713, resulting in an excess of receipts over disbursements of \$629,619. The cash balance in the Receiver's trust account totals \$198,369 and as set out above, the Receiver has invested \$431,250 funded by the City for capital repairs in a short-term guaranteed investment certificate.
- 24. The Receiver has left open HSC's operating account to which, among other things, residents of the Co-op pay housing and parking charges via electronic funds transfers and the City deposits its monthly subsidy payments. On a daily basis, the Receiver receives a report of HSC's operating account activity from Bank of Montreal (**"BMO"**) and accepts or rejects any debits to the account, as appropriate. Credits or receipts to the account are automatically accepted by BMO. The Receiver, on a monthly basis, sweeps this operating account and transfers the funds in it to the Receiver's trust account. The balance in HSC's operating account as at March 11, 2024 was \$44,215.

7.0 PROFESSIONAL FEES AND DISBURSEMENTS

- 25. Pursuant to paragraph 20 of the Appointment Order, the Receiver and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 21 of the Appointment Order, the Receiver and its counsel shall pass their accounts before the Court.
- 26. The Receiver's accounts total \$230,391.50 and \$366.95 in fees and disbursements, respectively, plus HST of \$29,998.58 for a total amount of \$260,757.03 from March 14, 2023 to January 31, 2024. A copy of the Receiver's interim accounts, together with a summary of the accounts, the total billable hours charged per account, and the average hourly rate charged per account, is set out in the Affidavit of Arif Dhanani sworn on * and attached to this Report as **Appendix "G"**.

8.0 CONCLUSION AND RECOMMENDATION

- 27. The Receiver is continuing to work with the City, CFDI and various other constituents to ensure that the housing project is operating in a manner consistent with the HSA and to complete the various capital repairs projects, which the City has approved and funded.
- 28. The Receiver recommends continuing the appointment of the Receiver until such time as the housing project is being operated in full compliance with the HSA, the various capital repairs projects approved and funded by the City being completed and the housing provider set to assume responsibility for managing and operating the housing project at that stage is capable of managing the housing project as a going concern with the support of the City and other stakeholders. The City of Toronto has advised that it is supportive of this recommendation.

9.0 RECEIVER'S REQUEST OF THE COURT

29. Based on the foregoing, the Receiver respectfully requests that the Court grant the order described in paragraph 6 (d) above.

All of which is respectfully submitted to this Court as of this 19th day of March 2024.

TDB RESTRUCTURING LIMIITED, solely in its capacity as Receiver and Manager of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

HANDAN!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX D





TDB Restructuring Limited

11 King St. W., Suite 700 ᠑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 i≜

tdbadvisory.ca

IN THE MATTER OF THE RECEIVERSHIP OF

HARRY SHERMAN CROWE HOUSING COOPERATIVE INC.

SUPPLEMENT TO THE FIRST REPORT TO THE COURT OF

TDB RESTRUCTURING LIMITED

APRIL 22, 2024

Court File No. CV-22-00688248-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

(COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

Contents

1.0	INTRODUCTION	1
1.1	Purpose of the Supplemental Report	1
2.0	REPLY TO THE KERR AFFIDAVIT	1
2.1	Notification of Change of Name	2
2.2	Triggering Events and Financial Stability of the Co-op	2
2.3	Market Rent vs. RGI Income and Financial Report	4
2.4	Maintenance and Repairs and Property Management Fees	5
2.5	Professional Fees and Disbursements	7
3.0	CONCLUSION	8

APPENDICES

Notice of Triggering Events	A
Audited Financial Statements	B

- By order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023, RSM Canada Limited was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Cooperative Inc. ("HSC" or the "Co-op") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Appointment Order").
- 2. On March 1, 2024, the Court granted an order substituting the name TDB Restructuring Limited ("**TDB**") in place of RSM Canada Limited ("**RCL**") as Receiver.
- 3. This report (the "**Supplemental Report**") is a supplement to the first report to the Court of the Receiver dated March 19, 2024 (the "**First Court Report**") and should be read in conjunction with the First Court Report. Capitalized terms, unless otherwise expressly defined, shall have the meaning set out in the First Court Report.

1.1 Purpose of the Supplemental Report

- 4. The purpose of the Supplemental Report is to provide the Court with information in reply to the Affidavit of Rosell Kerr sworn April 16, 2024 (the "**Kerr Affidavit**") and clarify certain matters raised in the Kerr Affidavit.
- 5. The Receiver notes that the Kerr Affidavit does not expressly indicate whether Ms. Kerr has submitted her evidence on behalf of the Co-op or its board members (the "**Board**"), or in her personal capacity. Significantly, Ms. Kerr does not indicate in the Kerr Affidavit whether she is authorized by the Co-op members or the Board to submit her affidavit and "raise areas of concern" in respect of the relief requested by the Receiver.

2.0 REPLY TO THE KERR AFFIDAVIT

6. The Receiver's comments with respect to certain of the issues raised in Ms. Kerr's affidavit are set out below. As preliminary comments, the Receiver:

- a) has not addressed every matter raised by Ms. Kerr and cannot speak: (i) to events that transpired prior to the Receiver's appointment; and (ii) for the City of Toronto (the "City");
- b) understands that many, if not all, of the items raised by Ms. Kerr with respect to the City were addressed and at issue in the City's application for the appointment of the Receiver; and,
- c) has not engaged in "extensive audits" of the allegations made by the City, as suggested in paragraph 16 of the Kerr Affidavit, and is not aware of any such "audit".

2.1 Notification of Change of Name

- 7. On February 1, 2024, the name RCL was changed to TDB and, as referred to above, on March 1, 2024, the Court issued an order substituting the name TDB for RCL on all of RCL's ongoing mandates (the "Omnibus Order"). Community First Developments Inc. ("CFDI"), the property manager engaged by the Receiver, and the licensed insolvency trustees with carriage of this matter have remained the same throughout the receivership administration.
- 8. In paragraph 7 of the Kerr Affidavit, Ms. Kerr comments that the Omnibus Order was obtained without notice or service of any materials. The Receiver is unclear as to whether any issue is taken by Ms. Kerr, the Co-Op or the Board regarding notice of the application for the Omnibus Order, but the Receiver notes that the recitals to the Omnibus Order expressly state that the Application Record was served. The Receiver also notes that service of notice of the Application for the Omnibus Order is not required on stakeholders of the various mandates for which RCL was appointed as their rights or interests are not affected by the Omnibus Order.

2.2 Triggering Events and Financial Stability of the Co-op

9. As referred to in paragraph 20 of the Kerr Affidavit, certain triggering events led up to the appointment of the Receiver. These triggering events are identified pursuant to section 83 of the *Housing Services Act 2011* (the "Act") and summarized in the City's letter to the Co-op dated March 29, 2021 (the "Notice of Triggering Events"). A

copy of the Notice of Triggering Events is attached hereto as **Appendix** "**A**". To summarize, the triggering events identified include:

- a) Contravening the Act or regulations by failing to comply with s. 75(1) of the Act to operate the housing project and govern itself in accordance with prescribed provincial requirements and local standards made by the Service Manager¹ and by failing to comply with s. 69(2) of the Act to ensure the project is well managed; and
- b) Failing to operate the designated housing project properly.
- 10. The underlying issues giving rise to the triggering events leading up to the appointment of the Receiver, and the consequences arising therefrom, continue to be addressed by the Receiver, including the following items:
 - a) CFDI is continuing to work with Rent-Geared-to-Income ("RGI") households to obtain missing information in their files, which information was missing from prior to the Receiver's appointment and continues to be outstanding notwithstanding repeated attempts by CFDI to obtain same;
 - b) as set out in the Kerr Affidavit, the number of RGI households required to be maintained by the Co-op is 90. The number of RGI units currently maintained by the Co-op is below the required threshold and the Receiver and CFDI are attempting to increase the number of RGI households as units within the Co-op are vacated over time by households paying market rent;
 - c) prior to the Receiver's appointment, the Board filled vacated units with market rent households instead of RGI households, notwithstanding the City's requirements, and either did not provide the City with accurate reporting or any reporting at all. As a result, the City provided a level of subsidy based on the misreported or historical number of RGI households, which subsidy levels exceeded warranted amounts. On the basis that the Receiver has now provided the City with audited financial statements and annual information reports for the years ended June 30, 2022 and 2023, the City has advised that it intends to

¹ The Service Manager under the Act is the City of Toronto

recoup the excess subsidies paid historically by reducing its monthly subsidy on a go forward basis. The Receiver is now managing the costs of operating the Coop with a lower monthly subsidy from the City; and

- as described in the First Court Report, there are several capital projects that have been approved and partially funded by the City, which need to be completed by the Receiver.
- 11. In paragraph 20, the Kerr Affidavit states that the Receiver has invested \$431,250.00 in term deposits and that this is evidence that the Co-op is financially stable. At paragraphs 21 and 23 of the First Court Report and note 1 to the Receiver's statement of receipts and disbursements, the Receiver has explained that these funds have been advanced by the City for the specific purpose of completing capital projects approved by the City. The Receiver has invested the funds in a guaranteed investment certificate to: (i) earn a better rate of interest on the funds; and (ii) segregate the funds from general operating funds so that they are not unintentionally used for a purpose other than for what they have been specifically provided. The Receiver is uncertain as to whether Ms. Kerr has mistakenly understood that these funds are for general use. The financial stability of the Co-op is further discussed below.

2.3 Market Rent vs. RGI Income and Financial Report

- 12. As a preliminary matter, in paragraphs 21, 22 and 29 of the Kerr Affidavit, reference is made to the Receiver's "annual financial statements" or "annual financial report". To be clear, the Receiver has not provided financial statements or any form of annual financial report. The Receiver has provided quarterly reports and an annual report in accordance with its duties under the Appointment Order. The Receiver's report sets out the Receiver's activities, relevant information for the Court, the Receiver's interim statement of cash receipts and disbursements and fees to January 31, 2024 and seeks approval of the Court for same. The Receiver's interim statement of cash receipts and disbursements does not constitute a financial statement or financial report.
- 13. The Kerr Affidavit states at paragraph 22 that "the Board inquired from the Receiver answers in relation to the distinction between RGI income and market income. To date the Board have not received any clarification or breakdown from the Receiver."

The Receiver has no knowledge of any such request from Ms. Kerr or the Board to which she refers. Without any particulars as to the date and form in which these requests are alleged to have been made, the Receiver is unable to comment further.

- 14. In the Kerr Affidavit, at paragraph 25, Ms. Kerr has asked for a breakdown of, among other things, the subsidy paid by the City for the Receiver's fees. Paragraph 5 of the affidavit of Arif Dhanani states that the Receiver's fees and disbursements plus HST have been subsidized by the City of Toronto. To be clear, the full amount of the Receiver's fees, disbursements and HST associated therewith have been funded by the City and have not been paid from any subsidies intended for the housing project or in respect of RGI subsidies.
- 15. In order to be helpful and provide Ms. Kerr with financial information that she may be traditionally familiar with, the Receiver has attached hereto as **Appendix "B**", the annual audited financial statements of the Co-op for the year ended June 30, 2023. The Receiver notes that:
 - a) although its financial position as at June 30, 2023 has improved slightly from June 30, 2022, the Co-op continues to be insolvent; and
 - b) the amount of the government subsidy (re)payable to the City has increased from the prior year. The Receiver believes that the subsidy (re)payable to the City may be even greater as at June 30, 2024 as a result of the full impact of the issue raised in 10 (c) above.

2.4 Maintenance and Repairs and Property Management Fees

16. In paragraph 27 of the Kerr Affidavit, Ms. Kerr sets out that repairs and maintenance costs reported by the Board's maintenance staff in 2022 were \$53,736 and that the forecast for 2023 was \$174,111; however, the audited financial statements set out that repairs and maintenance costs were actually much higher: (i) \$714,250 for the year ended June 30, 2022; (ii) \$658,319 for the year ended June 30, 2023; and (iii) the budgeted amount for repairs and maintenance costs for the year ended June 30, 2023 was \$440,586.

- 17. Property management fees have increased significantly on the basis that the Receiver engaged CFDI after evaluating the qualifications and performance of the property managers engaged by the Board following the Receiver's appointment. CFDI is a reputable property manager with a history of managing large properties and is well known in the non-profit and social housing sector, having a separate accounting department with appropriate internal controls and segregation of duties.
- 18. The Receiver's comments, observations and evaluation based on the Board's oversight of both the books and records of the Co-op, and the Co-op's property managers engaged prior to and at the time of the Receiver's appointment and CFDI's discussions with various residents after its engagement by the Receiver is set out below:
 - a) the property managers engaged by the Co-op at the time of the Receiver's appointment were two individuals;
 - there was no segregation of duties and one of the property managers was also b) completing the Co-op's accounting; however, this individual had no formal accounting accreditation or experience and the other individual did not appear to have any qualifications at all;
 - both property managers failed the Ontario Non-Profit Housing Association's c) RGI administration course, the successful completion of which is mandatory for all new RGI administrators in the City of Toronto regardless of whether new administrators completed have any previous training on RGI administration/simplification;
 - d) among other things, the books and records of the Co-op were in disarray, bank reconciliations had not been completed in several months until the Receiver requested that they be brought up to date and the Co-op's HST rebate claims had been rejected by Canada Revenue Agency on the basis that they were incorrectly filed;
 - the Co-op's former auditor advised that the June 30, 2022 financial statements e) had not been completed as there was missing information and outstanding questions that had not been answered by either the Board or the accounting/property management staff;

6

- f) the Receiver came to later learn from CFDI, based on resident complaints and work orders submitted, that a significant number of units, the common elements, and the building systems, had been neglected and that residents were suffering, among other things, from: (i) very significant pest control issues; (ii) severe plumbing issues; (iii) rotting kitchen and bathroom cabinets and raised flooring (as a result of leaks and flooding from the plumbing issues); and (iv) allergies from mould accumulation; and
- g) a significant number of residents complained to CFDI about the above issues and that the issues were raised with the prior property managers and the Board and that nothing had been done about them.
- 19. The Receiver is of the view that the condition of the Property suffered from a lack of appropriate repairs and maintenance and as such, the present increase in property management fees and repair and maintenance fees, is appropriate and necessary. In addition, the Receiver recommends that its appointment continue until, among other things, the Property is brought back to an appropriate standard and condition, which includes the work described in the First Court Report.

2.5 Professional Fees and Disbursements

- 20. While the Kerr Affidavit sets out Ms. Kerr's opinion in paragraph 31 that the Receiver's average hourly rate of \$435.85 is excessive, based on the fee affidavits submitted by many of the Receiver's competitors in other insolvency proceedings, the Receiver's hourly rate in respect of this mandate is below market and was discounted to consider the nature of this particular engagement.
- 21. The webpage that Ms. Kerr refers to in paragraph 31 of her affidavit as something that "already existed" is misconstrued. The Receiver, as is standard practice in courtappointed receivership matters, is expected to create a case website in respect of these particular proceedings. The website referred to in the Receiver's invoices is the Receiver's website and the specific webpage referred to in the Receiver's invoices was set up in accordance with the Court's e-Service Protocol.
- 22. While the Receiver is surprised that it is required to provide this context, given the allegation made in the Kerr Affidavit at paragraph 32, it appears necessary. Mr.

Tannenbaum is the Receiver's senior restructuring partner and has significant experience with receivership administrations in the non-profit and social housing sector. While there are numerous comments about Mr. Tannenbaum's involvement with the file, including signing cheques and making electronic payments, it should be noted that the Receiver is a court-officer and a fiduciary and that it is responsible and accountable for the funds entrusted to it. The act of "signing cheques" involves Mr. Tannenbaum's review and approval of all disbursements from the Co-op's operating account and the Receiver's trust account, all of which are critical to ensuring that every disbursement made is appropriate and accurate. No one in the Receiver's office, other than a licensed insolvency trustee, has the ability or authority to sign cheques or make electronic payments. The approval and disbursement of trust funds is not an "administrative" task but is an important function reserved to be completed by a licensed insolvency trustee.

3.0 CONCLUSION

23. Based on the foregoing, the Receiver respectfully requests that the Court grant the order requested in the First Court Report.

All of which is respectfully submitted to this Court as of this 22nd day of April 2024.

TDB RESTRUCTURING LIMIITED, solely in its capacity as Receiver and Manager of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

HANDEN!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX E



SUPERIOR COURT OF JUSTICE

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-22-00688248-00CL

DATE: Apr 29 2024

NO. ON LIST:2

TITLE OF PROCEEDING: CITY OF TORONTO v. HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC. BEFORE: JUSTICE PENNY

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
Mark Siboni	CITY OF TORONTO	mark.siboni@toronto.ca

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
Courtney Betty	HARRY SHERMAN CROWE HOUSING COOPERATIVE INC.	betty@bettyslaw.com
Julian Castro		Julian@bettyslaw.com

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
Philip Cho	Counsel for Receiver	pcho@weirfoulds.com
Brian Tannenbaum	Counsel for Receiver	btannenbaum@tdbadvisory.ca
Arif Dhanani	Counsel for Receiver	adhanani@tdbadvisory.ca

ENDORSEMENT OF JUSTICE PENNY:

- [1] The Receiver moves for an order approving: its First Report; the interim statement of receipts and disbursements; and the Receiver's fees.
- [2] The Respondent is a co-op housing project governed by the *Housing Services Act, 2011*. Under the *HSA*, the City of Toronto is the "service manager". The service manager is entitled to certain disclosures, ongoing reporting and such from registered housing Toronto co-ops. As a result of specific deficiencies in building maintenance and management, governance, and financial reporting, Toronto took the extraordinary step of bringing an application for the appointment of a receiver over the assets and undertaking of the Co-op. By order of March 14, 2023, I granted the order and appointed RSM Canada as Receiver. RSM subsequently changed its name to TDB Restructuring. Conway J. made an omnibus order changing RSM in the title of proceedings to TDB. My order required the Receiver to provide quarterly reports to Toronto and the Co-op, and to report to the Court at least annually.
- [3] Over the course of the last year the Receiver has worked diligently to remedy many of the deficiencies and problems. Among other things, the Receiver has: assessed the capabilities of, and replaced, the former property managers; worked with the new property manager to prepare accurate monthly financial statements, rent geared to income (RGI) calculations, urgent repair requests, essential services and up to date tax filings; worked with the auditor to prepare annual audited financial statements; attended to urgent maintenance and repairs in units, common areas and mechanical systems; updated housing deposits and charges; and administered funding to address necessary capital repairs. The capital repairs include roof replacement, fire alarm replacement, road and parking re-pavements, indoor and outdoor lighting upgrades and replacement, and elevator modernization. The Receiver has also prepared, and made available to both Toronto and the Co-op, quarterly reports, and has completed, and filed with this motion, the Receiver's first annual report. Among other things, the Receiver reports that the Co-op is still insolvent and could not continue without support from the Toronto.
- [4] Not all of the capital repairs applied for to Toronto were approved. It is anticipated that other applications for approval will be made once the current slate of projects is completed or nearing completion. The Receiver provided a progress report on the approved projects. The most complicated and involve project is the elevator renovation, which has an anticipated completion date of March 2025. The Receiver continues to work with the service manager, the property manager, the Co-op and other stakeholders to ensure the Co-op is operating in a manner consistent with the *HSA* and to complete various capital projects which Toronto has approved and funded (with earmarked funds). The Receiver recommends continuing the appointment until such time as the housing project is being operated in full compliance with the *HSA*, the various capital repair projects approved and funded by Toronto are completed and the Co-op is at a stage where it is capable of managing the project as a going concern. Toronto supports this recommendation.
- [5] The Co-op filed the affidavit of Rosell Kerr, who is the Chair of the Co-op board. In her affidavit, Ms. Kerr raised a number of concerns related to the Receiver and the ongoing receivership. In a supplement to its First Report, the Receiver comprehensively responded to those concerns, many of which appear to have resulted from a misunderstanding of what is actually happening, what the true financial circumstances of the Co-op are and what should be done in the future. I accept the Receiver's explanations in the supplementary report. For example, Ms. Kerr was concerned about the cost of the Receivership but did not appreciate that the cost of the receivership was being paid by Toronto, not out of Co-op revenues. Ms. Kerr felt that the fact that the Co-op had over \$400,000 in its account showed the

96

- [6] Although efforts to explore a consent order today were unsuccessful, in the end, Mr. Betty, on behalf of the Co-op, did not oppose the specific relief being sought today. His concern, and the concerns of the Co-op, relate to the path forward and to obtaining greater clarity about when the triggering events which lead to the receivership will have been sufficiently addressed to warrant return of control of the Co-op to its board of directors.
- [7] At the close of submissions, I indicated that I would grant the order sought today and provide some suggestions for the path forward. I am satisfied with the Receiver's First Report and with the actions taken by the Receiver to date, as documented in the Report. I am likewise satisfied with the interim statement and with the Receiver's outline, and amount of, its fees.
- [8] The Receiver's motion is granted. Order to issue in the form signed by me this day.
- [9] In my view, the past year has been spent dealing with the most urgent and pressing problems; this was necessarily so given the extent and seriousness of the physical, financial, governance and other problems being faced by the Co-op. Now that the situation has begun to stabilize, the Receiver should, as outlined in the First Report, continue with the initiatives it has undertaken. At the same, time, in this next phase of the receivership, Toronto and the Receiver should work with the Co-op to begin working toward a plan for when and how the transition back to board control might be achieved.
- [10] For example, counsel for Toronto advised that there are various resources available to board members, and potential board members, to help them understand what is required to successfully manage a co-op housing project. I strongly recommend that the board work with Toronto to understand and utilize these resources. The history of this matter leads me to believe that, in the past, the board has on occasion failed to understand, and to follow, various requirements necessary to maintain the service manager's support and co-operation. If the board wishes to successfully transition out of the receivership, it will have to show it has a clear understanding of what is required, from a regulatory, governance and financial point of view, for the successful operation of the Co-op.
- [11] Similarly, it would enhance the process if, during the next phase of the receivership, the Receiver and Toronto work toward specific, identifiable metrics and milestones for the resolution of the triggering events and what the conditions are for a successful conclusion of the receivership and a transition back to board control.

Eng J Penny J.

APPENDIX F

Court File No. CV-22-00688248-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

THE HONOURABLE)	MONDAY THE 29 TH DAY
JUSTICE PENNY))	OF APRIL 2024
)	

BETWEEN:

CITY OF TORONTO

-and-

Applicant

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC. Respondent

ORDER (approval of activities and fees)

THIS MOTION made by TDB Restructuring Limited ("**TDB**") in its capacity as courtappointed receiver and manager (in such capacity, the "**Receiver**") of all of the assets, undertakings and properties of Harry Sherman Crowe Housing Co-Operative Inc. (the "**Respondent**" or "**HSC**") for an order approving the activities and conduct of the Receiver set out in its first report to the court dated March 19, 2024 (the "**First Court Report**") and the Receiver's quarterly reports dated June 13, 2023, September 18, 2023 and December 14, 2023 (the "**Quarterly Reports**") and other relief, originally returnable on March 25, 2024, was heard this day by video conference.

ON READING the Motion Record of the Receiver, including the First Court Report, the Appendices thereto and the Affidavit of Arif Dhanani sworn on March 19, 2024 (the "Fee Affidavit"), the Affidavit of Rosell Kerr sworn on April 16, 2024, the Receiver's Reply Motion Record, including the Supplement to the First Report (the "Supplemental Report") and the

Affidavit of Paul Fischer sworn on April 22, 2024, the facta of the Receiver and of the Respondent, and on hearing the submissions of the lawyers for the Receiver, the Applicant and the Respondent:

- THIS COURT ORDERS that the First Court Report, the Quarterly Reports, the Supplemental Report (collectively, the "Reports") and the activities and conduct of the Receiver described therein be and are hereby approved, provided that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way the approval of the Reports.
- 2. **THIS COURT ORDERS** that the interim statement of receipts and disbursements appended to the First Court Report be and is hereby approved.
- 3. **THIS COURT ORDERS** that the fees and disbursements of the Receiver as set out in the Fee Affidavit appended to the First Court Report be and is hereby approved.
- 4. **THIS COURT ORDERS** that this Order be and is effective from the date that it is made, and is enforceable without any need for entry and filing.
- 5. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

Very 3.

Applicant

- and -

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

Court File No. CV-22-00688248-00CL

ONTARIO SUPERIOR COURT OF JUSTICE

Proceeding commenced in Toronto

ORDER

WeirFoulds LLP

Barristers & Solicitors TD Bank Tower, Suite 4100, P.O. Box 35 66 Wellington Street West Toronto, ON M5K 1B7

Philip Cho (LSO # 45615U) pcho@weirfoulds.com

Tel: 416-365-1110 Fax: 416-365-1876

Lawyers for the Receiver, TDB Restructuring Limited

APPENDIX G

102





TDB Restructuring Limited Licensed Insolvency Trustee

> 11 King St. W., Suite 700 Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 %

416-5/5-4440 416-915-6228

410-915-0220

tdbadvisory.ca

Court File No. CV-22-00688248-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

FOURTH QUARTERLY REPORT OF THE RECEIVER

JULY 4, 2024

Contents

INTRODUCTION	1
PURPOSE OF THE FOURTH REPORT	2
TERMS OF REFERENCE	2
BACKGROUND	3
RECEIVER'S ACTIVITIES TO DATE	3

INTRODUCTION

- By Order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023 (the "Appointment Order"), RSM Canada Limited ("RCL") was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Co-operative Inc. ("HSC" or the "Co-op") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Property"). A copy of the Appointment Order can be found on the Receiver's website located at <u>http://www.rsmcanada.com/harrysherman-crowe-housing-co-op</u>.
- 2. The Appointment Order authorizes the Receiver to, among other things:
 - (a) take possession and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of, or from, the Property;
 - (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
 - (c) manage, operate, and carry on the business of the Co-op, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Co-op;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by the Appointment Order; and
 - (e) receive and collect all monies and accounts now owed or hereafter owing to HSC and to exercise all remedies of HSC in collecting such monies, including, without limitation, to enforce any security held by the HSC.
- 3. Paragraphs 12 and 13 of Appointment Order require the Receiver to:
 - (a) provide quarterly updates to the Applicant Service Manager, which reports shall be shared with the Respondent and its members, to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the

Receiver in respect of the Property, provided that the information included in such reports shall be in the sole discretion of the Receiver; and

- (b) provide an annual report to the Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment.
- 4. The quarterly reports, the annual report to the Court, the Appointment Order, together with other Court documents related to the receivership proceeding, have been posted on the Receiver's website, which can be found at https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/.
- On March 1, 2024, the Court granted an order (the "Omnibus Order") substituting the name TDB Restructuring Limited in place of RCL. A copy of the Omnibus Order is attached hereto as Appendix "A".
- 6. As set out in its first report to Court, the Receiver changed counsel from Blaney McMurtry LLP to WeirFoulds LLP ("**WeirFoulds**") as its independent legal counsel for this receivership proceeding.

PURPOSE OF THE FOURTH REPORT

7. The purpose of this fourth quarterly report of the Receiver (the "**Fourth Quarterly Report**") is to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the Receiver in respect of the Property.

TERMS OF REFERENCE

- 8. In preparing this Fourth Quarterly Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the "**Information**"). Certain of the information contained in the Fourth Quarterly Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the *Chartered Professional Accountants Canada Handbook* and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.
- 9. Unless otherwise stated, all dollar amounts contained in the Fourth Quarterly Report are expressed in Canadian dollars.

BACKGROUND

10. The background leading up to the appointment of the Receiver can be found in the City of Toronto's application record dated November 10, 2022, which is posted on the Receiver's website at https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/.

RECEIVER'S ACTIVITIES TO DATE

- 11. The Receiver's First Quarterly Report dated June 13, 2023, Second Quarterly Report dated September 18, 2023, Third Quarterly Report dated December 14, 2023, First Report to the Court dated March 19, 2024 and Supplement to the Receiver's First Report to the Court dated April 22, 2024 (posted on the Receiver's website) sets out the Receiver's activities from the date of its appointment to April 22, 2024. Such activities are not repeated herein. Since April 22, 2024, the Receiver's activities include the following:
 - (a) meeting with Community First Developments Inc. ("CFDI"), the property manager engaged by the Receiver, to discuss the Receiver's attendances in Court and outcome thereof;
 - (b) completing and filing the Receiver's semi-annual report with the Office of the Superintendent of Bankruptcy pursuant to S. 246(2) of the *Bankruptcy and Insolvency Act* (Canada);
 - (c) continuing to review and approve accounts payable and attended to making payments to, among others, various trades, professionals and suppliers, including York University, for provision of goods and services and monthly mortgage payments to MCAP;
 - (d) monitoring the Co-op's operating bank account (the "Operating Account") to which residents make payments for monthly housing and parking charges by debit machine or electronic funds transfers; follow up of tenants returned items from the bank reports, periodically sweep the Operating Account and transfer funds to the Receiver's trust account;
 - (e) attending several Notice to Appear meetings with CFDI and various residents whose housing charges are in arrears;
 - (f) discussing with CFDI the status of various eviction proceedings in respect of residents not in compliance with payment of housing charges;

- (g) reviewing status of units based on unit inspections by CFDI and causing repairs to be completed on units requiring urgent attention;
- (h) responding to various enquiries and status update requests from the City of Toronto;
- (i) meeting with the City of Toronto and representatives of York University regarding the status of the receivership proceedings;
- (j) reviewing and commenting on CFDI's findings summary in respect of various management and governance issues as they relate to the Co-op;
- (k) monitoring progress with respect to capital projects approved by the City of Toronto pursuant to the Canada-Ontario Community Housing Initiative;
- (l) discussing with CFDI the methodology for purchasing appliances for units in need of same;
- (m) ascertaining the status of the Co-op's HST rebate and corresponding with Canada Revenue Agency regarding release of same;
- (n) attending to urgent maintenance and repairs in various units and maintenance of common area machinery and equipment;
- (o) reviewing with its counsel the status of various pending landlord-tenant tribunal proceedings; and
- (p) attending to all other administrative matters with respect to the receivership administration, including supervision, all meetings, telephone and virtual attendances and written and verbal correspondence to facilitate the forgoing.

All of which is respectfully submitted this 4thrd day of July, 2024.

TDB RESTRUCTURING LIMITED

solely in its capacity as Receiver of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

Aspan Den!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX H

109



TDB Restructuring Limited Licensed Insolvency Trustee

> 11 King St. W., Suite 700 Toronto, ON M5H 4C7

info@tdbadvisory.ca 🖂

416-575-4440 % 416-915-6228 im

416-915-6228

tdbadvisory.ca

Court File No. CV-22-00688248-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

FIFTH QUARTERLY REPORT OF THE RECEIVER

SEPTEMBER 30, 2024



Contents

INTRODUCTION	1
PURPOSE OF THE FIFTH REPORT	2
TERMS OF REFERENCE	2
BACKGROUND	3
RECEIVER'S ACTIVITIES TO DATE	3

- By Order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023 (the "Appointment Order"), RSM Canada Limited ("RCL") was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Co-operative Inc. ("HSC" or the "Co-op") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Property"). A copy of the Appointment Order can be found on the Receiver's website located at <u>http://www.rsmcanada.com/harrysherman-crowe-housing-co-op</u>.
- 2. The Appointment Order authorizes the Receiver to, among other things:
 - take possession and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of, or from, the Property;
 - (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
 - (c) manage, operate, and carry on the business of the Co-op, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Co-op;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by the Appointment Order; and
 - (e) receive and collect all monies and accounts now owed or hereafter owing to HSC and to exercise all remedies of HSC in collecting such monies, including, without limitation, to enforce any security held by the HSC.
- 3. Paragraphs 12 and 13 of Appointment Order require the Receiver to:
 - (a) provide quarterly updates to the Applicant Service Manager, which reports shall be shared with the Respondent and its members, to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the

112

Receiver in respect of the Property, provided that the information included in such reports shall be in the sole discretion of the Receiver; and

- (b) provide an annual report to the Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment.
- 4. The quarterly reports, the annual report to the Court, the Appointment Order, together with other Court documents related to the receivership proceeding, have been posted on the Receiver's website, which can be found at <u>https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/</u>.
- On March 1, 2024, the Court granted an order (the "Omnibus Order") substituting the name TDB Restructuring Limited in place of RCL. A copy of the Omnibus Order is attached hereto as Appendix "A".

PURPOSE OF THE FIFTH REPORT

6. The purpose of this fifth quarterly report of the Receiver (the "**Fifth Quarterly Report**") is to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the Receiver in respect of the Property since the Receiver's last quarterly report.

TERMS OF REFERENCE

- 7. In preparing this Fifth Quarterly Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the "**Information**"). Certain of the information contained in the Fifth Quarterly Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the *Chartered Professional Accountants Canada Handbook* and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.
- 8. Unless otherwise stated, all dollar amounts contained in the Fifth Quarterly Report are expressed in Canadian dollars.

BACKGROUND

9. The background leading up to the appointment of the Receiver can be found in the City of Toronto's application record dated November 10, 2022, which is posted on the Receiver's website at https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/.

RECEIVER'S ACTIVITIES TO DATE

- 10. The Receiver's First Quarterly Report dated June 13, 2023, Second Quarterly Report dated September 18, 2023, Third Quarterly Report dated December 14, 2023, First Report to the Court dated March 19, 2024 and Supplement to the Receiver's First Report to the Court dated April 22, 2024 and Fourth Quarterly Report dated July 4, 2024 (posted on the Receiver's website) sets out the Receiver's activities from the date of its appointment to July 4, 2024. Such activities are not repeated herein. Since July 4, 2024, the Receiver's activities include the following:
 - (a) receiving and reviewing, with the assistance of Community First Developments Inc.
 ("CFDI"), the property manager engaged by the Receiver, information relating to the past governance of the Co-op and activities of the Board of Directors (the "Board");
 - (b) corresponding, through counsel to the Receiver, with Betty's Law Office, to confirm its continued engagement with the Board, with a view to considering a plan for bringing the Co-op to a point where the receivership would no longer be necessary;
 - (c) meeting with the City of Toronto (the "City") and counsel to the Receiver to discuss the Endorsement of Justice Penny dated April 29, 2024 and specifically with respect to the next steps to bring the Co-op to a point where the receivership would no longer be necessary;
 - (d) working with the Co-op's insurer to attempt to obtain information from the President of the Board in relation to a claim against the Co-op, which was filed prior to the Receiver's appointment and which is currently stayed pursuant to the various provisions in the Receiver's appointment order;
 - (e) completing with the assistance of CFDI a benchmark analysis of the Co-op's revenues and expenses as requested by the City and delivering same;
 - (f) meeting with the City to discuss: (i) the Co-op's cash flow and repayment to the City of amounts paid for past over-subsidization of the Co-op by the City; (ii) various sources of cash, including the ability and appropriateness of the Receiver cashing in the Co-op's investments held with WorldSource Wealth Management;

- (g) working with WorldSource Wealth Management to cash in the Co-op's investments held with same in order to alleviate the cash flow strain on the Co-op and continue to pay suppliers in the ordinary course of business;
- (h) continuing to review and approve accounts payable and attended to making payments to, among others, various trades, professionals and suppliers, including York University, for provision of goods and services and monthly mortgage payments to MCAP;
- (i) monitoring the Co-op's operating bank account (the "Operating Account") to which residents make payments for monthly housing and parking charges by debit machine or electronic funds transfers; follow up of tenants returned items from the bank reports, periodically sweep the Operating Account and transfer funds to the Receiver's trust account;
- (j) discussing with CFDI the status of various eviction proceedings in respect of residents not in compliance with payment of housing charges and further Notices to Appear before the Receiver to be issued to various residents of the Co-op for not paying housing charges;
- (k) reviewing status of units based on unit inspections by CFDI and causing repairs to be completed on units requiring urgent attention;
- (l) responding to various enquiries and status update requests from the City of Toronto;
- (m) monitoring progress with respect to capital projects approved by the City of Toronto pursuant to the Canada-Ontario Community Housing Initiative;
- (n) attending to urgent maintenance and repairs in various units and maintenance of common area machinery and equipment;
- (o) reviewing with its counsel the status of various pending landlord-tenant tribunal proceedings; and

[remainder of page left blank intentionally]

- 115
- (p) attending to all other administrative matters with respect to the receivership administration, including supervision, all meetings, telephone and virtual attendances and written and verbal correspondence to facilitate the forgoing.

All of which is respectfully submitted this 30th day of September, 2024.

TDB RESTRUCTURING LIMITED

solely in its capacity as Receiver of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

ABHANDAN!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX I

117





TDB Restructuring Limited Licensed Insolvency Trustee

> 11 King St. W., Suite 700 Toronto, ON M5H 4C7

info@tdbadvisory.ca 🖂

416-575-4440 % 416-915-6228 im

416-915-6228

tdbadvisory.ca

Court File No. CV-22-00688248-00CL

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

BETWEEN:

CITY OF TORONTO

Applicant

-and-

HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

SIXTH QUARTERLY REPORT OF THE RECEIVER

December 18, 2024

Contents

INTRODUCTION	. 1
PURPOSE OF THE SIXTH REPORT	. 2
TERMS OF REFERENCE	. 2
BACKGROUND	. 3
RECEIVER'S ACTIVITIES TO DATE	. 3

- By Order of the Ontario Superior Court of Justice (the "Court") dated March 14, 2023 (the "Appointment Order"), RSM Canada Limited ("RCL") was appointed receiver and manager (the "Receiver"), without security, of all of the assets, undertakings and properties of Harry Sherman Housing Co-operative Inc. ("HSC" or the "Co-op") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof (the "Property"). A copy of the Appointment Order can be found on the Receiver's website located at <u>http://www.rsmcanada.com/harrysherman-crowe-housing-co-op</u>.
- 2. The Appointment Order authorizes the Receiver to, among other things:
 - take possession and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of, or from, the Property;
 - (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
 - (c) manage, operate, and carry on the business of the Co-op, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Co-op;
 - (d) engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by the Appointment Order; and
 - (e) receive and collect all monies and accounts now owed or hereafter owing to HSC and to exercise all remedies of HSC in collecting such monies, including, without limitation, to enforce any security held by the HSC.
- 3. Paragraphs 12 and 13 of Appointment Order require the Receiver to:
 - (a) provide quarterly updates to the Applicant Service Manager, which reports shall be shared with the Respondent and its members, to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the

Receiver in respect of the Property, provided that the information included in such reports shall be in the sole discretion of the Receiver; and

- (b) provide an annual report to the Court, the purpose of which is to advise the Court of the actions taken and decisions made by the Receiver under its appointment.
- 4. The quarterly reports, the annual report to the Court and the Appointment Order, together with other Court documents related to the receivership proceeding, have been posted on the Receiver's website, which can be found at <u>https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/</u>.
- On March 1, 2024, the Court granted an order (the "Omnibus Order") substituting the name TDB Restructuring Limited in place of RCL. A copy of the Omnibus Order is attached hereto as Appendix "A".

PURPOSE OF THE SIXTH REPORT

6. The purpose of this sixth quarterly report of the Receiver (the "**Sixth Quarterly Report**") is to update the Service Manager and, through it, the Housing Provider and its membership, of the actions taken and decisions made by the Receiver in respect of the Property since the Receiver's last quarterly report.

TERMS OF REFERENCE

- 7. In preparing this Sixth Quarterly Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the "**Information**"). Certain of the information contained in the Sixth Quarterly Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the *Chartered Professional Accountants Canada Handbook* and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.
- 8. Unless otherwise stated, all dollar amounts contained in the Sixth Quarterly Report are expressed in Canadian dollars.

BACKGROUND

9. The background leading up to the appointment of the Receiver can be found in the City of Toronto's application record dated November 10, 2022, which is posted on the Receiver's website at https://tdbadvisory.ca/insolvency-case/harry-sherman-crowe-housing-co-operative-inc/.

RECEIVER'S ACTIVITIES TO DATE

- 10. The Receiver's First Quarterly Report dated June 13, 2023, Second Quarterly Report dated September 18, 2023, Third Quarterly Report dated December 14, 2023, First Report to the Court dated March 19, 2024 and Supplement to the Receiver's First Report to the Court dated April 22, 2024, Fourth Quarterly Report dated July 4, 2024, Fifth Quarterly Report dated October 1, 2024 (posted on the Receiver's website) sets out the Receiver's activities from the date of its appointment to October 1, 2024. Such activities are not repeated herein. Since October 1, 2024, the Receiver's activities include the following:
 - (a) reviewing and responding to the City of Toronto's (the "City") Canada-Ontario Community Housing Initiative ("COCHI") team with respect to project updates and potential COCHI timeline extension;
 - (b) working with the Co-op's auditor to finalize and issue the audited financial statements for the year ended June 30, 2024;
 - (c) reviewing quotes and attending to various common area and mechanical systems repairs and maintenance, including elevators, boiler maintenance, HVAC maintenance, pipe corrosion, garage doors, parking garage retrofit lighting and landscaping maintenance;
 - (d) review of budget prepared by CFDI team for 2024-2025;
 - (e) reviewing quotes and attending to various resident-related maintenance problems, including issues related to bathrooms, plumbing, appliances, hot water, water leaks and pest control;
 - (f) reviewing assessment reports for mold remediation and plumbing issues;
 - (g) monitoring elevator modernization project progress and dealing with various urgent calls regarding elevator breakdowns;
 - (h) attending a meeting with City of Toronto representatives and WeirFoulds LLP ("WeirFoulds") to discuss status of receivership and outstanding issues in relation to a potential transition plan for the Co-op;

- (i) continue to engage with the Co-op's paralegal on various eviction proceedings in respect of residents not in compliance with payment of housing charges and other matters;
- (j) reviewing a roofing project report and roofing contract prepared by Brown & Beattie, including issues relating to compliance under the *Occupational Health and Safety Act*;
- (k) continuing to review and approve accounts payable and attending to making payments to, among others, various trades, professionals and suppliers, and monthly mortgage payments to MCAP;
- (l) monitoring the Co-op's operating bank account (the "**Operating Account**") to which residents make payments for monthly housing and parking charges by debit machine or electronic funds transfers; follow up of tenants returned items from the bank reports, periodically sweep the Operating Account and transfer funds to the Receiver's trust account;
- (m) responding to various enquiries and status update requests from the City of Toronto;
- (n) monitoring progress with respect to capital projects approved by the City of Toronto pursuant to the COCHI;
- (o) facilitating attendance to urgent maintenance and repairs in various units and maintenance of common area machinery and equipment;
- (p) reviewing with its counsel the status of various pending Landlord-Tenant Board proceedings;
- (q) facilitating the installation of TenantPay as an alternative method for residents to pay housing and parking charges;
- (r) attending to payment of membership dues to the Co-operative Housing Federation of Canada and Co-operative Housing Federation of Toronto;
- (s) working with WeirFoulds to review the Co-op's by-laws and policies, including a review of Board of Director minutes and member meeting minutes in relation to identified governance issues; and

(t) attending to all other administrative matters with respect to the receivership administration, including supervision, all meetings, telephone and virtual attendances and written and verbal correspondence to facilitate the forgoing.

All of which is respectfully submitted this 18th day of December, 2024.

TDB RESTRUCTURING LIMITED

solely in its capacity as Receiver of Harry Sherman Crowe Housing Cooperative Inc. and not in its personal or corporate capacity

ABHANDEN!

Per:

Arif Dhanani, CPA, CA, CIRP, LIT Managing Director

APPENDIX J

COCHI Project – Progress Report – April 25, 2025 Update

Elevator Renovation: Both elevators were completed by March 20, 2025

Completed after March 20, 2025:

- New elevator room air conditioning unit has been installed (by Diversatech)
- New fire alarm system devices have been installed on all floors in front of the elevators.

All work completed except for:

- a) Finalization of the programming of the fire alarm panel for the new fire alarm devices in front of the elevator (by Lifeline), and verification of the programming (by Mircom). Scheduled for April 29, 2025 at 8:00 AM and requires elevator shaft access, which is being provided by Element Elevator.
- b) TSSA Inspection to be scheduled as soon as the programming/verification is completed
- c) Consultant's final inspection and deficiency report, if any

See National Elevator Consultant's report from March 21, 2025 attached

Underground, Hallway and Common Area, as well as Outdoor Lighting:

Final Status: Invoiced, inspected and paid – project complete.

<u>Roofing Replacement:</u> The roof replacement project was completed by the middle of March.

<u>The additional approved work</u>: The consultant, Brown & Beattie, found the brick work around the decorative chimneys above the parking garage emergency exit structure (at rear of building) to be severely crumbling and the structure has been cordoned off to prevent possible accidents. The work was approved as per change order # 1 and completed between March 15 and March 28

Final inspection meeting was done and holdback release was processed. Please find holdback release from Brown&Beattie attached.

.Final Status: Completed by March 28, 2025

Paving Repair of Road and Parking Areas, Uneven Paving

<u>Completed</u>: Completed and Paving/Asphalt Repair: Specifications Completed and Approved. Tender done bids received on December 12, 2024. Tender Analysis received December 20, 2024. **Please see tender analysis done and recommendation made as follows:**

Recommendation: <u>To award the contract to Mancuso Paving Ltd. for Scenario B (includes bonding) at the cost of \$ 194,405 + tax.</u> Subject to confirmation with Mancuso that they acknowledge the addendum 1 which states that they will act as a subcontractor of the roofing contractor. Cold weather implications to be discussed before signing a contract with them

<u>Award of Tender</u>: Due to prolonged sub-zero weather, the work could not be started before the end of March and the contract was not awarded pending confirmation of COCHI Project Extension Request

Booster Pump Replacement:

In Progress: Finalizing specifications on the basis of the information received from Grundfoss (pump manufacturer)

Immediate Next Steps: Issuing tender delayed due to timing limitation. On hold pending COCHI Project Extension Request Approval.

Smoke Alarm Replacements:

<u>Completed and Invoiced</u>: The work was done following the annual fire alarm inspection and report. The work was invoiced and invoices submitted to the City.

General: We are currenty still awaiting a response on the COCHI funding extension request. The City's COCHI inspection on all completed projects is still pendin

Budget Vs. Actual:

Please see below the already committed and anticipated expenditures, in relation to the total funding amount:

				\$	1,437,500.00	Total Fun	ding												
As per quote or invoice	Elevat Moderniz		As per quote		Roofing	As per quote or invoice	Paving/Unev	en Sidewalk	As per invoicing	Grou Lighting/Ha Com Areas/Und Lighting (co reba	allway and mon derground ost before	Т	otal before GST	H	IST	Re	Non- fundable HST	ref (a	tal with non- undable HST s per COCHI greement)
Budget	\$ 600,00	0.00	Budget	\$	600,000.00	Budget	\$	145,000.00	Budget	\$	28,500.00	\$1	L,401,000.00	\$182	,130.00	\$	36,426.00	\$	1,437,426.00
Actual	\$ 409,82	8.00	Actual	\$	435,235.00	Actual	\$	194,405.00	Actual	\$	36,135.00	\$1	L,075,603.00	\$139	,828.39	\$	27,965.68	\$	1,103,568.68
invoiced so far			Invoiced so far				Invoiced so far												
									Aegis	\$ 2,825.00		\$	2,500.00		325	\$	65.00	\$	2,565.00
									Optoele	\$31,438.24		\$	27,821.45		3616.79	\$	723.36	\$	28,544.81
Element	\$ 114,38	31.99										\$	101,223.00	1	3158.99	\$	2,631.80	\$	103,854.80
Element	\$ 38,12	27.33										\$	33,741.00		4386.33	\$	877.27	\$	34,618.27
			B&B	\$	5,454.82							\$	4,802.24		652.58	-	130.52	\$	4,932.76
			Solar	\$	56,957.08							\$	56,329.41				125.53	\$	56,454.94
NECL	\$ 5,64	7.18										-\$	649.68		649.68	-	129.94	-\$	519.74
			Solar		\$80,185.36							\$	70,960.50		9224.86		1,844.97	\$	72,805.47
			Solar	\$	211,261.41							\$	186,957.00	l	4304.41		4,860.88	\$	191,817.88
			B&B	\$	7,661.85							\$	6,630.00	\$ 1,	,031.85	\$	206.37	\$	6,836.37
			B&B	\$	6,349.83							\$	5,619.25		730.58	-	146.12	\$	5,765.37
			Solar	\$	38,711.54							\$	34,258.00		4453.54	-	890.71	\$	35,148.71
			B&B Lifeline	\$ \$	659.00 16,950.00							\$ \$	583.11		75.89 1950		15.18 390.00	\$ \$	598.29 15,390.00
			Midnorth	-	1,796.70							\$ \$	1,590.00		206.7	ş Ş	41.34	\$ \$	1,631.34
			Midnorth	-	4,254.00							ş	3764.55		489.45	T	97.89	\$ \$	3,862.44
			manorti	Ŷ	4,204.00								3704.33		-100.40	Ý	57.85	\$	
																		\$	-
	\$ 158,15	6.50		Ś	430,241.59					\$34,263.24		Ś	551,129.83	6	5884.32	Ś	13,176.86	\$	564,306.69

-

127

Anticipated Project Timeline (if Extension granted):

		2024			1	1	1	2025		1	1	
Project(s)	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
<u>Elevator</u> <u>Renovation:</u>	Renovatio Elevator, Wo Contra			of Second Elev n/Fire Alarm I		Finishing work,Closing and Deficiency Inspection						COCHI Inspection
<u>Underground,</u> <u>Hallway and</u> <u>Common Area,</u> <u>as well as</u>	completed											COCHI Inspection
Roofing Replacement / Repaving of Road and Parking Areas, Uneven		Contract Tender, Contract Award	Contract Signing	Start-up Meeting, Coordinatio n Mobilization	Roofing Work	Roofing Work	Close-out of Roofing Work	Deficiency Inspection Financial Close-out		Contingen cy for Weather related delays	Contingen cy for Weather related delays	COCHI Inspection
Repaving of Road and Parking Areas, Uneven Paving				Contract Award	Contract Signing Start-up Meeting Paving and Grounds Work		Mobilizati on for Paving and Grounds Work Start Weather Permitting	Paving and Grounds Work	Deficiency Inspection Financial Close-out	Contingen cy for Weather related delays	Contingen cy for Weather related delays	COCHI Inspection
<u>Booster Pump</u> <u>Replacement</u>			Obtaining specs from Pump manufacture r	Obtaining vendor quotes Preparing work	Approval of Vendors	Ordering Materials	waiting for contractor	Materials - or roofing or to clear ut	Installatio n	Deficiency Inspection		COCHI Inspection
Smoke Alarm Replacements				Obtaining quotes	Approval of Vendors	Work to be done and completed (3 days)	COCHI inspection					

National Elevator Consulting Experts in vertical transportation

T. 416.777.0660 **ELEVATOR PROGRESS REPORT Project Information** 51 Chimney Stack Road March 21, 2025 Project: Inspection Date: Manager / Owner / GC: Harry Sherman Crowe Housing Co-Op Jeremy Blyth Inspected By: Contractor: Element Elevator 2 Number of Elevating Devices Completed: Number of Elevating Devices in project: 1 October 22, 2024 Contractor On Site Start Date: February 11, 2025 Completion Date per Contract Based on 8 Weeks time for Each Elevating Device:

Progress

N. 1.04.0005	27, 2025
Estimated Completion Date Based on progress to Inspection Date: March 31, 2025	

TSSA Inspection Date: _____ Not Confirmed 🖌

Controller	100%	Car Door Equipment	10
Hoist Machine / Power Unit	100%	Hall Door Equipment + Entrances	1
Hoist Ropes	100%	Car / Counterweight Guides	1
Rope Gripper	100%	Hoistway Levelling System	1
Governor	100%	Pit Equipment	1
Machine Room Wiring	100%	Cabin Interior / Car Fixtures	1(
Hoistway Wiring	100%	Hall Fixtures	1

Comments:

The A/C contractor has started their work on the new air conditioner for the machine room.

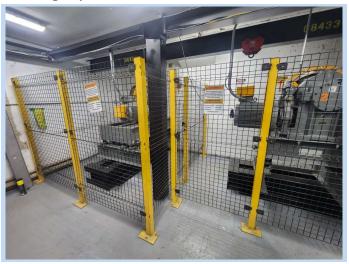
The generator signals to the elevators have been confirmed and verified.

The fire alarm signals have made some progress, but are still not completed and no confirmed completion date provided. We have sent communication to the contractor and are awaiting a response.

The elevator contractor has completed all their work and cannot move forward until the fire signals have been completed.



Photographs



The elevator machine room guarding installed and the floor painted.



The auxiliary fire key switch in the front vestibule.

Work Required by Other Trades

1	Fire alarm signals + detectors	Work In Progress	
2	Disconnect switches	Work Completed	
3	Ground wire to disconnects	Work Completed	
4	Power to controllers	Work Completed	
5	Ground fault receptacles	Work Completed	
6	Guarded machine room lighting	Work Completed	
7	Guarded pit lighting	Work Completed	
8	Machine Room Cooling	Work In Progress	
9	Cabin CCTV cameras	Work Completed	
10		Work Completed	Provide WiFi in the machine room.
11 12	Emergency power signals	Work Completed	
13			
14			
15			



March 30, 2025

Ref. TheChimneystack51.rfg/c

Harry Sherman Crowe Housing Co-operative c/o Community First Developments Inc. 685 Sheppard Avenue East, Suite 505 North York, ON M2K 1B6

Attention: Christiane de Poppe

christianep@cfdi.ca

Re: 51 The Chimneystack Road, North York Roofing Replacements Holdback Release Due: <u>May 28, 2025</u>

As instructed, we have reviewed the attached Invoice No. 19681 for Holdback Release submitted by Solar Roofing & Sheet Metal in the amount of **\$34,258.00**. Solar has also submitted the attached documentation related to the release of the Holdback:

- Statutory Declaration
- WSIB Clearance Certificate
- Confirmation of Warranty Responsibilities (2 years from Substantial Performance March 25, 2025 and additionally an extended materials warranty from the manufacturer for 10-years)
- Confirmation of Publication of Substantial Performance (dated March 28, 2025)

The amount invoiced is in agreement with our records, with payment becoming <u>due 60 days</u> <u>after publication of Substantial Performance, provided there are no liens registered against</u> <u>the property and all supporting documents are delivered</u>. This amount is subject to the 13% HST for a total amount owing of **\$38,711.54** on **May 28, 2025**.

Please find attached our summary of approved quantities related to the Holdback.

Thank you for the opportunity of being of service. Should you wish to review matters further, please contact us at (905) 737 0111.

Yours truly, **BROWN & BEATTIE LTD.**

Griffen Brunk, B.A.Sc., EIT

 c. Jeremy Nixon, Brown & Beattie Ltd. (<u>nixon@brownbeattie.com</u>) Brad Gascoigne, Brown & Beattie Ltd. (<u>gascoigne@brownbeattie.com</u>) Steven Zheng, Solar Roofing & Sheet Metal Ltd. (<u>steven@solarroofing.ca</u>) Elizabeth Vieira, Community First Developments (<u>elizabethv@cfdi.ca</u>)

This letter has been emailed to enable related preparations to be made ahead of receipt of original documents. It is the contractor's responsibility to forward originals to us at which time we will forward the originals to the owner. Upon receipt of the originals the invoice becomes eligible for processing.

	SUMMARY	OF	HOL	DBACK	(RELEASE	Ξ
--	---------	----	-----	--------------	-----------	---

c/o Community First Developments Inc.

Harry Sherman Crowe Housing Co-operative

Project:

51 The Chimneystack Road, North York Roofing System Replacement

Contractor:	Solar Roofing & Sheet Metal Ltd.
Ref No.:	TheChimneystack51.rfg/c
Date:	March 30, 2025

ltem No.	Item Description:	Unit	Unit Rate	Tendered Contract Quantity	Tendered Contract Cost	Approved Quantity	Approved Contract Cost		
								Holdback and Previo	ous Draws:
1	Fully remove and dispose of existing roofing membrane. Supply and install new protected 2-ply modified bitumen roofing system including all related flashings, fixtures, and fittings. Reuse existing stone ballast and insulation.		\$214,200.00	1	\$214,200.00	1.00	\$214,200.00	Total To Date Holdback: Approved Bill 1:	\$387,115.40 (\$56,957.08)
2	Locally replace existing insulation where damaged, as directed by the Engineer.	Ft2	\$4.00	1,200	\$4,800.00	120.00	\$480.00	Approved Bill 2: Approved Bill 3:	(\$80,185.36) (\$211,261.41)
3	Overlay and supplement the existing insulation to provide LTTR-25 across the entire roof area.	Lump Sum	\$17,000.00	1	\$17,000.00	1.00	\$17,000.00	Approved Bill 4: Approved Bill 5:	
4	Labour allowance for any other work not explicitly discussed elsewhere that may be required during the work at the sole discretion of the Engineer. (Cost per man hour.)		\$75.00	40	\$3,000.00			Approved Bill 6: Approved Bill 7: Approved Bill 8:	
5	Material allowance for any other work not explicitly discussed elsewhere that may be required during the work at the sole discretion of the Engineer.		\$5,000.00	1	\$5,000.00			Approved Bill 9: Approved Bill 10: Approved Bill 11:	
6	Mobilization / Demobilization / Site Safety / Administration, etc.	Lump Sum	\$30,000.00	1	\$30,000.00	1.00	\$30,000.00	Approved Bill 12: Approved Bill 13:	
7	Bonds.	Lump Sum	\$5,000.00	1	\$5,000.00	1.00	\$5,000.00	Approved Bill 14: Approved Bill 15:	
A-1	Assume the role of constructor and related responsibilities for oversight of and supervision of the elevator work.	Lump Sum	\$15,500.00	1	\$15,500.00	1.00	\$15,500.00	Total Owing:	\$38,711.54
A-2	Assume the role of constructor and related responsibilities for oversight of and supervision of the paving work.	Lump Sum	\$7,500.00	1	\$7,500.00				
Schedu	le of Provisional Prices	<u> </u>							
01	Optional: Supply and install metal cladding on the backside of parapets with the 2-ply modified bitumen system.	Lump Sum	\$18,600.00	1	\$18,600.00	1.00	\$18,600.00		
O2	Optional: Remove and dispose of the existing XPS insulation. Replace with all new XPS insulation with LTTR-25.	Lump Sum	\$96,000.00						



SUMMARY OF HOLDBACK RELEASE	Project:	51 The Chimneystack Road, North York Roofing System Replacement
Harry Sherman Crowe Housing Co-operative c/o Community First Developments Inc.	Contractor: Ref No.: Date:	Solar Roofing & Sheet Metal Ltd. TheChimneystack51.rfg/c March 30, 2025

ltem No.	Item Description:	Unit	Unit Rate	Tendered Contract Quantity	Tendered Contract Cost	Approved Quantity	Approved Contract Cost
	Alternate (Premium/Credit): Install new adhered EPDM roofing system in lieu of 2-ply modified bitumen, including all required flashings, fixtures and accessories. Include new metal cladding on the backside of parapets.		\$51,000.00				
	Provide 15-year extended warranty on workmanship and materials from manufacturer including any required material upgrades for 2-ply modified bitumen roofing.		\$1,500.00				
	Provide 20-year extended warranty on workmanship and materials from manufacturer including any required material upgrades for 2-ply modified bitumen roofing.		\$28,500.00				
O6	Provide 15-year extended warranty on workmanship and materials from manufacturer including any required material or detail upgrades for EPDM roofing.		\$1,500.00				
	Provide 20-year extended warranty on workmanship and materials from manufacturer including any required material or detail upgrades for EPDM roofing.		\$5,000.00				
08	Credit to eliminate roofing replacements at previously completed sections of the roof (with EPDM option only).	Lump Sum	(\$25,200.00)				
O9	Optional: Repair the rooftop walkway railing.	Lump Sum	\$3,000.00	1	\$3,000.00	1.00	\$3,000.00
	Authorized Changes / Additions:						
CO1	Remove architectural brick 'chimneys' from south exit stairwell enclosure.	Lump Sum	\$37,500.00	N/A	N/A	1.00	\$37,500.00
	Remove and dispose a minimum of 6" of metal roofing at each 'chimeny' location and tie new flashing caps into existing underlayment.		\$2,300.00	N/A	N/A	1.00	\$2,300.00
CO3.1	Remove CO2 from Contract.	Lump Sum	(\$2,300.00)	N/A	N/A	1.00	(\$2,300.00)
	Remove additional masonry and metal to facilitate capping of the 'chimenys' at the stairwell enclosure.	Lump Sum	\$1,300.00	N/A	N/A	1.00	\$1,300.00



SUMMARY OF HOLDBACK RELEASE	Project:	51 The Chimneystack Road, North York Roofing System Replacement
Harry Sherman Crowe Housing Co-operative c/o Community First Developments Inc.	Contractor: Ref No.: Date:	Solar Roofing & Sheet Metal Ltd. TheChimneystack51.rfg/c March 30, 2025

ltem No.	Item Description:	Unit	Unit Rate	Tendered Contract Quantity	Tendered Contract Cost	Approved Quantity	Approved Contract Cost
	SUB TOTAL				\$323,600.00		\$342,580.00
	CONTINGENCY (10% of Sub-Total)				\$32,360.00		-
	TOTAL				\$355,960.00		\$342,580.00
	HST (13% of Total)				\$46,274.80		\$44,535.40
	TOTAL CONTRACT PRICE				\$402,234.80		\$387,115.40



SOLAR ROOFING & SHEET METAL Ltd

416 658 6045 3 Miller Street Toronto, Ontario M6N 2Z6 Canada

INVOICE

Invoice No.: 19681 Date: 03/25/2025 Ship Date: Page: 1 Re: Order No.

Sold to:

Ship to:

Harry Sherman Crowe Housing Co-operative

c/o Community First Developments Inc. 685 Shepard Avenue East, Suite 505 North York, Ontario M2K 1B6 Harry Sherman Crowe Housing Co-operative c/o Community First Developments Inc. Regarding: 51 The Chimneystack Road North York ON

Business No.: 121869697 RT0001

Quantity	Description	Тах	Unit Price	Amount
Quantity	Supply labour and material to do roof replacement at the above address as per tender SEE SCHEDULE OF VALUES Previously invoiced \$ 342,580.00 + HST Invoicing 10% holdback H - HST 13% HST	H	Unit Price	Amount 34,258.00 4,453.54
	SHEET METAL Ltd HST: #R121869697			
Shipped By: Comment: Net 30	Tracking Number. Days/ Int.charge 2% On Overdue Accts.		Total Amount Amount Paid	38,711.54 0.00

		HARKY SHERMAN CROWE HOUSING CO-OPERALIVE	LY NAMA		רטואט	1110-0,			Invoice		HB 19681
	SCHEDULE OF VALUES	51 THE C	51 THE CHIMNEYSTACK ROAD, NORTH YORK	TACK R(DAD, N	ORTH Y	ORK		Draw		4
		R	ROOFING SYSTEM REPLACEMENT	STEM RE	PLACEN	IENT			Date	2025-	2025-03-25
									Work Performed		
ttem	Description	Contract Value	% Prev	Previously Billed	% TI	This Billing	%	To Date	Retainage 10% Holdback	Balan Comp	Balance to Complete
5	Fully remove and dispose of existing toofing membrane. Supply and install new protected 2-ply modified bitumen roofing system including all related flashings, fixtures, and fittings. Reuse existimn store ballast and insulation.	\$ 214.200.00	100% HB \$	192.780.00	e BH	21.420.00	100% \$	214.200.00	00.08	S	
N	Locally replace existing insulation where damaged, as directed by the engineer (120 Sq. Ft $\textcircled{S4}$) S4.	\$ 4,800.00 \$ 480.00		432.00		48.00	100%	480.00	\$0.00	- vs	
ю	Overlay and supplement the existing insulation to provide LTTR-25 across the entire roof area	\$ 17,000.00	100% HB \$	15,300.00	HB \$	1,700.00	100% \$	17,000.00	\$0.00	S	â
4	Labour ALLOWANCE for any other work not explicitly discussed elsewhere that may be required during the work at the sole discretion of the Engineer. (Cost 40H @ 575.)	\$ 3,000.00	\$ %0	ji j	\$ %0	3	\$ %0	3	\$0.00	s	
ъ	Material ALLOWANCE for any other work not explicitly discussed elsewhere that may be required during the work at the sole discretion of the Engineer.	\$ 5,000.00	\$ %0	())	0% \$	983	\$ %0	•	S0.00	Ś	201
9	Mobilization, Demobilization, Administration, Site Safety, Administration, etc.	\$ 30,000.00	100% HB \$	27,000.00	HB \$	3,000.00	100% \$	30,000.00	\$0.00	s	1
2	Bonds	\$ 5,000.00	100% HB \$	4,500.00	RB S	500.00	100% \$	5,000.00	S0.00	60	1
A-1	Assume the role of constructor and related responsibilities for oversight of and supervision of the elevator work	\$ 15,500.00	100% HB S	13,950.00	HB S	1,550.00	100% S	15,500.00	\$0.00	s	
A-2	Assume the role of constructor and related responsibilities for oversight of and supervision of the paving work	\$ 7,500.00	S %0	Ť.	s %0	ĩ	\$ %0		\$0.00	S	
6	Optional: Supply and install metal cladding on the backside of parapets with the 2-ply modified bitumen system	\$ 18,600.00	100% HB \$	16,740.00	HB S	1,860.00	100% \$	18,600.00	\$0.00	69	
60	Optional: Repair the rooftop walkway railing	\$ 3,000.00	100% HB \$	2,700 00	HB S	300.00	100% \$	3,000.00	\$0.00	s	ä
	Subtoral c	Subtotal of Base Contract \$323,600.00	2		20		20				
item CO# 1	Change Order Remove and dispose of the architectural 'chimneys', including the decorative metal. Supply and ratall new 1/2" phywood substrate at removed areas. Prime all substrates as recommended by the manufacturer and supply and install new Blueskin TVVF over phywood	\$ 37,500.00	100% HB \$	33,750.00	∾ B	3,750.00 100%	100% \$	37,500.00	م	w	
CO# 2	Remove and dispose a minimum of 6"of the metal roofing and upturns at each "chimney" location to expose the existing roof underpyment. Supply and install new 1/2"pilywood or galvanized steel panels at removed areas. Seal all laps terminations, edges with BES 925 sealant. Supply and install new metal roofing to generally match the existing.	\$ 2,300.00	100% HB \$	2,070.00	S BH	230.00	100% \$	2,300.00	<u>ب</u>	S	
	1. Remove CO# 2 From Contract	-\$ 2,300.00	100% HB -S	2,070 00	HB -S	230.00 100%	100% -S	2.300 00	,	S	
s #000	2. Complete additional masonry and metal removals below the upturn to facilitate plywood caping over the roofing system.	1 \$ 1,300.00 Subtotal of Change Orders \$38,800.00	100% HB \$	1,170.00	HB S	130.00	100% \$	1,300.00		s	8
	Sublotal Contract Value	\$ 362,400.00	S	308,322.00	ŝ	34,258.00	φ	342,580.00	\$0.00	S	
	Less Unused Allowance Less Unused Allowance Subtoral	0									
	Less Holdback (10%)		6	00 000 000	4	00 020 70	6	0000000000	1		
	Value Added Taxes (H.S.T.)	\$ 44.535.40	ი თ	40.081.86	n vo	4.453.54	A A	342,580.00 44,535.40		60	
	Total		0 0	348,403.86	S	38,711.54	· 69	387,115.40		5	a a

SUMMARY:	
Original Contract Price	\$323,600.00
Total Value of Approved Change Orders	\$38,800.00
Less Unused Items 2 & A-2	\$11,820.00
Less Unused Allowance	\$8,000.00
Present Contract Amount	\$342,580.00
Total Value of Work Performed To-Date	\$ 342,580.00
Less Amount Previously Certified	\$ 308,322.00
Amount of this Application	\$ 34,258.00
Holdback (This Application)	S
Holdback (To Date)	S
Total Value of Work Performed Less Holdbacks Retained	\$ 34,258.00
13%HST	\$ 4,453.54
Total Invoice	\$ 38.711 54

Statutory Declaration of Progress Payment Distribution by Contractor

Standard Construction Document

CCDC 9A - 2018

To be made by the Contractor as a condition for either

second and subsequent progress payments; or release of holdback.

Information Appearing in the Contract Documents

Name of Project

Roof System Replacement at 51 The Chimneystack Road, North York

Date of Contract: January 17th, 2025

Name of Owner

Harry Sherman Crowe Housing Co-operative c/o Community First Developments Inc.

Name of Contractor

Solar Roofing & Sheet Metal Ltd

Declaration

I solemnly declare that, as of the date of this declaration, I am an authorized signing officer, partner or sole proprietor of the Contractor, and as such have authority to bind the Contractor, and have personal knowledge of the fact that all accounts for labour, subcontracts, products, services, and construction machinery and equipment which have been incurred directly by the Contractor in the performance of the work as required by the Contract, and for which the Owner might in any way be held responsible, have been paid in full as required by the Contract up to and including the latest progress payment received, as identified above, except for:

- 1) holdback monies properly retained,
- 2) payments deferred by agreement, or
- 3) payment withheld by reason of legitimate dispute which has been identified to the party or parties from whom payment has been withheld.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me in <i>City/Towr</i>	Toronto, Ontario	this day of	March in the year2	025
Ana Felizardo ^{Name} Office Manager			Paulino Almeida Francisco, a Commissioner, otc., City of Toronto, for	
Title Ang Feliz Signature	ar do	(A Commissioner for Oaths,	Notary Public, Justice of the Peace, etc.)	
The making of a false or fr Criminal Code of Canada, including fines or impriso	and could carry, upon co		This agreement is protected by copyright and is intended by the parties to be an unaltered version of CCDC 9 – 2018 except to the extent that any alterations, additions or modifications are set forth in supplementary conditions.	CCDC 9 2018

Use of this form without a CCDC 9 copyright seal constitutes an infringement of copyright. Use of this form with a CCDC 9 copyright seal demonstrates that it is intended by the parties to be an accurate and unamended version of CCDC 9A - 2018.

CCDC Copyright 2018

Canadian Construction Documents Committee

Application for payment number <u>#2 - 19620</u> dated <u>March 04, 2025</u> is the last application for payment for which the Contractor has received payment.

We confirm that the business(es) listed below are active and in good standing with us. Vos certificats de décharge

Your clearance(s)

WSib NTARIO Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mmm-yyyy) / Période de validité (ij- mmm-aaaa)
SOLAR ROOFING & SHEET METAL LTD.	3 MILLER ST, TORONTO, ON, M6N2Z6, CA	238160: Roofing contractors	A0000JDZ9D	20-Feb-2025 to 19-Aug-2025

agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified. Aux termes de l'article 141 de la Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que Under Section 141 of the Workplace Safety and Insurance Act, the WSIB waives our right to hold the principal (the business that has entered into a contractual 'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest Toronto (Ontario) Canada M5V 3J1

Page 1 of 1

1-800-387-0750 | TTY/ATS 1-800-387-0050

employeraccounts@wsib.on.ca | wsib.ca

CERTIFICATE of publication

This is to certify that this official notice appeared in the Daily Commercial News on:

March 28, 2025

Toronto

51 The Chimneystack Road, Toronto

This is to certify that the contract for the following improvement: Roofing Replacements

To the above premises was substantially performed on: March 25, 2025

Date certificate signed: March 25, 2025

Name of owner: Harry Sherman Crowe Housing Co-operative

Address for service: c/o Community First Developments Inc. 685 Sheppard Avenue East, Suite 505, North York, ON M2K 1B6

Name of contractor: Solar Roofing and Sheet Metal Ltd.

Address for service: 3 Miller Street, Toronto, ON M6N 2Z6

Name of payment certifier: Brown & Beattie Ltd.

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

Identification of premises for preservation of liens: ASSESSMENT ROLL NUMBER: 19-08-03-3-340-01300-0000-0 4; 51 The Chimneystack Road, Toronto, ON, M3J 3L9

Publication date: March 28, 2025

Form ID: <u>F9-108251</u>

Click the link above or visit <u>dailycommercialnews.com/csp/F9-108251</u> to view the online version and verify authenticity of this certificate or notice

1 of 1

View your certificate or notice online at dailycommercialnews.com/csp

Daily Commercial News

Daily Commercial News • 3760 14th Avenue, 6th Floor, Markham, ON L3R 3T7 • T 905.752.5516 • F 1.800.947.7966



MATERIALS WARRANTY SOPREMA ROOF

Owner contact information:	Project site name and address:
Name_Harry Sherman Crowe Housing Co-operative	Name 51 The Chimneystack
Adress_685 Sheppard Ave East., Suite 505	Adress 51 The Chimneystack Rd
City North York	_{City} North York
Province Ontario	Province Ontario
Postal code M2K 1B6	Postal code M3J 3L9
Specialized contractor contact information:	Completion date: _March 25th 2025
_{Name} Solar Roofing & Sheet Metal Ltd	day/month/year
Adress 3 Miller St	Area: 15,600 Sq. ft
City Toronto	Products list (hereafter designated as the Products):
Province ON	Sopra XPS 35, Elastocol Stick Primer, Sopraply Flam Stick
Postal code M6N 2Z6	Sopralene Flam 250 GR, Sopralene Flam 180

SOPREMA Inc., a legally constituted corporation with its registered office at 1688 Jean-Berchmans-Michaud, Drummondville, Québec, J2C 8E9, hereafter designated as SOPREMA, warrants to the Owner that the Products covered by this certificate for the building and the sections covered by this warranty comply with its current specifications, are free from all manufacturing defects, and will serve their purpose for the period mentioned in this document, starting on the Completion Date, subject to GENERAL TERMS AND RESTRICTIONS described below.

GENERAL TERMS AND RESTRICTIONS

- 1. During the term of this warranty, stakeholders designated by SOPREMA must have access to the project site as needed, within a reasonable period, as agreed with the Owner.
- 2. In the event that the Products covered by this warranty are no longer available, SOPREMA reserves the right to provide other products compatible with the work to be carried out.
- 3. This warranty is valid only provided that all Products and installation services have been paid in full to SOPREMA, the specialized contractor, and the Product distributor affiliated with SOPREMA, if applicable.
- 4. Under this warranty, SOPREMA cannot in any way be held responsible for any direct, indirect or consequential damage. More specifically, SOPREMA cannot be held responsible for the loss of use of the building or any other part of its equipment or its content, the loss of profits due to production shutdowns, or any other consequential damage, whatever the nature, caused to the Owner of the building, its users, or its customers.

5. Subject to the other provisions of this warranty and without limiting the scope thereof, SOPREMA will not be held liable in the following cases:

- a. Abusive or abnormal use of the SOPREMA Products, such as excessive traffic, stockpiling of materials or objects, or exposure to substances that may affect Products;
- b. Faulty property design or incomplete construction;
- c. Insufficient ventilation of the attic in the case of a ventilated attic building;
- d. Insufficient positive slope or inappropriate drainage, causing premature loss of granules;
- e. Defects or underperformance, of any nature whatsoever, movement or deterioration of a material adjacent to the Products, or any defects in the property structure or abnormal movement thereof;
- f. Alteration, transformation, addition or repair made to the roof after the above-mentioned date of issue without prior written authorization from SOPREMA;
- g. Damage from falling objects regardless of source;
- h. Damage caused by plants, animals, insects or other living organisms;
- i. Acts of God, including but not limited to, war, rioting, civil commotion, acts of terrorism and natural disasters, including but not limited to, flooding, lightning, hail, earthquakes and windstorms;
- j. Poor maintenance of the roof.

- 6. The recourse provided by this warranty constitutes the one and only recourse which can be brought by the beneficiary in the event of any complaint submitted under the present contract or having any connection with the Products, and thus excludes all other complaints, in particular those relating to normal wear and tear, degraded appearance, and colour or tone variation. In the event of a claim, the beneficiary of the warranty must notify in writing the Warranty Agent of SOPREMA Technical Services at the address mentioned above, within thirty (30) days following the discovery of the problem related to the SOPREMA Products. When submitting the claim, the beneficiary must provide proof of purchase stating the exact name of the SOPREMA Product(s) as well as the installation date of the Product(s).
- 7. This warranty is transferable to subsequent owners of the building.
- 8. If a dispute arises concerning the interpretation or application of this warranty, the competent court is in the province where the Project building is located and the city or judicial district of the province where SOPREMA has offices closest to the Project building. In the absence of a SOPREMA office in said province, the recourse must be brought in the city or the judicial district where the Project building is located.

Stakeholders of SOPREMA (including agents, suppliers, representatives, and employees) are not authorized to make any changes to this warranty. No statement or additional warranty, whether oral or written, can bind SOPREMA beyond the conditions of this warranty. If a term of this warranty is declared invalid or unenforceable by a court of law or an International Arbitration Centre, the other terms of the warranty remain in force and enforceable.

TERMS AND RESTRICTIONS SPECIFIC TO THE TYPE OF MATERIALS WARRANTY

I. MATERIALS WARRANTY - ROOFING PRODUCTS

In the event of manufacturing defects in SOPREMA Products and, provided that said Products have been installed and incorporated in accordance with the current standards, prescriptions and specifications of SOPREMA, SOPREMA's liability will be limited, for the duration of the warranty, to the following: to refund the value of the products or to provide SOPREMA replacement products. MATERIALS – ROOFING PRODUCTS warranties cover the quality of manufacture only and apply to accessory products other than reinforced roofing waterproofing membranes. The eligible products are: sealants, mastics, liquid membranes, roofing underlayments, paver pedestals, root barriers, drainage panels, filter cloths, capillary mats, empty caissons, and similar accessories.

The Owner must, at their own expense, carry out the necessary work to remove the elements that cover the Product(s) and install the replacement products supplied by SOPREMA.

Duration: Five (5) year warranties (sealant and mastic products*) or ten (10) year warranties (liquid membranes, underlayment membranes, drainage panels, accessories, etc.).

II. MATERIALS WARRANTY - ROOFING MEMBRANES

In the event of manufacturing defects in SOPREMA Products and, provided that said Products cause water infiltration and have been installed and incorporated in accordance with the current standards, prescriptions and specifications of SOPREMA, SOPREMA's liability will be limited, for the duration of the warranty, to the following:

- i. Providing SOPREMA replacement Products;
- ii. Covering the costs for removing the defective Products;
- iii. Ensuring the installation of new products to replace the defective Products.

MATERIALS – ROOFING MEMBRANES warranties cover water infiltrations caused by a manufacturing defect of the membranes and apply only to reinforced roofing waterproofing membranes. Here are the eligible membranes: prefabricated SBS-modified bitumen membranes, prefabricated TPU-modified bitumen membranes, PVC membranes, organic felts, glass (Types IV and VI) and polyester mats made of oxidized bitumen, cold-applied liquid membranes (ALSAN RS and ALSAN FLASHING only), heat-welded liquid membranes (COLPHENE H) reinforced on site and SOPRAJOINT PLUS waterproofing monolithic expansion joint.

The Owner will be required, at their own expense, to free the Products from any elements covering them and reinstall these elements, when appropriate. These elements include, but are not limited to, snow, ice, concrete, paving stones, earth fill, as well as landscaping components. The removal of these elements is necessary so that SOPREMA stakeholders can perform the repairs.

Duration: Ten (10) year warranties.





on

Date

Date

Ontario Industrial Roofing Contractors' Association STANDARD FORM OF WARRANTY

Warranty No. 37394

The Company, being a member in good standing of the Ontario Industrial Roofing Contractors' Association, has completed the installation of the following roofing assembly:

2 PLY MOI	D - BIT INVERTED ROOF SYSTEM
on the building described as follo	ows
Owner	rry Sherman Crowe Housing Co-operative
BuildingCo	ondo Building / Residential
Location	The Chimneystack Road, Toronto ON M3J 3L9
Approximate area of	roof warranted
Date of completion of roofing	March 25, 2025
Date of expiration of warranty	March 25, 2027

The Company will repair, at their expense, any actual leaks in the roofing membrane, membrane flashings and related sheet metal work of the said roof resulting from our faulty workmanship for a period of two years on the roof membrane and membrane flashings and one year on related sheet metal work commencing thirty days after the above date of completion.

The warranty is given and accepted on the following conditions:

- (a) If leakage to the roof occurs, the Owner shall notify the Company immediately in writing and if repairs are to be made under this warranty, the Owner will be invoiced a Warranty Claim Inspection Fee in the amount of \$500.00 plus HST, an amount that will be credited if it is determined that the cause of the leak is due to the Company's faulty workmanship. The Owner shall allow for a reasonable time to effect such repairs. Such repairs are to be made during regular working hours by our forces.
- (b) Neither this warranty nor the contract for the installation of the roof shall render the Company liable in any way for any damage to the above described building or to any contents thereof, or for any interruption of business resulting therefrom. Acceptance of this warranty by the Owner shall constitute conclusive evidence that he does not and will not hold the Company liable for any damage to the said building or any contents thereto, notwithstanding anything to the contrary contained in any agreement, written or oral, for the installation of the roof.
- No responsibility of liability is assumed in respect of repairs made necessary by: gale, hurricane, tornado, hail storm, lightning, or other phenomena of (c) the elements or other hazards which may cause damage to the exterior, interior or contents of the said building or structure; inadequate design or specification; water vapour or moisture migration through or from the roof deck; failure of any materials used as a roof base or deck, or roof insulation over which said roof has been applied; settling of the building or distortion or failure of the building's foundations, walls, copings, or roof deck; failure of any components or appurtenances used in the roof system; nor damage to said roof and flashings caused during or after the application thereof by persons working or being on or about said roof.
- (d) This warranty is given expressly in lieu of any other guarantees or warranties expressed or implied including any implied warranty of merchantability, quality or fitness for a particular purpose.
- This warranty will be cancelled automatically if the surface of the roof is altered in any way or if the roof is altered by attachments made thereto, or if (e) the building is used for any other purpose than originally designed without the prior written approval of the Company.
- Complete payment to the Company for the above work is a condition precedent to this warranty taking effect. (f)
- (g) This warranty does not warrant any materials, or design, or methods specified or directed by the Owner, his Architect or their Agent.
- If leakage to the roof occurs, the Owner will be responsible for all costs associated with providing clear access to the roofing assembly described above (h) for inspections and/or repairs, including the removal and replacement of all materials, equipment or anything covering the assembly.

March 26, 2025	Solar Roofing & Sheet Metal Ltd. Company Authorized Officer
We confirm the above roof to be in good condition, as of the	date below, and accept this warranty as the full extent of the roofing contractor's liability
	Harry Sherman Crowe Housing Co-operative Owner
	Authorized Officer

٧.



3 Miller St., Toronto ON M6N 2Z6 solarroofing@bellnet.ca **Tel: (416) 658-6045** solarroofing.ca

MEMBER: O.I.R.C.A. C.R.C.A. T.C.A. R.C.I. A.C.M.O. I.B.E.C.

March 26, 2025

Harry Sherman Crowe Housing Co-operative Inc. c/o Community First Developments Inc. 685 Sheppard Avenue East, Suite 505 North York, Ontario M2K 1B6

Attn: Christiane de Poppe

Regarding: Roofing Replacements At 51 The Chimneystack Road, North York, ON Work substantially performed on March 25, 2025

With this letter Solar Roofing & Sheet Metal Ltd. agrees Sheet Metal work performed will be warrantied with all the same conditions in force, as offered in the O.I.R.C.A. Warranty, for a period of two years, will expire March 25, 2027. This will apply only to 51 The Chimneystack Road, North York.

We trust that this extension meets with your approval. Should you have any questions, or require further clarification, please do not hesitate to contact our office.

Sincerely,

Paulino Francisco President









APPENDIX K

<u>APPENDIX "K":</u> Examples Inappropriate Allocation of Units and Related Record Keeping Issues

Ex.	Unit(s)	Description	Membership application	Occupancy Agreement / Long- Term Guest Agreement on file	Transfer request on file
1	311, 512	AC obtained Unit 512 through an internal transfer request out of Unit 311. The transfer request indicated that AC was in a 2-bedroom unit and wanted a different 2-bedroom unit because their "family expanded". It is unclear how or why a different 2-bedroom Unit would better support AC's needs after her family expanded. It is also unclear how AC was registered as occupying Unit 311, which is Rosell Kerr's Unit. Documents: Appendix K1 #1, #2, #3, #4	N/A	No	Yes
2	209, 301	 On March 10, 2020, AK wrote a letter responding to a request to vacate a unit because it was intended for persons living with a disability. In this letter, AK explained how the Unit was assigned to them. On April 1, 2020, AK sent an email to harrysherman@bellnet.ca marked "URGENT UNIT 301". In that email, AK wrote that, on March 26, 2020, they received a letter demanding that they vacate unit 301 because it was designated for persons living with a disability, and move to a one-bedroom. AK wrote that he was asked to move by Sunday April 5, 2020, but that "I have NOT been assigned an apartment to move into." AK wrote that, due to the COVID-19 lockdown, all moving companies were closed and "I have nowhere to go." AK asked when they would be assigned a new apartment. However, notes on the April 1, 2020 email indicate that AK was moved to Unit 209 and Unit 301 was given to a "non disabled family". According to records, Unit 301 is occupied by Andrea Gledhill, a member of the former Board. Documents: Appendix K1 #5, #6 	N/A	N/A	N/A

3	514, 403, 612	CG signed an application for membership in the Co-Op on February 24, 2023. CG signed a Long-Term Guest Agreement for unit 612 with a start date of July 7 2021. CG made a Internal Moves Request, stamped as having been "RECEIVED" on February 23, 2018, requesting a move from unit 403 (2-bedroom) to a 3-bedroom. There are aspects of this request that have not been explained. CG is listed as residing in unit 403 on an Internal Moves Request, stamped as having been "RECEIVED" on Nov 16, 2015, made by ZM to move from a 2-bedroom unit into either a 1-bedroom or 2-bedroom unit because they "would like to have my own space / started work, time to move out". In the same handwriting as it found on the rest of the form, ZM indicated that the other member of his household was VV. In different handwriting, it is noted that CG was also a member of this household. According to CG's 2018 transfer request, CG's household was comprised of NG and EM, not ZM or VV.	Yes (2023)	Yes (2021)	Yes (2015 and 2018)
4	807, 405	 EP signed an application for membership on December 4, 2022. Shameika Rose, Co-Op Property Manager ("Rose"), authored a letter to EC dated December 14, 2022 indicating that the Co-Op received the application and that EP had been added to the waiting list. Rose wrote, "There is a possibility of a unit that will be available starting February 1, 2023". EP signed an occupancy agreement for Uni 807 with an effective date of February 1, 2023. Appendix "A" of that agreement indicates that EP was not receiving any housing charge subsidy. EP made an Internal Moves Request, stamped as "RECEIVED" on July 23, 2019, requesting a transfer from a 3-bedroom unit (unit 405) to a 2-bedroom unit. The reason for the move request was "my [child] and I need space". The name of the child is listed on the request, and is the same name as the co-applicant listed on the 2022 	Yes (2022)	Yes (2023)	Yes (Feb 2019 and July 2019)

		 application for membership. A handwritten note on the bottom of the request states "moved to 807". Lessley Manso, former Board member made an Internal Moves Request on February 14, 2019, requesting to move from a 3-bedroom to a -bedroom townhouse. The reason for the request was "convenience, location". The members of her household were listed as herself and her two children. In different handwriting, EP is listed as another member of the household, but not EP's child. A handwritten note on the bottom of the request states "town houses 27-38". Documents: Appendix K1 #11, #12, #13 			
5	511	 CM signed part of an application form on February 23, 2023. Also on February 23, 2023, CM signed an occupancy agreement. CM signed a different part of an application form on May 18, 2020. In that form, the move in date is listed as July 1, 2020. The form indicates that, as of the time of signing, CM was residing in Brampton. CM submitted an Internal Moves Request, stamped as "RECEIVED" on August 23, 2019, requesting to move from a one-bedroom (unit 817) to a two-bedroom. The reason for the request was "space for my [child] crowded". Documents: Appendix K1 #14, #15, #16, #17 	Yes (2020 and 2023)	Yes (2023)	Yes (2019)

APPENDIX K1

APPENDIX K1

Document #1

Chim	INTERNAL MOVES REQUEST
	Date Received:
Mem	
Pie	ase check your current unit size.
	1-bedroom 2-bedroom 3-bedroom 4-bedroom
Vhat	unit size would you like to transfer to? (please check one)
	Bedroom 2-Bedroom 3-Bedroom Bedroom townhouse 4-Bedroom townhouse

Please note that in order to assess your eligibility for the unit size requested, you must fill in the following information. Please list all members, individuals and children in your household.

F	irst & Last Name (Please print)	Date of Birth (dd/mm/yy)	Age Sex (F/M)	Relationship to Member
(1) A	C		F	Self
(2)]/	5			SISTR
(<u>3</u>) (<u>4</u>)				
(5)		-		
(6)				

mined to 512-2 bedroom.

153

Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

June 7, 2022

A C: 311 – 51 The Chimneystack Road North York, ON, M3j 3L9

RE: INTERNAL TRANSFER OFFER

Dear member (s):

Further to the approval of your request for an internal transfer to a two-bedroom unit, your name was placed on the Co-op's internal waiting list. This is to advise that a unit has become available. Co-op is offering you unit 512. If you are interested in this Unit, please send an acceptance letter to the office. If you choose to accept the unit, management office will be in touch with you with regards to the move-in date.

If you have any questions or concerns, please do not hesitate to contact the office during regular hours at 416 736 8889 or at <u>harrysherman@bellnet.ca</u>

Co-operatively yours,

Management

Management Harry Sherman Crowe Housing Co-operative



Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 319. Tel: 416-736-8889, Fax: 416-736-9972

June 24, 2022

A Carlos Carlos

To whom it may concern,

Dear Miss A

Further to the approval of your offer for a two-bedroom unit at Harry Sherman Crowe Housing Cooperative. We thank you for accepting the offer and look forward in move-in date Unit512 July 1, 2022.

Please accept this letter as proof of residency at Harry Sherman Crowe Housing Co-operative at 51 The Chimneystack Road, North York, Ontario

If you have any questions or concerns, please do not hesitate to contact the office during regular hours at 416-736-8889 or at <u>harrysherman@bellnet.ca</u>.

Co-operatively yours,

Shameika

Shameika Rose Property Manager Harry Sherman Crowe Housing Co-operative

Schedule A

Occupancy Agreement with Harry Sherman Crowe Housing Co-operative Inc.

If you are receiving housing charge assistance, "Terms of the Member's Housing Charge Subsidy, Appendix C" is part of this agreement.

List each Member in the Member Unit:	Please print or type. Add additional pages if necessary. 1. ROCC 2. 3.
Address of Member Unit:	51 The Chimneystack Road Unit # 31 Toronto, Ontario M3J 3L9
Date of Occupancy:	JULY 151 2005
Membership Terms:	 The co-op gives you the right to occupy a unit. The main terms of your occupancy rights and obligations are contained in the Occupancy By-law. The remaining co-op by-laws also contain rights and obligations of members. You agree to obey all co-op by-laws and decisions made by the board and co-op members. Under the <i>Co-operative Corporations Act</i> and the co-op's by-laws, the co-op can change the terms of membership and occupancy. You are entitled to a notice of all general meetings where members will decide on these changes. You are also entitled to attend and vote at these meetings. You will be bound by these changes even if you do not agree with them. If there is a conflict between the co-op's by-laws and this Agreement, the co-op's by-laws, including the appendices, have priority. By signing this Agreement, you acknowledge receiving a copy of it. You are responsible for reading and understanding this Agreement. You are entitled to ask any questions and to have them answered.
Signature(s) of Member(s):	Member 1: Date: Member 2: Date: Date: Date:
Signature for the Co-op:	Member 3: Co-op by: Date: Da

157

and the second state of the second second	contraction and an end of the state of the state of the	158
	8	100
	Appendix A	
	Charges to the Member(s)	
	of Harry Sherman Crowe Housing Co-operative Inc.	
	These figures may change from time to time.	
	Please print or type. Add additional pages if necessary.	
List each	1. ROSCII KEVY	
Member in the Member Unit	2.	
	3.	
	4.	
Address of	51 The Chimneystack Road, Unit #:	
Member Unit:	Toronto, Ontario M3J 3L9	
	Monthly Charges as of July 1ST	
	Housing Charge	.00
	Housing Charge Assistance -	
	Your Housing Charge is:	e 2.
	Parking Charge +	
	Your Total Housing Charge is:	60
Member D	eposit: 1099^{20}	
Signature(s) of	Member 1: D	ate: 10 1915
Member(s):		pate:
		Date:
		Date:
	HSC Occ By-Law Schedule & A	Appendix page c

Appendix B Member's Household at Harry Sherman Crowe Housing Co-operative Inc. Please print or type. Add additional pages if necessary. 51 The Chimneystack Road, Unit #: 3 Address of Member Unit: Toronto, Ontario M3J 3L9 List each person 1. KC in the household: 2. 3. 4. 5 I/We agree to give prompt written notice of any change in my/our household size or the persons who make up my/our household. This includes any long-term guests and suboccupants Date Signature(s) of Member H Member(s): Date Member 2: Date Member 3:

Member 4:

HSC Occ By-Law Schedule & Appendix page d

Date

159

March 10, 2020

To Whom It May Concern,

I received a letter at my front door on March 10, 2020; which was dated March 04, 2020.

The letter is notifying me that I am occupying apartment 301, which is intended for people living with special needs so I will have to vacate the apartment.

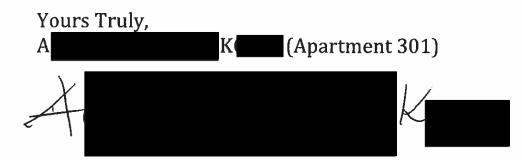
The apartment was offered to me by the former building administration, which I have lived in for the past 2 years. And I am guessing it was probably a clerical error.

Nonetheless, I appreciate the fact that the current building administration is rectifying the issue by offering me a single bedroom apartment.

I accept the offer but will like to request for a 2-bedroom apartment because I live with my little brother.

Your cooperation and prompt response will be appreciated.

Once again, thanks for rectifying the issue by offering me another apartment.



41212020	Switched Units (209) 301 given to non disabled family.
	Date: Wednesday, April 1, 2020 8:07 PM
	To: harrysherman@bellnet.ca <harrysherman@bellnet.ca> pject: URGENT UNIT 301</harrysherman@bellnet.ca>

1st April 2020

Dear Harry Sherman Housing Administrator,

On the 26th of March 2020 I received a letter demanding I vacate my current unit (301) because it is designed for people living with disabilities, and move to a one-bedroom apartment that will be assigned to me by the Harry Sherman housing administration.

I was asked to move by Sunday the 5th of April 2020 but I have NOT been assigned an apartment to move into. I have tried contacting the administration office multiple times but it was to no avail.

The government has issued a nationwide lock down due to the Corona Virus epidemic so all moving companies have closed down and I have nowhere to go.

When will I be assigned a new apartment as agreed to? The deadline you gave me is fast approaching so a prompt response will be greatly appreciated.

(UNIT 301)

©2009 Bell Canada. All rights reserved.

(4)	165
,we Hous	sing Co-operative
Jd, North York,	Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9
INTERNAL	L MOVES REQUEST
	RECEIVED
	Date Received: NOV 1 6 2015
د) Name: <u>م</u>	Unit: <u>403</u>
se check your current unit	t size.
 1-bedroom [↓] 2-bedroor → 4-bedroom 	
What unit size would you like to t	ransfer to? (please check one)
□ 1-Bedroom □ 2-Bedroo	
□ 3-Bedroom townhouse □ 4	-Bedroom townhouse
	like to have my own spice/
Please note that in order to assess must fill in the following informatic children in your household.	your eligibility for the unit size requested, you on. Please list all members, individuals and

First & Last Name (Please print)	Date of Birth (dd/mm/yy)	Age	Sex (F/M)	Relationship to Member
$(1) Z \qquad \underline{\mathcal{M}}$ $(2) V_{e} \qquad V_{e}$ $(3) \qquad \underline{\mathcal{M}}$ (4)		25 24 4 2	M F F	Self Persone 1
(5) (6)				ĥ

ſ

88

arry Sherman Crowe Housing Co-	operal	:lve	THE CHART
Moral York, Untario, M			736-3629 Sax: 4164736-9972
INTERNAL MOVE	<u>s req</u>	<u>UEST</u>	
	Date F	Received	
Member(s) Neme: <u>C</u>	Un	it: 40	23
Please check your current unit size.			
	3-bedroo		
What unit size would you like to transfer to	? (please	chieck ol	né)
□ 1-Bedroom □ 2-Bedroom □ 3-Bedroom townhouse □ 4-Bedroom	2-3-Be	droom e	
Resson for Move Request: FAmily		ean	Dest
Please note that in order to assess your eligib must fill in the following information. Please children in your household.	ility for the list all n	e unit siz Iembers	e requested, you , individuals and
First & Last Name Date of Birth (Please print)	Age	Sex (F/M)	Relationship to Member
6		F=	Self
MG		m	
Er m		m	
)			
)			
	1		

Schedule B: Long-Term Guest Agreement

Harry Sherman Crowe Housing Co-operative Inc.

All members and the long-term guest must sign.

Names of Members: Ionie Roberts Robert Forsythe



Unit Address: 612 – 51 The Chimneystack Road North York, ON, M3J 3L9

Start Date: 🚪

e: July 07, 2021

End Date: Indefinite period

Terms of agreement:

- 1. The co-op agrees that the long-term guest can live in the member's unit as a part of the member's household starting the Start Date stated in this agreement. If a date is filled in for the End Date, the long-term guest agrees to leave the member's unit on or before the End Date. The long-term guest must have written permission from the co-op and the member to stay longer.
- 2. The member is still responsible to the co-op for all housing charges and all the member's obligations to the co-op.
- **3.** The long-term guest agrees not to break any of the terms of the member's Occupancy Agreement or any co-op by-laws.
- 4. The long-term guest acknowledge that the co-op only allows members and their households to occupy co-op units. The long-term guest acknowledges that being a long-term guest does not give the members a right to the unit or any other unit or position on the co-op's internal or external waiting lists.
- 5. The long-term guest agrees to leave the member's unit of the member or the co-op requests it. The long-term guest will be entitled to written notice to leave the unit.
- 6. The long-term guest must immediately leave the unit when the member's occupancy rights end.
- 7. The long-term guest acknowledges that the unit is a member unit under the *Co-operative Corporations Act* and that the long-term guest is not a tenant under the *Residential Tenancies Act*.
- 8. The member and the long-term guest acknowledge and understand that the long-term guest cannot pay anything to the member, such as key money, and the only payment permitted is a fair share of the housing charges. Any other payment is against the law.

9. The long-term guest agrees that the co-op, through its employees or agents, can receive credit information about the long-term guest from any credit agency or other source.

Signatures:

Date:	Ionie Roberts
Date:	(print name of Member) Robert Forsythe (print name of Member)
Date:	(print name of Member)
Date:	(print name of long-term guest)
Date:	(print name of long-term guest)
Date: Jv-/v/13,202/	Harry Sherman Crowe Housing Co-operative Inc. By:
	Print Name: Sherish Arsalan Title: Housing Administrator

This is not needed if they were internal transfers 171

Harry Sherman Crowe Housing Co-operative

Welcome to Harry Sherman Crowe Housing Co-operative!

Thank you for applying for membership here at our housing co-op.

Please ensure that you are complete all areas if the application form. It is very important that you clearly print all information. Once you have completed and signed your application form, please return the forms to the Co-op office. The office is located on the main floor at 51 The Chimneystack Road. The buzzer number for the office is #8889.

Please include copies of the following documents with your application:

- 1. Proof of citizenship status for each person named on the application.
- 2. Proof of income for each person named on the application
- 3. Photo ID of each person named on the application.
- \$25.00 credit check fee per applicant to be paid by debit (debit machine located in the co-op office).

Once the office has received your completed application with the documentation that is required, you will be placed on our waiting list for the unit size that you are interested in. When a unit becomes available, the co-op office staff will complete a credit check and reference check. Once your application has been verified and processed, an interview will be scheduled with the Membership Committee. Following your interview, a recommendation will be made to the Board of Directors. If membership is approved by the Board, you will be contacted by telephone to be offered the unit. Please inform the co-op office of any contact information changes. If you do not understand the application process, please find proper assistance.

The co-op does have the right to decline applications due to poor landlord or credit references, fraudulent applications, and not meeting the requirements of co-operative living

All subsidized (Rent Geared to Income) applications are processed through Housing Connections.

Thank you for your interest,

Harry Sherman Crowe Management Office

APPENDIX K1 Document #10

Harry Sherman Crowe

Housing Co-operative

51 The Chimneystack Road, North York Ontario M3J 3L9

(416) 736-8889

APPLICATION FOR MEMBERSHIP

Applicant Information:

Each adult 16 years and older who will live in your unit MUST complete an application

yyyy/mm/dd

4.		me and number City のまた。 r unit under 18 years old.	Province		
		OFF	Province	ICode LLE 6H4	**
3.		ome	Work: (Posta)	•
2.	Email: Telephone Number: H Name of co Applicant	ome:	Work (th Date (vyvy/mm/)	
1.	Applicant's Name: C	G B	eth Date (yyyy/mm/	(dd)	

Yyyy/mm/dd

5. Pet By-Law

The co-op has a pet policy that allows for one pet per household. All pets must be spayed or neutered. All pets must be registered with the co-op.

Type of Pet	Gender – M/F	Spayed / Neutered Date

Harry Sherman Crowe

Housing Co-operative

6. Family Vehicle Information: All vehicles must be in working order, licensed and registered with the office.

÷

	Year	Make	Model	Colour	License Plate	
7	. What unit size an	e you applying	for? 1 Bedro		Eedroom Bedroom	
8	. Are you applying	for an Apartme	ent or Townhouse?	ten Bor	たい こう こう こう ちょう しょう ひょう ひょう ひょう ひょう ひょう ひょう ひょう ひょう ひょう ひ	
	LOYMENT INFORM		10			
Co Co Tei	cupation of Applica mpany Name: mpany Address: l: () Gr ployer/Contact Nar	ass Mo Income	Company Company \$ Tel: ()	/ Name: ,	Mo Income: \$	
PAST	AND PRESENT RESI	DENTS				
1.	Present Address Present Landlord I have lived her¢s Present Rent (Incl	ince: 2021	reiephine er	Posta	Cod- 216 6H4	٢
2	Previous Address: Previous Landlord Hived there from:	184021	City Bada Te-phon	Postal	Code LYNJLS	
3 4.	ord you move out	d at a co—op? <u>i</u> of a rental place	S Med If yes, what where you had mo ase explain	na curing the la	and the second	

MOVING IN DATE:		
When would be interested in moving in Me	BRCh 1	2023

Harry Sherman Crowe Housing Co-operative

WHAT IS YOUR STATUS IN CANADA?

Canadian Citizen Landed Immigrant Valid Refugee Claimant Visitor on a VISA I have permission to live in Canada

ADDITIONAL INFORMATION

According to our By-Laws, you as a member are expected to attend general membership meetings each year and participate in the democratic functioning of the co-operative. You are also required to co-operate and live peacefully with other members, be financially responsible, and contribute to the heath and development of the co-op in a positive way.

In signing this form, you understand that you are required to contribute at least 4 hours of community work each month towards the co-op. This can be done through committees, or on your own time.

DECLARATION

I, the undersigned, hereby apply for membership and occupancy rights at Harry Sherman Crowe Housing Co-operative.

I understand that a non-refundable application fee of 25.00 per applicant is payable to Harry Sherman Crowe Housing Co-operative by debit with this application.

I understand that membership and occupancy rights begin on the first day of occupancy in the Co-operative as indicated by a signed Occupancy Agreement with the Co-operative

I declare that the information given on this application is full and correct to the best of my ability, and that it will be used to assist the Co-operative in the establishment of my credit worthiness and good reference.

Signature of Applicant

Signature of Co-Applicant



Date

Harry Sherman Crowe

Housing Co-operative

SIGNATURES

. . !

We are applying to be members of Harry Sherman Crowe Housing Co-operative

We understand that, if the co-op accepts us for membership and offers us a unit, we must pay a one-time membership fee of \$25.00.

We declare that all of the information in this application is correct, We give the co-op permission to verify any or all of this information, and to do a landlord check and a credit check.

We understand that Harry Sherman Crowe Housing Co-operative will use the information to:

- Contact us about this application
- Determine our eligibility for housing and membership in the co-op.

We understand that the information in this form and other information about us will only be disclosed to the Board of Directors, committees, staff, consultants and regulators of the Co-op on a need-to-know basis. We understand that the Co-op will destroy personal information about us that it no longer needs, subject to government requirements

SIGNATURES OF ALL HOUSEHOLD MEMBERS OVER 16 YEARS OF AGE:

Print Name

Signature

an 342023

Print Name

Signature

Signature

Signature

Date.

Print Name

Print Name

Signature

Print Name

Dat-

Date

Date

APPENDIX K1 Document #11

	CEIVED
the state of the s	ry Sherman Crowe Housing Co-operative
	INTERNAL MOVES REQUEST
	Member(s) Name: Lessley, M Unit: 405
	Please check your current unit size.
	What unit size would you like to transfer to? (please check one)
	 □ 1-Bedroom □ 2-Bedroom □ 3-Bedroom □ 3-Bedroom □ 3-Bedroom
	Reason for Move Request: Convenience, location
	Please note that in order to assess your eligibility for the unit size requested, you must fill in the following information. Please list all members, individuals and children in your household.
	First & Last Name Date of Age Sex Relationship to (Please print) (dd/mm/yy)
1	
(1)	Lesdey manso 04/6/84 34 F self
(1) (2)	landau in and the plut F
	landau in and the plut F

taion nuses 27-38

(5) (6) 178

APPENDIX K1 Document #12

rry Sherman Crou	ue Housing	Co-operative	ALE A	
The Chimneystack Road,	North York, Ontar ITERNAL MC	io, M3J 3L9. Tel; 416-7 DVES REQUEST Date Received	JUL 2 3 2019	36-9975
Member(s) Name: B	current unit size	Unit: <u>4</u> 8		
□ 1-bedroom □ □ 4-bedroom	2-06010011	2 3-bedroom		
What unit size would		The second s	ne):	
1-Bedroom 3-Bedroom townho	2-Bedroom	C 3-Bedroom		
	uest: MU, do	h h h a	~ ~	

180

Please note that in order to assess your eligibility for the unit size requested, you must fill in the following information. Please list all members, individuals and children in your household.

First & Last Name (Please print) (dd/m	erof th (F/M) Relationship to Member m/yy)
(1) E P	Self
(2)	daughter
(3)	ر ر
(4)	
(5)	
(6)	

mored to 307 - (2 bedroom)

APPENDIX K1 Document #13

Harry Sherman Crowe Housing Co-operative

Welcome to Harry Sherman Crowe Housing Co-operative!

Thank you for applying for membership here at our housing co-op.

Please ensure that you are complete all areas if the application form. It is very important that you clearly print all information. Once you have completed and signed your application form, please return the forms to the Co-op office. The office is located on the main floor at 51 The Chimneystack Road. The buzzer number for the office is #8889.

Please include copies of the following documents with your application:

- 1. Proof of citizenship status for each person named on the application.
- 2. Proof of income for each person named on the application.
- 3. Photo ID of each person named on the application.
- \$25.00 credit check fee per applicant to be paid by debit (debit machine located in the co-op office).

Once the office has received your completed application with the documentation that is required, you will be placed on our waiting list for the unit size that you are interested in. When a unit becomes available, the co-op office staff will complete a credit check and reference check. Once your application has been verified and processed, an interview will be scheduled with the Membership Committee. Following your interview, a recommendation will be made to the Board of Directors. If membership is approved by the Board, you will be contacted by telephone to be offered the unit. Please inform the co-op office of any contact information changes. If you do not understand the application process, please find proper assistance.

The co-op does have the right to decline applications due to poor landlord or credit references, fraudulent applications, and not meeting the requirements of co-operative living.

All subsidized (Rent Geared to Income) applications are processed through Housing Connections

Thank you for your interest,

1

Harry Sherman Crowe Management Office

Harry Sherman Crowe

Housing Co-operative

51 The Chimneystack Road, North York Ontario M3J 3L9

(416) 736-8889

APPLICATION FOR MEMBERSHIP

Applicant Information:

20 in 14

Each adult 16 years and older who will live in your unit MUST complete an application.

1.	1. Applicant's Name: <u>A Province</u> Birth Date (yyyy/mm Email:	/dd):
2.	Telephone Number: Home: Work: 2. Name of co-Applicant: Yes Birth Date (yyyy/mm)	/dd):
3	Email: Telephone Number: Home: Work: (4) 3. Present Address:	
<i></i>	Street name and number City Province	al Code:

4. Children in your family unit under 18 years old:

Name	Date of Birth	Name	Date of Birth
	yyyy/mm/dd		yyyy/mm/dd

5. Pet By-Law

The co-op has a pet policy that allows for one pet per household. All pets must be spayed or neutered. All pets must be registered with the co-op.

Type of Pet Gender M/F	Spayed / Neutered Date
------------------------	------------------------

Harry Sherman Crowe

Housing Co-operative

WHAT IS YOUR STATUS IN CANADA?

Canadian Citizen

1. 11

- Landed Immigrant
- Valid Refugee Claimant
- Visitor on a VISA
- I have permission to live in Canada

ADDITIONAL INFORMATION

According to our By-Laws, you as a member are expected to attend general membership meetings each year and participate in the democratic functioning of the co-operative. You are also required to co-operate and live peacefully with other members, be financially responsible, and contribute to the heath and development of the co-op in a positive way.

In signing this form, you understand that you are required to contribute at least 4 hours of community work each month towards the co-op. This can be done through committees, or on your own time.

DECLARATION

I, the undersigned, hereby apply for membership and occupancy rights at Harry Sherman Crowe Housing Co-operative.

I understand that a non-refundable application fee of 25.00 per applicant is payable to Harry Sherman Crowe Housing Co-operative by debit with this application.

I understand that membership and occupancy rights begin on the first day of occupancy in the Co-operative as indicated by a signed Occupancy Agreement with the Co-operative.

I declare that the information given on this application is full and correct to the best of my ability, and that it will be used to assist the Co-operative in the establishment of my credit worthiness and good reference.

Signature of Applicant

unday Doc 4/2022

Signature of Co-Applica

Die 4/2022 Date



Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

December 14, 2022

Re: E

To whom it may concern,

The intent of this letter is to confirm that Harry Sherman Crowe Housing Co-operative has received an application for housing from Elma Purrier. Elma Purrier has been added to the waiting list.

There is a possibility of a unit that will be available starting February 1st, 2023. Once the unit is available, management staff will communicate with Jess Williams to fill out the occupancy agreement.

If you have any questions or concerns, please do not hesitate to contact the office at 416-736-8889 or at <u>harrysherman@bellnet.ca</u>

Cooperatively yours,

Shameika

Shameika Rose Property Manager Harry Sherman Crowe Housing Co-operative

Harry Sherman Crowe Housing Co-op

Schedule A - Occupancy Agreement

If you are receiving housing charge assistance, "Terms of the Member's Housing Charge Subsidy, Appendix C" is part of this Agreement.

List each Member in the Member Unit:

E P		 	

Address of Member Unit:

807- 51The Chimneystack Road

Date of Occupancy:

Effective date: February 1, 2023

Membership Terms:

- 1. The co-op gives you the right to occupy a unit.
- 2. The main terms of your occupancy rights and obligations are contained in the *Occupancy By-law*. The remaining co-op by-laws also contain rights and obligations of members. You agree to obey all co-op by-laws and decisions made by the Board and co-op members.
- 3. Under *The Co-operative Corporations Act* and the co-op's by-laws, the co-op can change the terms of membership and occupancy. You are entitled to a notice of all general meetings where members will decide on these changes. You are also entitled to attend and vote at these meetings. You will be bound by these changes even if you do not agree with them.
- 4. If there is a conflict between the co-op's by-laws and this Agreement, the co-op's by-laws, including the appendices, have priority.

By signing this Agreement, you acknowledge receiving a copy of it. You are responsible for reading and understanding this Agreement. You are entitled to ask any questions and to have them answered.

Signatures of Members:

Member's Name	Signature	Date
E P	X&D	X FEB 1202

Signature for the Co-operative:

Name - Title	Signature	Date
-Property Manager		

Appendix A: Member Charges

Harry Sherman Crowe Housing Cooperative Inc.

Unit address:

807-51 The Chimneystack Road,

North York ON, M3J 3L9

Date of the charges in this form: February 1, 2023

Full monthly housing charges	\$1,155.00
LESS housing charge subsidy (if any)	(\$)
Monthly housing charges	
Monthly Hydro charges	
Monthly parking charges	\$48.00
Sector support charges	\$12.00
Your total monthly housing charges are:	\$1,095.00
Your member deposit is:	\$25.00

Note: The figures stated in this Appendix may change as stated in the co-op by-laws and/or the rules about housing charge subsidy, if applicable. There may be other charges as permitted under the co-op by-laws and government requirements.

Signatures:

Date:	X Feb 1 200	23 × 81-0-	5
Date:			
Date:		Name of non-member occupant	
Date:		Name of non-member occupant:	
Date:		Name of non-member occupant:	

To be signed by all members and any non-member occupants 16 years old or older

Harry Sherman Crowe Housing Co-op

Appendix B - Member's Household

807-51 The Chimneystack Road, North York, ON. M3J 3L9

List each Member in the Member Unit:

Member's Name	
E PI	

List each Non-Member in the Member Unit (including children):

- 1. I agree to give prompt written notice of any changes in my household size or the persons who make up my household. This includes any long-term guests.
- 2. If I receive geared-to-income assistance, this includes anyone whose income should be considered in setting the amount of geared-to-income housing charge.
- 3. I understand that no one may occupy the unit except the people listed on this form. To have additional occupants I must comply with the Occupancy By-law.

Signatures of Members:

Member's Name	Signature	Date
E	XSFP_	X Peb 12023

Signatures of Non-Member Occupants (16 years and older) if household pays a geared-toincome housing charge:

Non-Member Occupant's Name	Signature	Date

Appendix C: Housing Charge Subsidy Terms Harry Sherman Crowe Housing Co-operative Inc.

Names of members:

Unit address: _ _ 51 The Chimneystack Rd

North York, ON, M3J 3L9

Names of any non-member occupants 16 years old or older:

Basic rules:

- 14. This document is an agreement between the co-op and each member and between the co-op and each non-member occupant who signs it. They are called the "household" in this document.
- 15. Each member of the household agrees to comply with the rules and obligations in this document and the applicable parts of the co-op's Occupancy Agreement and by-laws. Words used in this document have the same meaning as in the co-op's Occupancy By-law.
- 16. This document states some of the rules and obligations for households that receive a housing charge subsidy. It does not state all of them. Government requirements and co-op by-laws have many other rules and obligations that apply. These rules can change. These rules can govern over this document.
- 17. Households who receive housing charge subsidy are responsible for finding out about all the rules and obligations that apply to them and any changes in them. The co-op can give people information and answer questions about these rules and obligations.
- 18. The co-op members decide on the housing charges as stated in the Occupancy By-law. The co-op will reduce the household's housing charges by the amount of the housing charge subsidy that is allocated to the household. This amount is determined under government requirements or the co-op's Housing Charge Subsidy By-law, if it has one, or other co-op by-laws or a combination of these.

APPENDIX K1 Document #14

ry Sherman Cro	offering successing in successing in the later of the second se	the second se	R. C.
he Chimneystack Roa			16-736-8889, Fax: 416-7
	INTERNAL MO	OVES REQUES	and the second s
		Date Rece	VIIC S 3 SOLO
Member(s) Name:	< 1	Unit: 8	RECEIVED
<u></u>	1		
	ur current unit size		an a
□ 1-bedroom □ 4-bedroom	2-bedroom	□ 3-bedroom	
		•	
What unit size wou	ld vou like to trans	for to 2 Inlance allo	Store Bar
	and the second second	<u>, a de a</u>	and the second sec
□ 1-Bedroom	Z-Bedroom	C 3-Bedroc	m
3-Bedroom town		froom townhouse	

Please note that in order to assess your eligibility for the unit size requested, you must fill in the following information. Please list all members, individuals and children in your household.

First & Last (Please p	· 24.11年7月1日日本 五日本語	Date of Birth Id/mm/yy)	Age	Sex (F/M)	Relationship to Member
(1) C	\wedge		49	F	Self
(2) D' M			24	m	Son
(3)		/			
(4)					
(5)					
(6)					

moved to 511 - 2 bedroom

191

APPENDIX K1 Document #15

Harry Sherman Crowe Housing Co-op

Schedule A - Occupancy Agreement

If you are receiving housing charge assistance, "Terms of the Member's Housing Charge Subsidy, Appendix C" is part of this Agreement.

List each Member in the Member Unit:

D' M	· · · · · · · · · · · · · · · · · · ·
	p

Address of Member Unit:

511- 51The Chimneystack Road

Date of Occupancy:

Effective date: March 1, 2023		 	

Membership Terms:

- 1. The co-op gives you the right to occupy a unit.
- The main terms of your occupancy rights and obligations are contained in the Occupancy By-law. The remaining co-op by-laws also contain rights and obligations of members. You agree to obey all co-op by-laws and decisions made by the Board and co-op members.
- 3. Under *The Co-operative Corporations Act* and the co-op's by-laws, the co-op can change the terms of membership and occupancy. You are entitled to a notice of all general meetings where members will decide on these changes. You are also entitled to attend and vote at these meetings. You will be bound by these changes even if you do not agree with them.
- 4. If there is a conflict between the co-op's by-laws and this Agreement, the co-op's bylaws, including the appendices, have priority.

By signing this Agreement, you acknowledge receiving a copy of it. You are responsible for reading and understanding this Agreement. You are entitled to ask any questions and to have them answered.

Signatures of Members:

Member's Name	Signature	Date
	DAllow	FEB: 23. 2023 Frb: 23.2028

Signature for the Co-operative:

Name - Title	Signature	Date
-Property Manager		

APPENDIX K1 Document #16

Housing Co-operative

51 The Chimneystack Road, North York Ontario M3J 3L9

(416) 736-8889

APPLICATION FOR MEMBERSHIP

Applicant Information:

Each adult 16 years and older who will live in your unit MUST complete an application.

1.	Applicant's Name:	Birth Date (yyyy/mm/dd):
2.	Telephone Number: Home: (Name of co-Applicant: D Email:	Work: (Birth Date (yyyy/mm/dd): (
3.	Telephone Number: Home: Present Address:	Work: () Postal Code: L6S 6C2
	Street name and number	City Province

4. Children in your family unit under 18 years old:

Name	Date of Birth yyyy/mm/dd	Name	Date of Birth yyyy/mm/dd

5. Pet By-Law

The co-op has a pet policy that allows for one pet per household. All pets must be spayed or neutered. All pets must be registered with the co-op.

Type of Pet	Gender – M/F	Spayed / Neutered Date
	No. Constant and a second	o word a street of

Housing Co-operative

6. Family Vehicle Information: All vehicles must be in working order, licensed and registered with the office.

Year	Make	Model	Colour	License Plate
	are you applying for?			

3 Bedroom

4 Bedroom

8. Are you applying for an Apartment or Townhouse? Apartment

EMPLOYMENT INFORMATION

1. Occupation of Applicant: A/R Accountant Company Name:	2. Occupation of Co-Applicant: Full-time Student Company Name: N/A
Company Address:	Company Address: N/A
Tel: Gross Mo Income: \$1 Employer/Contact Name:	Tel: () Gross Mo Income: \$0 Employer/Contact Name:

PAST AND PRESENT RESIDENTS

 1. Present Address:
 City: Brampton
 Postal Code: L6S 6C2

 Present Landlord:
 Telephone #:
 Image: City: Cit

Present Rent (Including Utilities): \$_

- 3. Have you ever lived at a co-op? <u>No.</u> If yes, what was it called: ______
- Did you move out of a rental place where you had money owing the landlord whom you did not repay? <u>No.</u> If yes, please explain: ______

MOVING IN DATE:

When would be interested in moving in? July 1, 2020

Housing Co-operative

WHAT IS YOUR STATUS IN CANADA?

- X Canadian Citizen
- Landed Immigrant
- Valid Refugee Claimant
- Visitor on a VISA
- I have permission to live in Canada

ADDITIONAL INFORMATION

According to our By-Laws, you as a member are expected to attend general membership meetings each year and participate in the democratic functioning of the co-operative. You are also required to co-operate and live peacefully with other members, be financially responsible, and contribute to the heath and development of the co-op in a positive way.

In signing this form, you understand that you are required to contribute at least 4 hours of community work each month towards the co-op. This can be done through committees, or on your own time.

DECLARATION

I, the undersigned, hereby apply for membership and occupancy rights at Harry Sherman Crowe Housing Co-operative.

I understand that a non-refundable application fee of 25.00 per applicant is payable to Harry Sherman Crowe Housing Co-operative by debit with this application.

I understand that membership and occupancy rights begin on the first day of occupancy in the Co-operative as indicated by a signed Occupancy Agreement with the Co-operative.

I declare that the information given on this application is full and correct to the best of my ability, and that it will be used to assist the Co-operative in the establishment of my credit worthiness and good reference.



Signature of Applicant



Signature of Co-Applicant

May 18, 2020



Date

Date

Housing Co-operative

SIGNATURES

We are applying to be members of Harry Sherman Crowe Housing Co-operative.

We understand that, if the co-op accepts us for membership and offers us a unit, we must pay a one-time membership fee of \$25.00.

We declare that all of the information in this application is correct, We give the co-op permission to verify any or all of this information, and to do a landlord check and a credit check.

We understand that Harry Sherman Crowe Housing Co-operative will use the information to:

- Contact us about this application
- Determine our eligibility for housing and membership in the co-op.

We understand that the information in this form and other information about us will only be disclosed to the Board of Directors, committees, staff, consultants and regulators of the Co-op on a need-to-know basis. We understand that the Co-op will destroy personal information about us that it no longer needs, subject to government requirements.

SIGNATURES OF ALL HOUSEHOLD MEMBERS OVER 16 YEARS OF AGE:

C M	Ce Me	May 18, 2020
Print Name	Signature	Date
D anne Print Name	D', Mi Mi	<u>May 18, 2020</u> Date
Print Name	Signature	Date
Print Name	Signature	Date
Print Name	Signature	Date

APPENDIX K1 Document #17

Harry Sherman Crowe Housing Co-operative

WHAT IS YOUR STATUS IN CANADA?

Canadian Citizen
 Landed Immigrant
 Valid Refugee Claimant
 Visitor on a VISA
 I have permission to live in Canada

ADDITIONAL INFORMATION

According to our By-Laws, you as a member are expected to attend general membership meetings each year and participate in the democratic functioning of the co-operative. You are also required to co-operate and live peacefully with other members, be financially responsible, and contribute to the heath and development of the co-op in a positive way.

In signing this form, you understand that you are required to contribute at least 4 hours of community work each month towards the co-op. This can be done through committees, or on your own time.

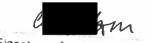
DECLARATION

I, the undersigned, hereby apply for membership and occupancy rights at Harry Sherman Crowe Housing Co-operative.

I understand that a non-refundable application fee of 25.00 per applicant is payable to Harry Sherman Crowe Housing Co-operative by debit with this application.

Lunderstand that membership and occupancy rights begin on the first day of occupancy in the Co-operative as indicated by a signed Occupancy Agreement with the Co-operative

I declare that the information given on this application is full and correct to the best of my ability, and that it will be used to assist the Co-operative in the establishment of my credit worthiness and good reference.



Signature of Applicant

Signature of Co-Applicant

FEB. 23. 2023 Date

76.23.2023 Date

200

Housing Co-operative

Welcome to Harry Sherman Crowe Housing Co-operative!

Thank you for applying for membership here at our housing co-op.

Please ensure that you are complete all areas if the application form. It is very important that you clearly print all information. Once you have completed and signed your application form, please return the forms to the Co-op office. The office is located on the main floor at 51 The Chimneystack Road. The buzzer number for the office is #8889.

Please include copies of the following documents with your application:

- 1. Proof of citizenship status for each person named on the application.
- 2. Proof of income for each person named on the application.
- 3. Photo ID of each person named on the application.
- 4. \$25.00 credit check fee per applicant to be paid by debit (debit machine located in the co-op office).

Once the office has received your completed application with the documentation that is required, you will be placed on our waiting list for the unit size that you are interested in. When a unit becomes available, the co-op office staff will complete a credit check and reference check. Once your application has been verified and processed, an interview will be scheduled with the Membership Committee. Following your interview, a recommendation will be made to the Board of Directors. If membership is approved by the Board, you will be contacted by telephone to be offered the unit. Please inform the co-op office of any contact information changes. If you do not understand the application process, please find proper assistance.

The co-op does have the right to decline applications due to poor landlord or credit references, fraudulent applications, and not meeting the requirements of co-operative living.

All subsidized (Rent Geared to Income) applications are processed through Housing Connections.

Thank you for your interest,

Harry Sherman Crowe Management Office

Housing Co-operative

Current Market Housing Charges

Unit Type	Market Housing Charge
1 Bedroom Apartment	\$856
2 Bedroom Apartment	\$1041
3 Bedroom Apartment	\$1181
4 Bedroom Apartment	\$1260
3 Bedroom Townhouse	\$1293
4 Bedroom Townhouse	\$1439

Notes:

- 1. Housing charges are due at 12:00pm on the first business day of each month or earlier.
- 2. Monthly housing charges include a \$12.00 sector support.
- 3. Monthly housing charges for apartments do not include parking.
- 4. Monthly housing charges for apartments include heating, hydro and water.
- 5. Monthly housing charges for townhouses do not include gas or hydro.
- 6. Methods of payment for housing charges include pre-authorized debit, money order, debit or cheque. No cash will be accepted.

Other Additional Fees (when applicable):

Parking: \$48.00/month

Late Fees: \$25.00

NSF Fees: \$25.00

APPENDIX L

APPENDIX L Document #18

Unit Sog (one bedroon) hand written notleg. 205 a Member gave a move out notice in Drcember for moving out on Janoli 2020 () Haragment mentioned to her that the notice must be for 60 days. 6 Member has not paid since Dec 2019. 6 Morket rent \$ 883 to Morket rent to Orrears total \$ 5,170 lo Multiple allears letters sent. 10 NTA Sent for Jan 18,2020 to Multiple unit inspection Completed 4 Unit seems to be Abandoned. Bosed wants to give the unit to ner friend (Fenneson Jhonson) WITH STOR: (2 bedroom) 4 Flooding in Unit on Dec 22,2019 to fbors for one bedroom removed. 4 unit otherwise liveable is member gave a notice to move out on February 17, 2020. 6 Move out doite Feb 29,2020 Market Rent \$1119. All housing charges cleaved on Feb 19,2020. Up. 6 is Rosel wants to give the unit to her relative. Dal tot (2 bedroom) to Member will more to Unit 106 as approved by Rosell and Board once the unit has been venovated.

(3 bedroom) 207 - Unit 213 -0 fire on July 19,2019 La Moved to Unit 209 (Vacant Since April 2019) (member possed away) ly Member moved back to 213 on Nov 11, 2019 6 Unit 209 Vacant till Dec 1, 2019. is Rosell gave the writ to Sylvia Blake. Smember moved in on Dec. 1 2019 to Market Rent, \$931 Drif # 105 (4 bed room) is member moved out on September 21,2019 40 VACANI SINCE Feblido 20 40 Must be renovated. USRGI UNIT & Fire in the unit on August 19,2019. 4 Member Stayed in the community Room till September 1: 22019 4) Member moved to Unit 106 on September 01,2019 40 TH 29 Completed Jan 15,2020. Lo Member moved back to Unit 219 on Febolia. 6 TH 29 is RGI Day 33: (3 bedroom). Rosed approved to transfer Unit 33 to RGI from Market Rent. Starting Janol. 2020.

APPENDIX L Document #19



 From:
 Saud Ahmad <saud@mpmg.ca>

 To:
 Rosell Kerr <rosellkerr5@gmail.com>

 CC:
 kaleem <kaleem@mpmg.ca>, harrysherman <harrysherman@bellnet.ca>, lesslee542

 <lesslee542@gmail.com>, erica dockery <ericad26@hotmail.com>, sareeda22 <sareeda22@gmail.com>, alesiajon <alesiajon@gmail.com>, Andrea Gledhill <andreagledhill@gmail.com>, Courtney Betty

 <betty@bettyslaw.com>, David Coker <david@bettyslaw.com>

 Date:
 Mar 16, 2022 6:30:29 PM

 Subject: Re: Unit 711

Rosell,

I am really confused.

When something goes wrong you put it on Maple. Especially when a member either goes to legal or to the City. Your stupid moves won't work with me.

You've your maintenance manager directly reporting to you, you hired all companies on your own without my input. You can't put blame on me for their default. I've record of all the emails I sent you regarding this.

Truth is, You've single out few members for your personal agenda and they're now reacting. Onus is on you.

Govern yourself accordingly.

Sincerely Saud

Sent from my iPhone

On Mar 16, 2022, at 1:15 PM, Rosell Kerr <rosellkerr5@gmail.com> wrote:

Hi Kaleem,

I don't understand why you kept silent when Saud emailed things that are not true. You called in a company to repair the floor in Unit # 711, as per Property Standard order. You went in after they were finished and made a video and sent it to the board. Donna Bettyslow inquired whether the countertop/back splashed is completed and she gave yet another extension for it to be completed.

I was told by our maintenance man, Mr. Blake, that he spoke to you last week and informed you of a new countertop that is in the workshop. You agreed to call back the company that you used to repair the floor and asked them to install the countertop. However, they contacted maintenance today and told Mr. Blake that you instructed them to send their quote to maintenance for approval.

Please contact this company ASAP and have them send you the quote. You should then send the quote to the board for approval as is the norm. As I have pointed out numerous times it is useless mixing truth with lies as an attempt to distance yourself when you are being held accountable.



The misleading email that was sent to Donna Bettyslow from your manager Saud Amad, gave the impression that this matter is being dealt with by the Co-op's lawyer. This type of tactic needs to stop. Do your due diligence as a property manager and there will be no issues. Be consistent with following up and following through.

Thanks,

Rosell

 From:
 Saud Ahmad <saud@mpmg.ca>

 To:
 Rosell Kerr <rosellkerr5@gmail.com>

 CC:
 Courtney Betty <betty@bettyslaw.com>, Sehrish <harrysherman@bellnet.ca>, Mohammad Kaleem

 <kaleem@mpmg.ca>

 Date:
 Mar 2, 2022 2:30:27 PM

 Subject:
 Harassment

Ms. Kerr,

I understand your recent trip to the office, when Nidhi was on the phone with me discussing the <u>Life and</u> <u>Safety</u> Issue of one of the co-op's members. This is not the first time you've harassed management staff. However, it must<u>STOP</u> now. If it persists, I will have no other option but to pursue it legally. I recently have lost two Admins mainly because of your insulting behavior. Everyone has the right to work in a safe and respectable manner.

We do know our job priorities, and very well understand how to handle the issues at hand. You harassed Nidhi just because she asked you to wait until she finishes the phone call with me. We were discussing the **Gas Leak and Life and Safety** issue brought to our attention by one of the member(s).

I am again requesting you to please allow management staff to work in a safe and respectful manner.

Sincerely

Saud Ahmad, MBA, CRM, R.C.M. General Licence President & CEO Maple Property Management Group Inc. 644 Millway Ave, Unit # 3, Concord, ON. L4K 4H4 T:905-532-9002 F:905-532-9008 C:647-466-0596 TF:1-888-283-5685 www.mpmg.ca



******NOTICE AND DISCLAIMER: The information contained in this e-mail and any attachments is privileged and confidential. This communication is intended only for the party to whom it is addressed and if you are not the intended recipient, dissemination or copying of this e-mail is prohibited. If you have received this telecommunication in error, please notify the sender immediately******

 From:
 Saud Ahmad <saud@mpmg.ca>

 To:
 kaleem <kaleem@mpmg.ca>, harrysherman <harrysherman@bellnet.ca>

 Date:
 Jul 29, 2021 11:02:13 AM

 Subject:
 Fwd: Th # 7 - Move out notice

 Attachments:
 notice of entry TH36 office version.docx, Joannie Grant 48 hours entry notice.docx

Sent from my iPhone

Begin forwarded message:

From: Rosell Kerr <rosellkerr5@gmail.com>
Date: July 29, 2021 at 9:46:32 AM EDT
To: Saud Ahmad <saud@mpmg.ca>
Cc: Lessley M <lesslee542@gmail.com>, Sareeda N <sareeda22@gmail.com>, Teshawna Bruce
<teshawnabruce@gmail.com>, Nancy A <nancy.j.audette@gmail.com>, alesiajon@gmail.com
Subject: Re: Th # 7 - Move out notice

Dear Saud,

The board has always and will always do what's best **for our community**. Indeed, the vacancy was brought to my attention after Kaleem spoke to me about wanting to give the next vacant townhouse to a member "Omar Hussein" who has only been in the Co-op since 2018. Omar has been frequenting the office particularly on Tuesdays when he knew Kaleem is in the office. In fact, this week Tuesday, I saw them at the side door of the office whispering. **Did you think by sending this email <u>now</u> would be leverage or hitting back because I called out the inadequacy of the correspondences from you and your staff, among other issues?**

Consequently, I am more interested in other pressing issues, as should you. Namely, backflow issues, having the structure of our townhomes examined by an engineer, city standard order, poor service of our elevators, members' concerns, particularly on safety, parking issues, incomplete budget, garbage issues, and inadequate notices to members. Frankly, the list is endless.

It is very concerning that you verbally attack me for my constructive criticism. Drawing attention to inappropriate and inadequate wording in letters written by you or your staff should never have been seen as "handling you or Kaleem." There are many examples in the past and most recent where letters were sent from the office that created additional issues rather than resolutions. For instance, the most recent issue with TH 36, should have been resolved months ago. I have attached two letters to illustrate this point. One written by you or Kaleem with Amna's signature and the other by me with Amna's signature. My letter got the job done.

When I saw you in the office yesterday evening, your concern as the owner and senior property manager should have been about the present backflow issues. Did you know that it is mandatory for all buildings to have a backflow test at least once per year? Your company has been here for two years and we have never had a backflow test. This would have never been done had the city not flag our building with a seven day notice to comply. Now, we discover that there is a problem, and will affect us financially.

In addition, the abnormality of our water system is affecting on-call members, both physically and mentally. Lessley, Florina and I are exhausted from climbing stairs doing 24hrs firewatch while the Co-op sieeps. Neither you nor Kaleem inquired about members that were affected by the backflow issues. Here is the deal, my dinner time was disrupted because members chose to contact Mr. Blake and I, because they reported that no one answers the phone in the office during business hours.

Again, working in the best interest of the Co-op should be every staff the Board hired priority.

Kind Regards, Rosell On Wed, 28 Jul 2021 at 17:13, Saud Ahmad <<u>saud@mpmg.ca</u>> wrote: Rosell,

There's a move out notice letter received on July 2, 2021. It has already been brought to your attention. Anyways, I'm copying all board members on it to make it formal.

Please be advised that as per City's guidelines, any vacant unit be filled with RGI through accessing Centralized Waiting List. As the coop is already way under target.

TH # 7 has given a move out notice dated July 2, 2021. They will be moving out on September 1, 2021. This unit must be filled by RGI as per City's guidelines.

Sincerely

Saud Ahmad, MBA, CRM, R.C.M. General Licence President & CEO Maple Property Management Group Inc. 644 Millway Ave, Unit # 3, Concord, ON. L4K 4H4 T:905-532-9002 F:905-532-9008 C:647-466-0596 TF:1-888-283-5685 www.mpmg.ca

NOTICE AND DISCLAIMER: The information contained in this e-mail and any attachments is privileged and confidential. This communication is intended only for the party to whom it is addressed and if you are not the intended recipient, dissemination or copying of this e-mail is prohibited. If you have received this telecommunication in error, please notify the sender immediately

APPENDIX L1



Shelter, Support & Housing Administration Mary-Anne Bedard, General Manager Housing Stability Services Doug Rollins, Director Housing Consultant Metro Hall, 6th Floor

Suzana Lama

55 John Street Toronto, ON M5V 3C6 Tel: 416-338-8210 Fax: 416-696-3718 Suzana.Lama@toronto.ca www.toronto.ca

November 18, 2020

Rosell Kerr, President Harry Sherman Crowe Housing Co-operative Inc. 51 The Chimneystack Rd Toronto Ontario M3J 3L9

Re: RGI Subsidy Provided to Unit 313 – Non-Payment of Subsidy Costs

Dear Ms. Kerr:

Through information provided by the Co-op and Access to Housing – Housing Connections, we have determined that Harry Sherman Crowe Housing Co-operative inappropriately allocated an RGI/rental subsidy to the household in unit 313 (Sabah Mohamed). This subsidy began on January 1, 2020.

By granting this unauthorized rental subsidy, the Co-op breached the Housing Services Act. The City of Toronto considers this unit a market-paying household, so the City of Toronto will not be subsidizing this household.

As a result, Harry Sherman Crowe Housing Co-operative is liable for the rental subsidy allocated to this household from the period from January 1, 2020 onwards. Based on the rent roll provided, the subsidy granted to the household was \$852 per month up to June 30, 2020 and \$878 per month from July 1, 2020 to date. As of today's date, the year-to-date costs are \$9,502. This will continue to grow.

The amount pertinent to the fiscal year ending June 30, 2020 will be recovered from your subsidy payments through your next Annual Information Return reconciliation. Future fiscal years' costs will be recovered through future Annual Information Return reconciliations.

The cost recovery will stop accruing to Harry Sherman Crowe Housing Co-operative when:

- the Co-op charges the household the market housing charge, or
- the household ceases to reside at the Co-op, or
- (at some future date) the household qualifies for an RGI subsidy legitimately as the highest-ranked household on the Centralized Waiting List.



If you have any questions please feel free to contact me at 416-338-8210 or via email at <u>Suzana.Lama@toronto.ca</u>.

Sincerely,

ave

Suzana Lama Housing Consultant

c.c. Saud Ahmad, Property Manager, <u>saud@mpmg.ca</u>

APPENDIX M

APPENDIX M Document #20



₲ christianep@cfdi.ca
☐ CFDI

Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 301	51 The Chimneystack Road, Unit 301, Toronto, ON M3J 3L9, Canada	2024-01-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary					
AREA	¶ DETAIL		🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	No door	🛃 Image
Entry: Entrance Area	Wall/Ceiling	D	None	Dings in wall	🛃 Image ट्री Image
Kitchen: Kitchen	Faucet/Plumbing	D	None	Airrator missing on tap	🛃 Image
Kitchen: Kitchen	Light Fixture	D	None	Missing cover	🛃 Image
Living Room: Living/Dining Room	Wall/Ceiling	D	None	Hole in wall by washroom	📩 Image
Living Room: Living/Dining Room	Window/Lock/Scree n	D	None	Both screens ripped	현 Image 현 Image 현 Image 현 Image

Page 1 of 12

Report generated by \mathbf{z} Inspector

IN AREA	9 DETAIL		💥 ACTION		220 MEDIA
Bedroom: Bedroom 1	Door/Knob/Lock	D	None	Holes in door	🛃 Image ही Image
Bedroom: Bedroom 1	Wall/Ceiling	D	None	Hole in wall	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Doors missing	🛃 Image 🛃 Image
Bedroom 2: Bedroom 2	Door/Knob/Lock	D	None	Knob has lock and falling off	🛃 Image
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	None	Screen ripped	🛃 Image ही Image
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Knob loose	📩 Image
Bathroom: Main Bathroom	Switch/Outlet	D	None	Light cover missing	📩 Image

Additional Items of Interest or Concern

S=Satisfactory

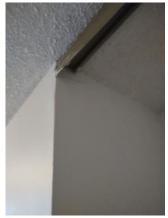
Entry: Entrance Area		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	No door
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Dings in wall



N=New

Flooring/Baseboard 2024-01-30 12:40:40 43.7764168, -79.4993376 Image

Wall/Ceiling 2024-01-30 12:41:20 43.7764168, -79.4993376 Image



D=Damaged

Other 2024-01-30 12:40:56 43.7764168, -79.4993376 Image



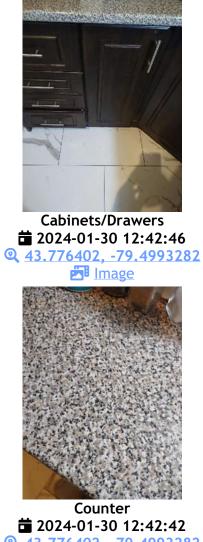
Wall/Ceiling 2024-01-30 12:41:24 43.7764168, -79.4993376 Image

III Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	

Page 3 of 12

Report generated by zInspector

🕕 Kitchen: Kitchen		🗙 ΑСΤΙΟΝ	
Faucet/Plumbing	D -	None	Airrator missing on tap
Flooring/Baseboard	N	None	
Light Fixture	D -	None	Missing cover
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	





Cabinets/Drawers 2024-01-30 12:42:48 43.776402, -79.4993282 Image



Faucet/Plumbing 2024-01-30 12:42:34 43.776402, -79.4993282 Image

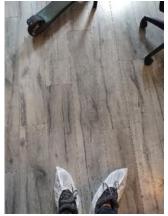


Flooring/Baseboard 2024-01-30 12:42:55 43.776402, -79.4993282 Image



Light Fixture 2024-01-30 12:43:03 43.776402, -79.4993282 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	One outlet cover missing
Wall/Ceiling	D -	None	Hole in wall by washroom
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Both screens ripped



Flooring/Baseboard 2024-01-30 12:43:46 43.776402, -79.4993282 Image



Switch/Outlet 2024-01-30 12:46:39 43.7763904, -79.4993612 Image



Wall/Ceiling 2024-01-30 12:51:30 43.7764135, -79.4993351 Image



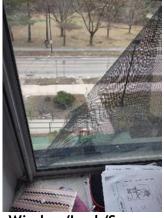
Window/Lock/Screen 2024-01-30 12:44:40 (2) 43.7763921, -79.4993141 E^{II} Image



Window/Lock/Screen 2024-01-30 12:44:38 (43.7763921, -79.4993141) Image



Window/Lock/Screen 2024-01-30 12:44:57 43.7763921, -79.4993141 Image



Window/Lock/Screen 2024-01-30 12:44:59 43.7763921, -79.4993141 Image

III Bedroom: Bedroom 1	© CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	D -	None	Holes in door

Page 6 of 12

Report generated by zInspector

🕅 Bedroom: Bedroom 1		🗙 ΑCTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole in wall
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2024-01-30 12:48:11 (2) 43.7763904, -79.4993612 Image



Flooring/Baseboard 2024-01-30 12:48:28 43.7764378, -79.4994057 Image



Door/Knob/Lock 2024-01-30 12:48:13 43.7763904, -79.4993612 Image



Flooring/Baseboard 2024-01-30 12:48:31 43.7764378, -79.4994057 Image



Wall/Ceiling 2024-01-30 12:48:55 43.7764378, -79.4994057 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Doors missing
Door/Knob/Lock	D -	None	Knob has lock and falling off
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen ripped



Closet/Door/Track/Shelving 2024-01-30 12:51:55 43.7764135, -79.4993351 Image



➡ 2024-01-30 12:51:59
 ● 43.7764135, -79.4993351
 ➡ Image



Door/Knob/Lock 2024-01-30 12:53:28 (2) 43.7764793, -79.4993519 Image



Window/Lock/Screen 2024-01-30 12:54:02 43.7764793, -79.4993519 Image



Flooring/Baseboard 2024-01-30 12:53:35 43.7764793, -79.4993519 Image



Window/Lock/Screen 2024-01-30 12:54:04 (2) 43.7764793, -79.4993519 Image

💵 Bathroom: Main Bathroom		🗙 ΑCTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	D -	None	Knob loose
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	D -	None	Light cover missing
Toilet	- S	None	
Toilet Paper Holder	- S	None	

Page 9 of 12

Report generated by zInspector

🕅 Bathroom: Main Bathroom		🗙 ΑCTION	228
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2024-01-30 12:56:15 43.7764148, -79.4993171 Image



Door/Knob/Lock 2024-01-30 12:54:31 43.7764148, -79.4993171 Image



Cabinet/Counter/Shelving 2024-01-30 12:56:18 43.7764254, -79.4992994 Image



Flooring/Baseboard 2024-01-30 12:56:08 (2) 43.7764148, -79.4993171 Image



Switch/Outlet 2024-01-30 12:55:11 3.7764148, -79.4993171 Image



229

 Iub/Shower

 1 2024-01-30 12:56:39

 2 43.7764254, -79.4992994

 1 Image

& CONDITION	🔀 ACTION	
- S	None	Knob loose
N	None	
- S	None	Inaccessible
	- S N - S - S - S - S	- S None N None - S None



Door/Knob/Lock 2024-01-30 12:45:41 (2) 43.7763921, -79.4993141 Image



Flooring/Baseboard 2024-01-30 12:45:46 (1) 43.7763921, -79.4993141 Image



Flooring/Baseboard 2024-01-30 12:45:47 43.7763921, -79.4993141 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



₲ christianep@cfdi.ca
☐ CFDI

Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 303	51 The Chimneystack Road, Unit 303, Toronto, ON M3J 3L9, Canada	2024-01-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	in Condition Summary				
IN AREA	¶ DETAIL	٩	🗙 ACTION		🚰 MEDIA
Entry: Entrance Area	Other	D	None	No bottom track	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom: Bedroom 1	Window Covering	D	None	Minor water damage on sill	🛃 Image
Living Room: Living/Dining Room	Switch/Outlet	D	None	One outlet not working	📩 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud	🛃 Image
Bathroom: Main Bathroom	Medicine Cabinet/Mirror	D	None	No handle on med cabinet	🗂 Image

Page 1 of 10

Report generated by \mathbf{z} Inspector

AREA	9 DETAIL		🗙 ACTION		232 MEDIA
Bathroom: Main Bathroom	Shower Door/Rail/Curtain	D	None	Keeps falling down	🛃 Image

D=Damaged

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	No bottom track
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



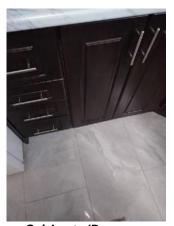
N=New

Flooring/Baseboard 2024-01-30 12:25:01 43.7763866, -79.4991733 Image



Other 2024-01-30 12:25:18 43.7763866, -79.4991733 Image

💵 Kitchen	© CONDITION	🔀 ΑСΤΙΟΝ	
Cabinets/Drawers	N	None	Shelf next to sink not in and falls out
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2024-01-30 12:25:53 43.7763866, -79.4991733 Image



Counter **1** 2024-01-30 12:25:58 **2** 43.7763866, -79.4991733 **1** Image



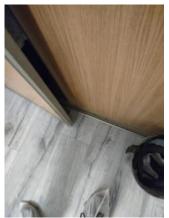
Cabinets/Drawers 2024-01-30 12:36:29 (2) 43.7764238, -79.4991626 [mage]



Flooring/Baseboard 2024-01-30 12:25:47 43.7763866, -79.4991733 Image

N Storage: Storage Room	& CONDITION	💥 ACTION	
Light Fixture	- S	None	

N Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Minor water damage on sill



Closet/Door/Track/Shelving 2024-01-30 12:30:01 43.7764388, -79.4991812 Image

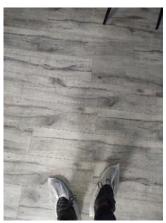


Flooring/Baseboard 2024-01-30 12:30:06 43.7764205, -79.4991645 Image



© 43.7764205, -79.4991645 image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	D -	None	One outlet not working
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-30 12:27:12 43.7763907, -79.4991848 Image



Light Fixture/Fan 2024-01-30 12:27:23 43.7763907, -79.4991848 Image



Switch/Outlet 2024-01-30 12:27:57 43.7763907, -79.4991848 Image

Bedroom 2: Bedroom 2		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-01-30 12:31:59 43.7764205, -79.4991645 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Loud
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	D -	None	No handle on med cabinet
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	D -	None	Keeps falling down
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2024-01-30 12:33:53 43.7764239, -79.499145 Image



Exhaust Fan 2024-01-30 12:33:38 (2) 43.7764239, -79.499145 Image



Medicine Cabinet/Mirror 2024-01-30 12:34:24 43.776416, -79.4991574 Image



Cabinet/Counter/Shelving 2024-01-30 12:33:56 (2) 43.7764239, -79.499145 Englinage



Flooring/Baseboard 2024-01-30 12:34:03 43.776416, -79.4991574 Image



Shower Door/Rail/Curtain 2024-01-30 12:35:17 43.776416, -79.4991574 Image

238



Tub/Shower 2024-01-30 12:34:56 43.776416, -79.4991574 Image



Tub/Shower 2024-01-30 12:34:58 43.776416, -79.4991574 Image

🔰 Other Room: Solarium	© CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-01-30 12:28:43 43.7764388, -79.4991812 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 311	51 The Chimneystack Road, Unit 311, Toronto, ON M3J 3L9, Canada	2024-01-24	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Additional Items of Interest or Concern

N=New

S=Satisfactory

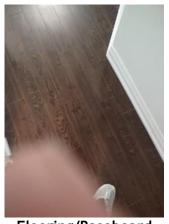
🕅 Entry: Entrance Area	& CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	N	None	New doors
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-24 16:11:01 43.7763293, -79.4994018 Image

🕕 Kitchen		🗙 ΑСΤΙΟΝ	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Oven	N	None	
Range/Fan/Hood/Filter	N	None	
Refrigerator	N	None	
Sink/Disposal	N	None	
Switch/Outlet	N	None	
Wall/Ceiling	- S	None	

🔰 Hallway/Stairs: Hallway		🔀 ACTION	
Flooring/Baseboard	N	None	
Light Fixture	N	None	



Flooring/Baseboard 2024-01-24 16:14:52 43.7763383, -79.499411 Image

🕅 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	N	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Screen missing / ac

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	N	None	
Door/Knob/Lock	N	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Bedroom 2: Bedroom 2		💥 ACTION	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	N	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	

N Other Room: Solarium	& CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

General Comments

Inspector / Agent, Tenant Signature

10

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 312	51 The Chimneystack Road, Unit 312, Toronto, ON M3J 3L9, Canada	2024-01-24	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

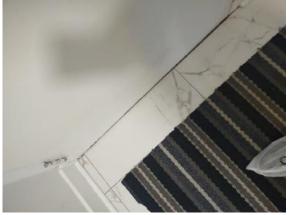
Condition Summary

AREA	9 DETAIL	ß	🗙 ΑСΤΙΟΝ		MEDIA
Entry: Entrance Area	Other	D	None	Doors are stuck	🛃 Image
Storage: Storage Room	Other	D	None	Door is locked / can't get in	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	One door broken	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	D -	None	Doors are stuck
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-24 14:03:19 43.776146, -79.4995965 Image



D=Damaged

Light Fixture/Fan 2024-01-24 14:03:26 43.776146, -79.4995965 Image



Other 2024-01-24 14:03:46 43.776146, -79.4995965 Image

🕕 Kitchen	& CONDITION	🔀 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	

Page 2 of 8

N=New

Report generated by **z**Inspector

🕅 Kitchen		💥 ACTION	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2024-01-24 14:05:17 (2) 43.7761438, -79.4995859 Image



Counter 2024-01-24 14:05:13 (1) 43.7761438, -79.4995859 Image



Cabinets/Drawers 2024-01-24 14:05:20 43.7761438, -79.4995859 Image



Flooring/Baseboard 2024-01-24 14:05:08 43.776146, -79.4995965 Image



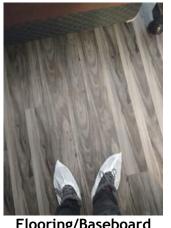
Refrigerator 2024-01-24 14:04:58 43.776146, -79.4995965 Image

N Storage: Storage Room	§ CONDITION	🔀 ACTION	
Other	D -	None	Door is locked / can't get in



Other 2024-01-24 14:09:43 (2) 43.7761523, -79.4995481 Image

🔰 Bedroom: Bedroom 1	© CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tiles on sill
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-01-24 14:07:31 43.7761358, -79.4995717 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-24 14:05:41 (2) 43.7761438, -79.4995859 Image



Light Fixture/Fan 2024-01-24 14:05:45 43.7761438, -79.4995859 Image

Bedroom 2: Bedroom 2		🔀 ACTION		
Closet/Door/Track/Shelvi ng	D -	None	One door broken	
Door/Knob/Lock	- S	None	Lock on door	
Flooring/Baseboard	N	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		

Page 5 of 8

Report generated by \mathbf{z} Inspector

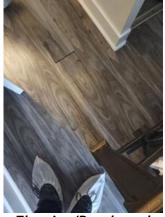
Bedroom 2: Bedroom 2		🗙 ACTION	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen / ac



Closet/Door/Track/Shelving 2024-01-24 14:10:34 43.7761523, -79.4995481 Image



Door/Knob/Lock 2024-01-24 14:10:44 (2) 43.7761523, -79.4995481 Image



Flooring/Baseboard 2024-01-24 14:10:55 43.7761523, -79.4995481 Image

🚺 Bathroom: Main Bathroom		💥 ΑCTION		
Cabinet/Counter/Shelving	N	None		
Door/Knob/Lock	- S	None		
Exhaust Fan	- S	None		
Flooring/Baseboard	N	None		
Light Fixture	- S	None		
Medicine Cabinet/Mirror	- S	None		
Plumbing/Drain	- S	None		
Shower Door/Rail/Curtain	- S	None		

Page 6 of 8

Report generated by zInspector

N Bathroom: Main Bathroom		🗙 ΑCTION	252 COMMENTS
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2024-01-24 14:11:39 43.7763018, -79.4994122 Image



Flooring/Baseboard 2024-01-24 14:11:48 43.7763018, -79.4994122 Image



Cabinet/Counter/Shelving 2024-01-24 14:11:41 43.7763018, -79.4994122 Image



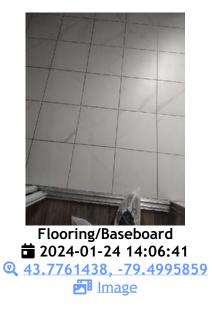
Tub/Shower 2024-01-24 14:12:10 (2) 43.7763018, -79.4994122 Image

III Other Room: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	

Page 7 of 8

Report generated by zInspector

🝽 Other Room: Solarium		🔀 ACTION	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 315	51 The Chimneystack Road, Unit 315, Toronto, ON M3J 3L9, Canada	2024-01-23	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

in Condition Summary					
III AREA	9 DETAIL	8	🔀 ACTION		🚰 MEDIA
Entry: Entrance Area	Other	D	None	New floor tracks missing on bottom	🛃 Image
Kitchen	Light Fixture	D	None	No fixture	🛃 Image
Kitchen	Wall/Ceiling	D	None	Peeling	Image Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	New floor no track	🛃 Image
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Glued back in water damaged	🛃 Image
Bathroom: Main Bathroom	Towel Rack	D	None	No	📩 Image

AREA	9 DETAIL		🔀 ACTION		255 MEDIA
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Water damage on ceil above shower Hole	🛃 Image 🛃 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Door get stuck	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

🛯 Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	D -	None	New floor tracks missing on bottom
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-23 12:23:50 43.7763446, -79.4997529 Image



D=Damaged

➡ 2024-01-23 12:24:33
 Q 43.7763446, -79.4997529
 ➡ Image

🕕 Kitchen		💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	No fixture
Oven	- S	None	Oven light not working
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Peeling

N=New





Faucet/Plumbing 2024-01-23 12:27:12 43.7763533, -79.4997381 Image



Light Fixture 2024-01-23 12:25:34 (1) 43.7763533, -79.4997381 Image



Counter 2024-01-23 12:27:33 43.7763604, -79.4997429 Image



Flooring/Baseboard 2024-01-23 12:26:58 43.7763533, -79.4997381 Image



Wall/Ceiling 2024-01-23 12:25:01 (2) 43.7763446, -79.4997529 Image

257



Wall/Ceiling 2024-01-23 12:25:05 43.7763446, -79.4997529 Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

🔰 Bedroom: Bedroom 1		🗙 ACTION		
Closet/Door/Track/Shelvi ng	D -	None	New floor no track	
Door/Knob/Lock	- S	None		
Flooring/Baseboard	N	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		
Window Covering	- S	None	Ceramic tile on sill	
Window/Lock/Screen	- S	None		



■ 2024-01-23 12:28:48 Q 43.7763604, -79.4997429 ■ Image



Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Glued back in water damaged
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-23 12:31:33 43.776341, -79.4997371 Image



Light Fixture/Fan 2024-01-23 12:33:22 43.776341, -79.4997371 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	

Page 6 of 9

Report generated by zInspector

∎ Bathroom: Main Bathroom		🗙 ΑCTION	260
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	D -	None	No
Tub/Shower	N	None	
Wall/Ceiling	D -	None	Water damage on ceil above shower Hole



Cabinet/Counter/Shelving 2024-01-23 12:35:14 43.7763636, -79.4997564 Image



Light Fixture 2024-01-23 12:35:30 43.7763636, -79.4997564 Image



Flooring/Baseboard 2024-01-23 12:35:22 43.7763636, -79.4997564 Image



Towel Rack 2024-01-23 12:36:14 43.7763637, -79.499767 Image



Tub/Shower



Wall/Ceiling 2024-01-23 12:37:00 43.7763637, -79.499767 Image



Wall/Ceiling **1** 2024-01-23 12:37:03 **Q** 43.7763637, -79.499767 **№** Image

NOTHER ROOM: Solarium		🔀 ACTION	
Door/Knob/Lock	D -	None	Door get stuck
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile sill
Window/Lock/Screen	- S	None	

261



Door/Knob/Lock 2024-01-23 12:32:20 43.776341, -79.4997371 Image



Flooring/Baseboard 2024-01-23 12:32:31 43.776341, -79.4997371 Image



Window Covering 2024-01-23 12:32:59 43.776341, -79.4997371 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 317	51 The Chimneystack Road, Unit 317, Toronto, ON M3J 3L9, Canada	2024-01-23	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

Condition Summary

M AREA	¶ DETAIL	ß	🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	No closet doors, new floor installed tracks not put in	🛃 Image 🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Missing no tracks	🛃 Image ही Image

264

& Additional Items of Interest or Concern

S=Satisfactory

🕅 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	No closet doors, new floor installed tracks not put in
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-23 11:57:33 43.7763976, -79.4994279 Image



D=Damaged

Other 2024-01-23 11:58:02 (2) 43.7763976, -79.4994279 Image



Other 2024-01-23 11:58:06 3.7763976, -79.4994279 Image

🕕 Kitchen	& CONDITION	🔀 ACTION	
Cabinets/Drawers	N	None	

N=New

Report generated by zInspector

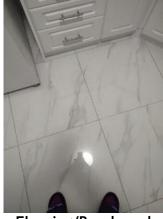
💵 Kitchen		🗙 ACTION	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2024-01-23 11:59:33 43.7763987, -79.4994362 Image



Counter **1** 2024-01-23 11:59:28 **2** 43.7763987, -79.4994362 **1** Image



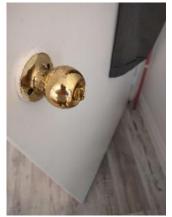
Flooring/Baseboard 2024-01-23 11:59:00 43.7763976, -79.4994279 Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

🕅 Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing no tracks
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	1 cover missing
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-01-23 12:02:02 43.7764197, -79.4994668 Image



Door/Knob/Lock 2024-01-23 12:02:21 (2) 43.7764197, -79.4994668 Image



Closet/Door/Track/Shelving 2024-01-23 12:02:04 43.7764197, -79.4994668 Image



Flooring/Baseboard 2024-01-23 12:02:25 (2) 43.7764197, -79.4994668 Image



Switch/Outlet 2024-01-23 12:02:46 (2) 43.7764197, -79.4994668 Image



267

Window Covering 2024-01-23 12:03:01 43.7764197, -79.4994668 Image

Living Room: Living/Dining Room		💥 ΑCTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-23 11:59:50 43.7763987, -79.4994362 Image

Bathroom: Main Bathroom		🗙 ΑСΤΙΟΝ	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	

∎ Bathroom: Main Bathroom		🗙 ΑCTION	268 ☐ COMMENTS
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	N	None	



Cabinet/Counter/Shelving 2024-01-23 12:03:48 43.7764473, -79.4994161 Image



Wall/Ceiling 2024-01-23 12:04:17 (2) 43.7764473, -79.4994161 Image



Flooring/Baseboard 2024-01-23 12:03:34 (1) 43.7764473, -79.4994161 Elimage

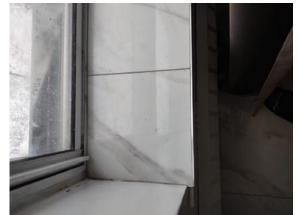


Wall/Ceiling 2024-01-23 12:04:20 43.7764473, -79.4994161 Image

🚺 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	

Report generated by zInspector

🕅 Other Room: Solarium		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Window Covering 2024-01-23 12:01:08 43.7763987, -79.4994362 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 405	51 The Chimneystack Road, Unit 405, Toronto, ON M3J 3L9, Canada	2023-12-14	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

🐴 Condition Summary					
IN AREA	• DETAIL	l	💥 ACTION		📥 MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	off rail on top	🛃 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving	D	None	Missing doors / replaced with sheets	🔁 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Hard to open	🛃 Image

N=New	S=Satisfactory		D=Damaged	
I∎ Entry: Entrance Hallway		💥 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	N	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		

Additional Items of Interest or Concern

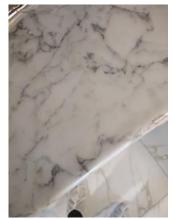


Flooring/Baseboard 2023-12-14 13:13:55 43.7765095, -79.4988455 Image

🔰 Kitchen: Kitchen	© CONDITION	💥 ACTION		
Cabinets/Drawers	N	None	Dishwasher	
Counter	N	None		
Faucet/Plumbing	- S	None		
Flooring/Baseboard	N	None		
Light Fixture	N	None		
Oven	- S	None		
Range/Fan/Hood/Filter	- S	None		
Refrigerator	- S	None		
Sink/Disposal	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	N	None		



Cabinets/Drawers 2023-12-14 13:15:16 (2) 43.7765095, -79.4988455 E^{II} Image



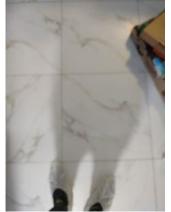
Counter 2023-12-14 13:15:06 43.7765095, -79.4988455 Image



Light Fixture 2023-12-14 13:14:55 (43.7765095, -79.4988455) Image



Cabinets/Drawers 2023-12-14 13:15:48 (2) 43.7765021, -79.4988572 Image



Flooring/Baseboard 2023-12-14 13:14:59 43.7765095, -79.4988455 Image



Wall/Ceiling 2023-12-14 13:15:30 43.7765021, -79.4988572 Image

Living Room: Living / Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	

Living Room: Living / Dining Room		💥 ΑCTION	273
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

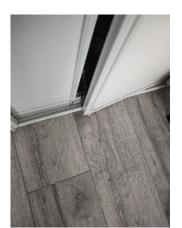


Flooring/Baseboard 2023-12-14 13:16:04 43.7765021, -79.4988572 Image



Light Fixture/Fan 2023-12-14 13:16:10 43.7765021, -79.4988572 Image

🕅 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-12-14 13:20:42 43.7764935, -79.4988477 Image



Flooring/Baseboard 2023-12-14 13:20:47 (2) 43.7764935, -79.4988477 Image

Bedroom 2: Bedroom 2	CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	off rail on top
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	
6			



Closet/Door/Track/Shelving 2023-12-14 13:21:32 43.7764885, -79.4988645 Image



Flooring/Baseboard 2023-12-14 13:21:41 43.7764885, -79.4988645 Image



Light Fixture/Fan 2023-12-14 13:21:47 43.7764885, -79.4988645 Image

N Bedroom 3: Master Bedroom		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing doors / replaced with sheets
Door/Knob/Lock	N	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	





Door/Knob/Lock 2023-12-14 13:23:04 (2) 43.7764885, -79.4988645 [mage]



Flooring/Baseboard 2023-12-14 13:23:08 43.7764885, -79.4988645 Image



Light Fixture/Fan 2023-12-14 13:23:17 43.7764885, -79.4988645 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	One knob missing
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-12-14 13:18:38 43.7765169, -79.4988458 Image



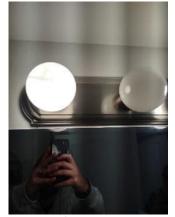
Flooring/Baseboard 2023-12-14 13:19:13 43.7765169, -79.4988458 Image

0

Sink/Faucet 2023-12-14 13:19:50 3.7764935, -79.4988477 Image



Cabinet/Counter/Shelving 2023-12-14 13:19:08 43.7765169, -79.4988458 Image



Light Fixture 2023-12-14 13:19:19 43.7765169, -79.4988458 Image



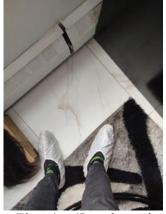
Tub/Shower 2023-12-14 13:20:04 (2) 43.7764935, -79.4988477 Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

🕕 Other Room: Solarium		🗙 ACTION	
Door/Knob/Lock	D -	None	Hard to open
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-12-14 13:17:08 43.7765021, -79.4988572 Image



Flooring/Baseboard 2023-12-14 13:17:20 43.7765021, -79.4988572 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 412	51 The Chimneystack Road, Unit 412, Toronto, ON M3J 3L9, Canada	2023-12-12	Jonathan Buckstein

Summary Items

General Condition	Not Assessed.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Additional Items of Interest or Concern

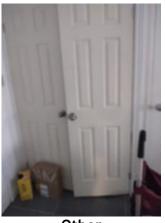
N=New

S=Satisfactory

N Entry: Entrance Hallway		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	N	None	New closet
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-12 12:06:08 43.7762171, -79.4996353 Image



Other 2023-12-12 12:06:21 (2) 43.7762052, -79.4996306 [mage]

🔰 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-12-12 12:06:59 43.7762052, -79.4996306 Image



Counter **1** 2023-12-12 12:07:13 **2** <u>43.7762052, -79.4996306</u> **1** Image

280



Flooring/Baseboard 2023-12-12 12:06:35 43.7762052, -79.4996306 Image

Living Room: Living / Dining Room		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-12 12:07:28 43.7762052, -79.4996306 Image

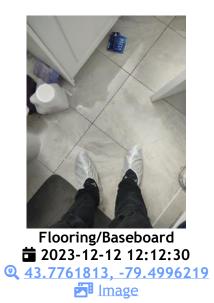
Bedroom: Bedroom 1		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	

🕅 Bedroom: Bedroom 1		💥 ACTION	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-12-12 12:12:23 43.7761813, -79.4996219 Image





Toilet **1** 2023-12-12 12:13:01 **2** 43.7761813, -79.4996219 **1** Image



Tub/Shower 2023-12-12 12:13:21 (2) 43.7761813, -79.4996219 Image

N Storage: Storage Room	CONDITION	🔀 ACTION	
Light Fixture	- S	None	

🕪 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Ac no screen



Flooring/Baseboard 2023-12-12 12:08:23 43.7761963, -79.4996251 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 414	51 The Chimneystack Road, Unit 414, Toronto, ON M3J 3L9, Canada	2023-12-07	Jonathan Buckstein

Summary Items

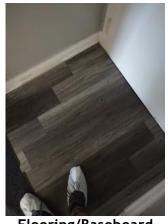
General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition	Summary
-------------	---------

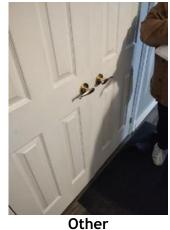
AREA	P DETAIL	ß	🗙 ΑСΤΙΟΝ		🚰 MEDIA
Kitchen: Kitchen	Light Fixture	D	None	Cover fell off/ clips broken	Image Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Missing	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	, D	D=Damaged	
🔰 Entry: Entrance Hallway		🗙 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	N	None		
Light Fixture/Fan	- S	None		
Other	N	None	New doors	
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		



Flooring/Baseboard 2023-12-07 14:45:54 43.776299, -79.4996752 Image



Other 2023-12-07 14:46:32 43.776299, -79.4996752 Image

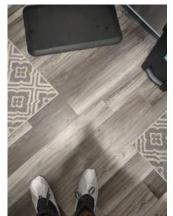
🔰 Kitchen: Kitchen		🗙 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	Cover fell off/ clips broken
Oven	N	None	
Range/Fan/Hood/Filter	N	None	
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Page 2 of 9

Report generated by \mathbf{z} Inspector



Cabinets/Drawers 2023-12-07 14:56:05 (2) 43.7763661, -79.4996993 Ellmage



Flooring/Baseboard 2023-12-07 14:56:35 43.7763661, -79.4996993 Image



Light Fixture 2023-12-07 14:56:43 43.7763661, -79.4996993 Image



Counter 2023-12-07 14:56:12 (1) 43.7763661, -79.4996993 Image



Light Fixture 2023-12-07 14:47:21 43.7763474, -79.4997208 Image



Oven 2023-12-07 14:57:24 (2) 43.7763661, -79.4996993 Image

287



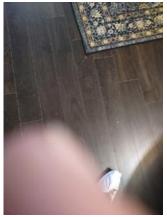
Range/Fan/Hood/Filter 2023-12-07 14:57:33 43.7763661, -79.4996993 Image



288

Refrigerator 2023-12-07 14:57:39 (2) 43.7763661, -79.4996993 Image

Living Room: Living / Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	Lifting
Light Fixture/Fan	N	None	Fan
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-07 14:58:48 (2) 43.7763766, -79.4997287 Elimage



Flooring/Baseboard 2023-12-07 15:00:48 43.7763639, -79.4997529 Image

Page 4 of 9

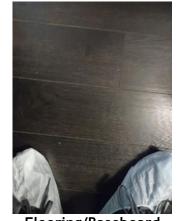


Light Fixture/Fan 2023-12-07 14:58:57 43.7763766, -79.4997287 Image

💵 Bedroom: Bedroom 1		🗙 ΑCTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-12-07 15:04:49 (2) 43.7763778, -79.4997009 Image



Flooring/Baseboard 2023-12-07 15:05:08 43.7763778, -79.4997009 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No doors

🛍 Bedroom 2: Bedroom 2		🗙 ΑCTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	No cover
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-12-07 15:06:10 43.7763896, -79.4996994 Image



Flooring/Baseboard 2023-12-07 15:06:24 43.7763896, -79.4996994 Image

NB Bedroom 3: Master Bedroom		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	

N Bathroom: Main Bathroom		🔀 ACTION	291
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	Not standard
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-12-07 15:03:10 43.7763872, -79.4997007 Image



Flooring/Baseboard 2023-12-07 15:03:04 43.7763872, -79.4997007 Image



a) 2023-12-07 15:02:46
 (2) 43.7763872, -79.4997007
 (3) Image

N Storage: Storage Room	© CONDITION	🔀 ACTION	
Light Fixture	- S	None	

🕕 Other Room: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	Door is rough
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-12-07 14:59:49 43.7763766, -79.4997287 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 415	51 The Chimneystack Road, Unit 415, Toronto, ON M3J 3L9, Canada	2023-12-07	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

in Condition Summary							
🚺 AREA	🖤 AREA 🛛 📍 DETAIL 🛛 🔒 🔀 ACTION 🖓 COMMENTS 🛃 MEDI.						
Entry: Entrance Hallway	Light Fixture/Fan	D	None	Bulb my door not working	🗗 Image		
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Light flickers when fan is on / no cover on fan	📩 Image		
Kitchen: Kitchen	Refrigerator	D	None	Too cold / freezing items	🛃 Image		
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	None	Ac unit may have been put in incorrectly. Cold air coming in	🎫 Image		
Bathroom: Main Bathroom	Toilet Paper Holder	D	None	None	🛃 Image		

AREA	¶ DETAIL		🔀 ACTION		295 MEDIA
Other Room: Solarium	Door/Knob/Lock	D	None	Hard to move	🛃 Image
Other Room: Solarium	Window/Lock/Scree n	D	None	No screen Ac unit / child lock window is missing	📩 Image

Additional Items of Interest or Concern

N=New	S=Satisfactory		D=Damaged	
I∎ Entry: Entrance Hallway		🗙 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	N	None		
Light Fixture/Fan	D -	None	Bulb my door not working	
Other	- S	None	Closets work fine	
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		



Flooring/Baseboard 2023-12-07 15:13:49 43.7762843, -79.4996599 Image



Flooring/Baseboard 2023-12-07 15:13:52 43.7762843, -79.4996599 Image



Light Fixture/Fan 2023-12-07 15:14:25 43.7762843, -79.4996599 Image

🕅 Kitchen: Kitchen	& CONDITION	🔀 ACTION	
Cabinets/Drawers	N	None	

Report generated by zInspector

💵 Kitchen: Kitchen		🗙 ACTION	
Counter	N	None	
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	Front burner stays on high on any setting
Range/Fan/Hood/Filter	D -	None	Light flickers when fan is on / no cover on fan
Refrigerator	D -	None	Too cold / freezing items
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-12-07 15:15:26 43.7763914, -79.499685 Image



Faucet/Plumbing 2023-12-07 15:15:16 43.7763914, -79.499685 Image



Counter **2023-12-07 15:15:21 43.7763914, -79.499685 Image**



Flooring/Baseboard 2023-12-07 15:14:57 43.7762843, -79.4996599 Image



Range/Fan/Hood/Filter 2023-12-07 15:15:49 (2) 43.7763914, -79.499685 Image



Refrigerator 2023-12-07 15:17:06 43.7763914, -79.499685 Image

Living Room: Living / Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	Outlet covers missing
Wall/Ceiling	- S	None	





Light Fixture/Fan 2023-12-07 15:17:52 43.7763882, -79.4996716 Image

N Bedroom: Bedroom 1	CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	N	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	

298

🔰 Bedroom: Bedroom 1		💥 ACTION	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen Ac unit



Door/Knob/Lock 2023-12-07 15:21:00 43.776412, -79.499656 Image



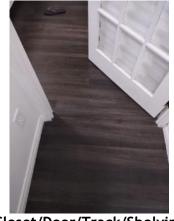
Flooring/Baseboard 2023-12-07 15:21:06 43.776412, -79.499656 Image



Light Fixture/Fan 2023-12-07 15:21:13 43.776412, -79.499656 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	N	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	

🕅 Bedroom 2: Bedroom 2		🔀 ACTION	
Window/Lock/Screen	D -	None	Ac unit may have been put in incorrectly. Cold air coming in



Closet/Door/Track/Shelving 2023-12-07 15:25:40 43.7764049, -79.4996561 Image



Door/Knob/Lock 2023-12-07 15:25:28 (2) 43.7764049, -79.4996561 [mage]



Window/Lock/Screen 2023-12-07 15:26:56 43.7764072, -79.4996549 Image

🔰 Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	N	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	

N Bathroom: Main Bathroom		🗙 ΑCTION	301 COMMENTS
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	D -	None	None
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-12-07 15:24:18 43.7764049, -79.4996561 Image



Flooring/Baseboard 2023-12-07 15:24:24 (2) 43.7764049, -79.4996561 Elimage



~~ 4

Door/Knob/Lock 2023-12-07 15:24:13 43.77639, -79.4996746 Image





Toilet Paper Holder 2023-12-07 15:25:02 43.7764049, -79.4996561 Image

N Storage: Storage Room	© CONDITION	💥 ACTION	
Light Fixture	- S	None	

🕕 Other Room: Solarium		🗙 ACTION	
Door/Knob/Lock	D -	None	Hard to move
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	No screen Ac unit / child lock window is missing





General Comments

Page 9 of 10

Inspector / Agent, Tenant Signature

2

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 5th Floor Unit 509	51 The Chimneystack Road, Unit 509, Toronto, ON M3J 3L9, Canada	2023-12-05	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary

AREA	¶ DETAIL	ß	🗙 ΑСΤΙΟΝ		MEDIA
Other Room: Solarium	Door/Knob/Lock	D	None	Door off	🛃 Image
Other Room: Solarium	Wall/Ceiling	D	None	water damage	Image Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	C	D=Damaged
🚺 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-05 12:15:17 43.7763253, -79.4992217 Image

🔰 Kitchen: Kitchen	CONDITION	💥 ACTION	
Cabinets/Drawers	N	None	No stoppers on cabinets
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Page 3 of 7



Flooring/Baseboard 2023-12-05 12:18:59 43.7763162, -79.4991844 Image

🔰 Other Room: Solarium		🗙 ACTION	
Door/Knob/Lock	D -	None	Door off
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	water damage
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-12-05 12:20:04 43.7763162, -79.4991844 Image



Flooring/Baseboard 2023-12-05 12:19:20 43.7763162, -79.4991844 Image



Wall/Ceiling 2023-12-05 12:19:42 (2) 43.7763162, -79.4991844 Image



Wall/Ceiling 2023-12-05 12:19:44 43.7763162, -79.4991844 Image

🔰 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-12-05 12:20:41 43.776305, -79.4991801 Image



Flooring/Baseboard 2023-12-05 12:20:49 (2) 43.776305, -79.4991801 Image

N Bathroom: Main Bathroom		💥 ΑCTION	
Cabinet/Counter/Shelving	N	None	No stoppers on the doors

Report generated by zInspector

💵 Bathroom: Main Bathroom		💥 ACTION	309 Г сомментs
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Snelving 2023-12-05 12:22:10 (2) 43.776305, -79.4991801 Enge





I ub/Shower **1** 2023-12-05 12:22:48 **2** 43.7763145, -79.4991707 **1** Image

N Storage: Storage Closet		💥 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



₲ christianep@cfdi.ca
☐ CFDI

Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 5th Floor Unit 511	51 The Chimneystack Road, Unit 511, Toronto, ON M3J 3L9, Canada	2023-11-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary							
AREA	🖤 AREA 🛛 📍 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA						
Entry: Entrance Area	Other	D	None	No doors no tracks	🛃 Image 🛃 Image		
Hallway/Stair s: Hallways	Light Fixture	D	None	Cover missing	📩 Image		
Kitchen: Kitchen	Cabinets/Drawers	D	None	New/ missing multiple doors/ no handles	Image Image Image		
Kitchen: Kitchen	Light Fixture	D	None	No cover	🛃 Image		
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	No rangehood	🖻 Image		
Kitchen: Kitchen	Switch/Outlet	D	None	No switch covers	📩 Image		

🕅 AREA	¶ DETAIL		💥 ACTION		AEDTA
Living Room: Living/Dining Room	Light Fixture/Fan	D	None	No cover	🛃 Image
Living Room: Living/Dining Room	Switch/Outlet	D	None	No covers	nage Image Image Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No track or doors	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Missing	🛃 Image
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	None	Screen too small for window	📩 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Missing	🛃 Image
Bathroom: Main Bathroom	Switch/Outlet	D	None	Missing cover	🛃 Image
Bathroom: Main Bathroom	Toilet Paper Holder	D	None	Missing	🛃 Image
Bathroom: Main Bathroom	Towel Rack	D	None	Missing	🛃 Image
Storage: Storage Closet	Other	D	None	Hole in door	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	No covers
Other	D -	None	No doors no tracks
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Flooring/Baseboard 2023-11-30 14:56:38 (1) 43.7763306, -79.4993984

🛃 Image



Other 2023-11-30 14:56:13 (43.7763306, -79.4993984 Image



D=Damaged

Light Fixture/Fan 2023-11-30 14:55:56 43.7763306, -79.4993984 Image



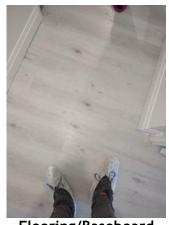
Other 2023-11-30 14:56:28 43.7763306, -79.4993984 Image

Hallway/Stairs: Hallways		💥 ACTION	
Flooring/Baseboard	N	None	

Page 3 of 13

Report generated by zInspector

🔰 Hallway/Stairs: Hallways		🔀 ACTION	
Light Fixture	D -	None	Cover missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-11-30 15:08:40 43.7760567, -79.4994196 Image



~ 4 4

Light Fixture 2023-11-30 15:08:48 43.7760567, -79.4994196 Image

🔰 Kitchen: Kitchen	& CONDITION	💥 ACTION	
Cabinets/Drawers	D -	None	New/ missing multiple doors/ no handles
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	No cover
Oven	N	None	
Range/Fan/Hood/Filter	D -	None	No rangehood
Refrigerator	N	None	
Sink/Disposal	N	None	
Switch/Outlet	D -	None	No switch covers
Wall/Ceiling	- S	None	



Cabinets/Drawers **ä** 2023-11-30 14:57:15 Q 43.7763306, -79.4993984 Image



Cabinets/Drawers **ä** 2023-11-30 14:57:40 Q 43.7763306, -79.4993984 🛃 Image



Flooring/Baseboard **ä** 2023-11-30 14:57:52 Q 43.7763306, -79.4993984 Image



Cabinets/Drawers **ä** 2023-11-30 14:57:19 Q <u>43.7763306, -79.4993984</u> Image



Counter **ä** 2023-11-30 14:57:25 Q <u>43.7763306, -79.4993984</u> Image



Light Fixture **ä** 2023-11-30 14:58:05 Q 43.776339, -79.4994083 Image



Range/Fan/Hood/Filter 2023-11-30 14:58:47 43.776339, -79.4994083 Image



Sink/Disposal 2023-11-30 14:58:31 43.776339, -79.4994083 Image



Switch/Outlet 2023-11-30 14:58:19 (2) 43.776339, -79.4994083 Image

Living Room: Living/Dining Room		🗙 ΑСΤΙΟΝ	
Flooring/Baseboard	N	None	
Light Fixture/Fan	D -	None	No cover
Switch/Outlet	D -	None	No covers
Wall/Ceiling	- S	None	
Wattr Celting	5	Home	



Flooring/Baseboard 2023-11-30 14:59:15 43.776339, -79.4994083 Image



Switch/Outlet 2023-11-30 14:59:34 (2) 43.776339, -79.4994083 Image



Light Fixture/Fan 2023-11-30 14:59:23 43.776339, -79.4994083 Image



Switch/Outlet 2023-11-30 14:59:47 (2) 43.776339, -79.4994083 Image



Switch/Outlet 2023-11-30 14:59:53 43.776339, -79.4994083 Image

III Other Room: Solarium	© CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	

Page 7 of 13

Report generated by zInspector

🝽 Other Room: Solarium		💥 ACTION	□ соммент \$ ³¹⁸
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-11-30 15:00:20 43.7763431, -79.499368 Image

Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No track or doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	No cover
Switch/Outlet	- S	None	Loose
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-30 15:01:23 43.7763431, -79.499368 Image



Flooring/Baseboard 2023-11-30 15:01:43 43.7763431, -79.499368 Image

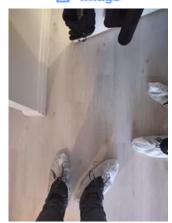


Light Fixture/Fan 2023-11-30 15:02:04 43.7763198, -79.4993724 Image

Bedroom 2: Bedroom 2	CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing
Door/Knob/Lock	- S	None	Hole in door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	Cover missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen too small for window



Closet/Door/Track/Shelving 2023-11-30 15:07:01 43.7763368, -79.4994054 Image



Flooring/Baseboard 2023-11-30 15:07:12 43.7763368, -79.4994054 Image



Door/Knob/Lock 2023-11-30 15:07:19 43.7763368, -79.4994054 Image



Light Fixture/Fan 2023-11-30 15:07:35 43.7763368, -79.4994054 Image



Window/Lock/Screen 2023-11-30 15:07:55 43.7763368, -79.4994054 Image

NB Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	

320

🔰 Bathroom: Main Bathroom		🔀 ACTION	321 ק comments
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Missing
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	Missing handles
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	D -	None	Missing cover
Toilet	- S	None	Slow flushing
Toilet Paper Holder	D -	None	Missing
Towel Rack	D -	None	Missing
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-11-30 15:06:05 43.7763368, -79.4994054 Image



Exhaust Fan 2023-11-30 15:04:02 43.7762882, -79.4994057 Image



Flooring/Baseboard 2023-11-30 15:06:10 43.7763368, -79.4994054 Image



Switch/Outlet 2023-11-30 15:05:20 (43.7762882, -79.4994057 Image



Towel Rack 2023-11-30 15:06:21 (43.7763368, -79.4994054 Image



322

Medicine Cabinet/Mirror 2023-11-30 15:04:22 43.7762882, -79.4994057 Image



Toilet Paper Holder 2023-11-30 15:05:58 43.7763368, -79.4994054





Tub/Shower 2023-11-30 15:06:27 (2) 43.7763368, -79.4994054 [mage]

N Storage: Storage Closet		💥 ACTION	
Light Fixture	- S	None	
Other	D -	None	Hole in door

Report generated by zInspector



Other 2023-11-30 15:08:27 43.7760567, -79.4994196 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 5th Floor Unit 516	51 The Chimneystack Road, Unit 516, Toronto, ON M3J 3L9, Canada	2023-11-29	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
M AREA	¶ DETAIL	l	🗙 ACTION		📥 MEDIA
Other Room: Solarium	Window/Lock/Scree n	D	None	crack in window	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No door or track	🛃 Image
Bathroom: Main Bathroom	Towel Rack	D	None	fell off need maintenance to put back up	🗗 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Hole behind door	🖪 Image

Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	N	None	New closet
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Flooring/Baseboard 2023-11-29 14:22:55 43.7765487, -79.4994546 Image



D=Damaged

Light Fixture/Fan 2023-11-29 14:22:59 43.7765487, -79.4994546 Image



Other 2023-11-29 14:23:03 43.7765487, -79.4994546 Image

💵 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	

Page 2 of 8

Report generated by zInspector

🕅 Kitchen: Kitchen		🗙 ΑCTION	☐ соммент ³²⁶
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-11-29 14:24:08 43.7764306, -79.4995006 Image



Flooring/Baseboard 2023-11-29 14:23:19 43.7765487, -79.4994546 Image



Counter 2023-11-29 14:24:04 (2) 43.7764306, -79.4995006 [mage]



Oven 2023-11-29 14:23:53 43.7764306, -79.4995006 Image



Refrigerator 2023-11-29 14:24:36 43.7764306, -79.4995006 Image

Living Room: Living/Dining Room		🗙 ΑCTION	
Flooring/Baseboard	N	None	Same as bedrooms
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

III Other Room: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	crack in window

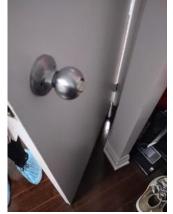


Window/Lock/Screen 2023-11-29 14:31:27 (2) 43.7765622, -79.4994577 Image

💵 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No door or track
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	
	<u> </u>		



Closet/Door/Track/Shelving 2023-11-29 14:25:38 (2) 43.7764306, -79.4995006 E^{II} Image



Door/Knob/Lock 2023-11-29 14:25:21 43.7764306, -79.4995006 Image



Flooring/Baseboard 2023-11-29 14:25:48 43.7764402, -79.4995166 Image

Bedroom 2: Bedroom 2		🗙 ΑCTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-11-29 14:26:38 43.7764402, -79.4995166 Image



Flooring/Baseboard 2023-11-29 14:26:49 43.7764402, -79.4995166 Image

N Bathroom: Main Bathroom		🗙 ΑCTION	
Cabinet/Counter/Shelving	N	None	

N Bathroom: Main Bathroom		🗙 ACTION	330 □ comments
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	Loud
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	Missing
Towel Rack	D -	None	fell off need maintenance to put back up
Tub/Shower	- S	None	
Wall/Ceiling	D -	None	Hole behind door



Cabinet/Counter/Shelving 2023-11-29 14:28:50 43.776413, -79.4996393 Image



Flooring/Baseboard 2023-11-29 14:28:26 43.776413, -79.4996393 Image



Light Fixture 2023-11-29 14:28:33 43.776413, -79.4996393 Image



Towel Rack 2023-11-29 14:30:13 43.7765622, -79.4994577 Image



Wall/Ceiling 2023-11-29 14:30:26 (43.7765622, -79.4994577) Image

Storage: Storage Closet	CONDITION	🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 707	51 The Chimneystack Road, Unit 707, Toronto, ON M3J 3L9, Canada	2023-11-01	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	🐴 Condition Summary				
M AREA	• DETAIL		🗙 ACTION		MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No bottom track or closet doors	🛃 Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	D	D=Damaged	
Entry: Entrance Area		💥 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	- S	None		
Light Fixture/Fan	- S	None		
Other: Closet	- S	None	Closet doors off rail	
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		



➡ 2023-11-01 11:43:17
 ● 43.7764375, -79.4989169
 ➡ Image

💵 Kitchen: Kitchen		🔀 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	Water heat an issue
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Refrigerator 2023-11-01 11:49:28 43.7764424, -79.4989233 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



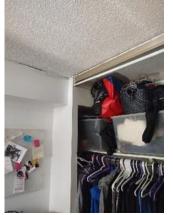
Flooring/Baseboard 2023-11-01 11:46:55 43.7764282, -79.498926 Image



🕪 Other Room: Solarium	& CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🕕 Other Room: Solarium		🗙 ACTION	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

🕅 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No bottom track or closet doors
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	Lifting
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-01 11:50:40 43.7764424, -79.4989233 Image



Flooring/Baseboard 2023-11-01 11:51:54 43.7764425, -79.498949 Image

Bedroom 2: Bedroom 2		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	Floor lifting / gaps
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Report generated by zInspector



Flooring/Baseboard 2023-11-01 11:45:32 43.7764282, -79.498926 Image



Flooring/Baseboard 2023-11-01 11:45:43 43.7764282, -79.498926 Image

N Storage: Storage Room	CONDITION	🔀 ACTION	
Light Fixture	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 708	51 The Chimneystack Road, Unit 708, Toronto, ON M3J 3L9, Canada	2023-11-01	Jonathan Buckstein

Summary Items

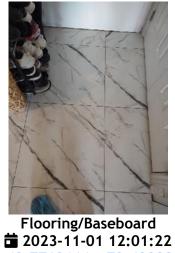
General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

iii Condition Summary							
AREA	🕅 AREA 🛛 🕈 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🖽 MEDIA						
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Whole microwave/range hood not working	📩 Image		
Other Room: Solarium	Window/Lock/Scree n	D	None	Screen broken/ no child lock	🛃 Image		
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No closet doors/ bottom rail not screwed in	🛃 Image 🛃 Image		
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud start up	📩 Image		

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other: Closet	N	None	New closet doors
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-11-01 12:01:22 (2) 43.7763161, -79.4992209 E^{II} Image



D=Damaged

Other 2023-11-01 12:01:33 (2) 43.7763161, -79.4992209 Image

🔰 Kitchen: Kitchen	CONDITION	💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	D -	None	Whole microwave/range hood not working
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Some stains on ceiling

N=New



Cabinets/Drawers 2023-11-01 12:00:49 (43.7763282, -79.4992151) 21 Image



Flooring/Baseboard 2023-11-01 12:00:35 (43.7763282, -79.4992151) Image



Range/Fan/Hood/Filter 2023-11-01 11:59:58 43.7763282, -79.4992151 Image



Counter **1** 2023-11-01 12:00:43 **1** 43.7763282, -79.4992151 **1** Image



Oven 2023-11-01 12:01:02 (43.7763282, -79.4992151) Image



Refrigerator 2023-11-01 12:00:25 (1.10) 43.7763282, -79.4992151 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	

III Living Room: Living/Dining Room		🗙 ΑСΤΙΟΝ	341
Light Fixture/Fan	N	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-11-01 12:06:01 43.7763467, -79.4991837 Image



Light Fixture/Fan 2023-11-01 12:06:09 43.7763467, -79.4991837 Image

M Other Room: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen broken/ no child lock



Flooring/Baseboard 2023-11-01 12:06:50 43.7763467, -79.4991837 Image



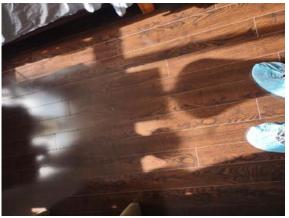
Window/Lock/Screen 2023-11-01 12:10:08 43.7762982, -79.4991958 Image

💵 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No closet doors/ bottom rail not screwed in
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-01 12:08:36 43.7762969, -79.4991978 Image





Flooring/Baseboard 2023-11-01 12:09:06 43.7762982, -79.4991958 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-11-01 12:05:29 43.7763467, -79.4991837 Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

N Bathroom: Main Bathroom		🗙 ACTION	344 ♀ comments
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Loud start up
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	No holder
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-11-01 12:10:45 43.7762982, -79.4991958 Image



Cabinet/Counter/Shelving 2023-11-01 12:10:47 (2) 43.7762982, -79.4991958 Image



Exhaust Fan 2023-11-01 12:11:21 43.7763449, -79.49921 Image



Flooring/Baseboard 2023-11-01 12:11:28 43.7763449, -79.49921 Image



Tub/Shower 2023-11-01 12:12:20 43.7763449, -79.49921 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 804	51 The Chimneystack Road, Unit 804, Toronto, ON M3J 3L9, Canada	2023-10-18	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

Condition Summary

IN AREA	¶ DETAIL	ß	🗙 ACTION		MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Other Room: Solarium	Door/Knob/Lock		Repairs	Glass door/ window missing	🛃 Image

Additional Items of Interest or Concern

D=Damaged

S=Satisfactory

P=Poor

N=New

🔰 Entry: Entry Hall		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	- P	None	Closet doors missing/ no tracks
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-18 11:31:40 (2) 43.7765186, -79.4989869 Image



! - Action

Other 2023-10-18 11:32:07 (2) 43.7765186, -79.4989869 [mage]



Other 2023-10-18 11:32:11 Q 43.7765186, -79.4989869 Image

🔰 Kitchen: Kitchen	CONDITION	🔀 ACTION	COMMENTS 🖓
--------------------	-----------	----------	------------

🕕 Kitchen: Kitchen		🗙 ΑCTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	N	None	
Sink/Disposal	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-18 11:38:54 43.7765262, -79.4989928 Image



Faucet/Plumbing 2023-10-18 11:39:53 43.7765251, -79.4989981 Image



~ 4 ~

© 43.7765262, -79.4989928 ☐ lmage





Oven 2023-10-18 11:40:17 (1) 43.7765251, -79.4989981 Image



Refrigerator 2023-10-18 11:40:56 43.7765251, -79.4989981 Image



Sink/Disposal 2023-10-18 11:41:22 43.7765251, -79.4989981 Image

Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-18 11:32:39 43.7765186, -79.4989869 Image

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	N	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-18 11:45:28 43.7764651, -79.4990043 Image



Plumbing/Drain 2023-10-18 11:45:07 43.7764651, -79.4990043 Image

Toilet **1** 2023-10-18 11:44:53 **43.7764651**, -79.4990043 **1** Image



Flooring/Baseboard 2023-10-18 11:45:15 43.7764651, -79.4990043 Image



Sink/Faucet 2023-10-18 11:45:00 43.7764651, -79.4990043 Image



Tub/Shower 2023-10-18 11:44:47 43.7764651, -79.4990043 Image

🔰 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No doors

🕅 Bedroom: Bedroom 1		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

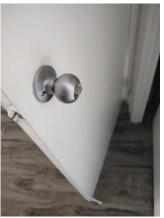


Closet/Door/Track/Shelving 2023-10-18 11:37:22 43.7765241, -79.4990014 Image



Flooring/Baseboard 2023-10-18 11:37:50 43.7765262, -79.4989928 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-10-18 11:42:11 (2) 43.7765617, -79.4989688 [mage]



Flooring/Baseboard 2023-10-18 11:42:16 43.7765617, -79.4989688 Image

NOTHER Room: Solarium		🔀 ACTION	
Door/Knob/Lock	!	Repairs	Glass door/ window missing
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen		None	No screen

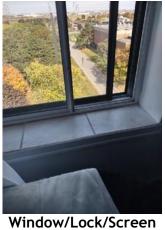


Door/Knob/Lock 2023-10-18 11:34:55 3.7765124, -79.4990212 Image



Flooring/Baseboard 2023-10-18 11:35:21 43.7765124, -79.4990212 Image

353



➡ 2023-10-18 11:36:11 Q 43.7765241, -79.4990014 ➡ Image

N Storage: Storage Closet		💥 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 806	51 The Chimneystack Road, Unit 806, Toronto, ON M3J 3L9, Canada	2023-10-19	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	Issues with outlets thought entire unit (loose and plugs fall out)
Other Repairs	

& Additional Items of Interest or Concern

N=New

S=Satisfactory

🔰 Entry: Entry Hall		🗙 ΑCTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	No closet door
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-19 11:57:21 43.7764757, -79.4989265 Image



Other 2023-10-19 11:58:18 43.7764757, -79.4989265 Image

💵 Kitchen: Kitchen	& CONDITION	💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	Back left burner not working
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-19 12:01:14 (2) 43.7764643, -79.4989183 Image



Counter **1** 2023-10-19 12:01:21 **1** 43.7764643, -79.4989183 **1** Image

Report generated by zInspector



Flooring/Baseboard 2023-10-19 12:01:38 43.7764761, -79.4989336 Image



357

Oven 2023-10-19 12:06:26 (1) 43.7764655, -79.4989144 [mage]



Refrigerator 2023-10-19 12:02:17 (2) 43.7764761, -79.4989336 Image

Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	

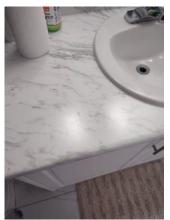


Flooring/Baseboard 2023-10-19 11:59:03 43.7764757, -79.4989265 Image



Light Fixture/Fan 2023-10-19 11:59:18 43.7764757, -79.4989265 Image

🚺 Bathroom: Main Bathroom		💥 ΑCTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-19 12:04:31 43.7765213, -79.4989375 Image



Flooring/Baseboard 2023-10-19 12:04:25 43.7765213, -79.4989375 Image



a 2023-10-19 12:04:45
 a 43.7765213, -79.4989375
 image

Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	

Report generated by zInspector

N Bedroom 2: Bedroom 2		💥 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Bedroom 3: Master Bedroom		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

NOTHER ROOM: Solarium		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-19 12:00:05 43.7764643, -79.4989183 Image

Storage: Storage Closet		🗙 ACTION	
Light Fixture	- S	None	

🕅 Hallway/Stairs: Hallway		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-19 12:05:13 43.7765213, -79.4989375 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 807	51 The Chimneystack Road, Unit 807, Toronto, ON M3J 3L9, Canada	2023-10-19	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

in Condition Summary					
AREA	9 DETAIL	ß	💥 ACTION		MEDIA
Kitchen: Kitchen	Faucet/Plumbing	D	None	Could not open cabinet to look at plumbing due to dishwasher interference	🗗 Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	D=Damaged	
🚺 Entry: Entry Hall		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	N	None	New closet doors
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-19 12:12:36 43.7764681, -79.4989476 Image



Other 2023-10-19 12:13:09 (2) 43.7764681, -79.4989476 Image

🔰 Kitchen: Kitchen	& CONDITION	💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	D -	None	Could not open cabinet to look at plumbing due to dishwasher interference
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Page 2 of 9

Report generated by \mathbf{z} Inspector



Cabinets/Drawers 2023-10-19 12:21:35 (2) 43.7764685, -79.4989444 [1] Image



Cabinets/Drawers 2023-10-19 12:21:41 (2) 43.7764685, -79.4989444 Image



Counter 2023-10-19 12:21:51 (1) 43.7764685, -79.4989444 Image



Cabinets/Drawers 2023-10-19 12:21:38 43.7764685, -79.4989444 Image



Counter **1** 2023-10-19 12:21:48 **1** 43.7764685, -79.4989444 **1** Image



Faucet/Plumbing 2023-10-19 12:23:12 43.7764685, -79.4989444 Image

365



Flooring/Baseboard 2023-10-19 12:21:58 43.7764685, -79.4989444 Image



Refrigerator 2023-10-19 12:22:31 (2) 43.7764685, -79.4989444 Image

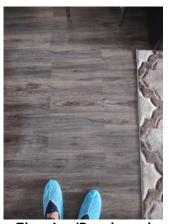


Oven 2023-10-19 12:22:11 (2) 43.7764685, -79.4989444 Image



Refrigerator 2023-10-19 12:22:33 43.7764685, -79.4989444 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	- S	None	



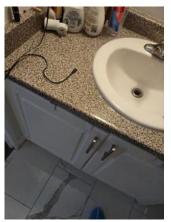
Flooring/Baseboard 2023-10-19 12:13:41 43.7764896, -79.498919 Image

.. .



Light Fixture/Fan 2023-10-19 12:13:55 43.7764896, -79.498919 Image

N Bathroom: Main Bathroom		🗙 ΑCTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-19 12:20:32 43.7764709, -79.4989398 Image



Flooring/Baseboard 2023-10-19 12:20:25 (2) 43.7764709, -79.4989398 Image



Tub/Shower 2023-10-19 12:20:12 43.7764709, -79.4989398 Image

CONDITION	🗙 ACTION	
- S	None	
- S	None	
N	None	
- S	None	
	- S - S N - S - S - S - S	- S None - S None N None - S None



Flooring/Baseboard 2023-10-19 12:16:14 43.7764631, -79.4989478 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



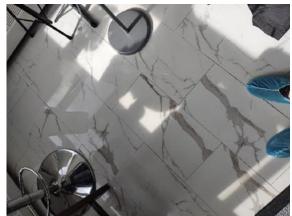
Door/Knob/Lock 2023-10-19 12:17:17 43.7764631, -79.4989478 Image



Flooring/Baseboard 2023-10-19 12:17:22 43.7764631, -79.4989478 Image

🚺 Other Room: Solarium	CONDITION	🗙 ACTION	
Door/Knob/Lock	- S	None	

III Other Room: Solarium		🗙 ΑСΤΙΟΝ	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-19 12:15:25 43.7764896, -79.498919 Image

Storage: Storage Closet		🔀 ACTION	
Light Fixture	- S	None	
🔰 Hallway/Stairs: Hallway		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-19 12:17:58 43.776422, -79.4989725 Image

General Comments Renovated unit

Inspector / Agent, Tenant Signature

7

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 808	51 The Chimneystack Road, Unit 808, Toronto, ON M3J 3L9, Canada	2023-10-19	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary

AREA	P DETAIL	l	🗙 ΑСΤΙΟΝ		🗗 MEDIA
Bathroom: Main Bathroom	Exhaust Fan	D	None	Broken	📩 Image
Bathroom: Main Bathroom	Towel Rack	D	None	Fell off, tenant fixing on their own	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🖻 Image

Additional Items of Interest or Concern

S=Satisfactory

🔰 Entry: Entry Hall		🗙 ΑСΤΙΟΝ	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	N	None	No door knob on entry closet
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-19 12:29:19 43.7763325, -79.4991974 Image



D=Damaged

Other 2023-10-19 12:29:48 (2) 43.776337, -79.4992019 Image

🕕 Kitchen: Kitchen		🗙 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Oven	- S	None	
Range/Fan/Hood/Filter	N	None	
Refrigerator	- S	None	
Sink/Disposal	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

N=New



Cabinets/Drawers 2023-10-19 12:44:30 (2) 43.7763335, -79.4992064 E^{II} Image



Counter 2023-10-19 12:44:39 (2) 43.7763335, -79.4992064 Image



Flooring/Baseboard 2023-10-19 12:44:52 43.7763335, -79.4992064 Image



Cabinets/Drawers 2023-10-19 12:44:32 (43.7763335, -79.4992064 Image



Faucet/Plumbing 2023-10-19 12:44:46 43.7763335, -79.4992064 Image



Light Fixture 2023-10-19 12:44:59 43.7763335, -79.4992064 Image



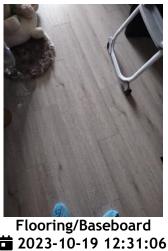
Range/Fan/Hood/Filter 2023-10-19 12:45:07 43.7763335, -79.4992064 Image



375

Refrigerator 2023-10-19 12:45:47 43.7763468, -79.4992188 Image

Living Room: Living/Dining Room		🗙 ΑCTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	





i 2023-10-19 12:31:00
 Q 43.776337, -79.4992019
 image

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Broken
Flooring/Baseboard	N	None	
Light Fixture	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	376 Comments
Medicine Cabinet/Mirror	- S	None	Fell off, tenant has it
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	D -	None	Fell off, tenant fixing on their own
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-19 12:35:36 43.7763667, -79.4992105 Image



Flooring/Baseboard 2023-10-19 12:35:55 43.7763667, -79.4992105 Image



Exhaust Fan 2023-10-19 12:35:24 43.7763656, -79.4991839 Image



Medicine Cabinet/Mirror 2023-10-19 12:36:29 (2) 43.7763667, -79.4992105 Image



Shower Door/Rail/Curtain 2023-10-19 12:36:51 (2) 43.7763667, -79.4992105 [mage]



Tub/Shower 2023-10-19 12:37:47 (2) 43.7763961, -79.4992147 Image



Towel Rack 2023-10-19 12:37:36 (1) 43.7763961, -79.4992147 [mage]



Tub/Shower 2023-10-19 12:37:49 43.7763961, -79.4992147 Image

N Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

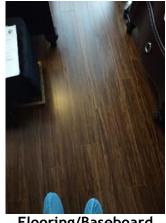


Closet/Door/Track/Shelving 2023-10-19 12:40:17 43.7763446, -79.4991985 Image



Flooring/Baseboard 2023-10-19 12:40:24 43.7763446, -79.4991985 Image

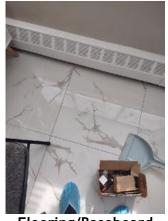
Bedroom 2: Bedroom 2	CONDITION	🗙 ΑСΤΙΟΝ	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-19 12:42:33 43.7763795, -79.499178 Image

🔰 Other Room: Solarium	& CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	

🕅 Other Room: Solarium		🗙 ΑCTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-19 12:27:59 43.7763325, -79.4991974 Image

Storage: Storage Closet	CONDITION	🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein

- -



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 813	51 The Chimneystack Road, Unit 813, Toronto, ON M3J 3L9, Canada	2023-10-24	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary

🚺 AREA	9 DETAIL	ß	🗙 ACTION		🖻 MEDIA
Bathroom: Main Bathroom	Plumbing/Drain	D	None	Hot water only	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off roller on top and bottom	🛃 Image 🛃 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving	D	None	Rollers on top missing/ track on bottom missing	년 Image 한 Image 한 Image

Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entry Hall		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	N	None	New closet doors
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Flooring/Baseboard 2023-10-24 10:12:45 43.7761764, -79.499591 Image



D=Damaged

Light Fixture/Fan 2023-10-24 10:12:49 43.7761764, -79.499591 Image



Other 2023-10-24 10:12:54 (2) 43.7761764, -79.499591 Image

🔰 Kitchen: Kitchen	& CONDITION	💥 ACTION	
Cabinets/Drawers	N	None	
Counter	N	None	

Page 2 of 9

🔰 Kitchen: Kitchen		💥 ACTION	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-24 10:11:10 43.7761713, -79.4995733 Image



Flooring/Baseboard 2023-10-24 10:11:20 43.7761713, -79.4995733 Image



Counter **1** 2023-10-24 10:11:15 **2** 43.7761713, -79.4995733 **1** Image



III Living Room: Living/Dining Room	CONDITION	🔀 ΑСΤΙΟΝ	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	Switch cracked

Page 3 of 9

III Living Room: Living/Dining Room		💥 ACTION	383 ק comments
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Light Fixture/Fan 2023-10-24 10:24:01 43.7761739, -79.4995746 Image

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	N	None	
Plumbing/Drain	D -	None	Hot water only
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-24 10:14:46 43.7761733, -79.4995897 Image



Light Fixture 2023-10-24 10:14:54 43.7761733, -79.4995897 Image



Flooring/Baseboard 2023-10-24 10:14:36 43.7761733, -79.4995897 Image



Plumbing/Drain 2023-10-24 10:14:28 43.7761733, -79.4995897 Image



Tub/Shower 2023-10-24 10:15:34 43.7761733, -79.4995897 Image

🕅 Bedroom: Bedroom 1	CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off roller on top and bottom

💵 Bedroom: Bedroom 1		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-10-24 10:21:56 43.776177, -79.4995976 Image



Flooring/Baseboard 2023-10-24 10:22:45 43.776177, -79.4995976 Image



Closet/Door/Track/Shelving 2023-10-24 10:22:00 43.776177, -79.4995976 Image



Light Fixture/Fan 2023-10-24 10:22:52 43.776177, -79.4995976 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	

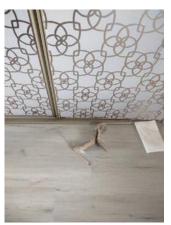
Bedroom 2: Bedroom 2		🗙 ΑCTION	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-24 10:16:32 43.776174, -79.4995899 Image

Bedroom 3: Master Bedroom		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Rollers on top missing/ track on bottom missing
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

~ ~ ~



Closet/Door/Track/Shelving 2023-10-24 10:18:40 43.7761991, -79.4996114 Image



Closet/Door/Track/Shelving 2023-10-24 10:19:37 43.7761991, -79.4996114 Image



Closet/Door/Track/Shelving 2023-10-24 10:19:41 43.7761991, -79.4996114 Image

Nother Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

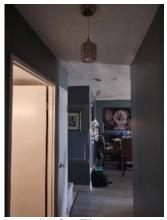
N Storage: Storage Closet		🔀 ACTION	
Light Fixture	- S	None	
Hallway/Stairs: Hallway		💥 ACTION	

Closet/Cabinet - S None				
	Closet/Cabinet	- S	None	

🔰 Hallway/Stairs: Hallway		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-10-24 10:17:28 43.776174, -79.4995899 Image



Light Fixture 2023-10-24 10:17:10 43.776174, -79.4995899 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 814	51 The Chimneystack Road, Unit 814, Toronto, ON M3J 3L9, Canada	2023-10-13	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary					
AREA	9 DETAIL	ß	💥 ACTION		🗗 MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving		Maintenance	Doors are missing	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving		Maintenance	Missing closet doors	🛃 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving		Maintenance	No closet or tracks	🛃 Image 🛃 Image
Bedroom 3: Master Bedroom	Window/Lock/Scree n	D	None	Screen missing	📩 Image
Keys/Remotes /Devices: Fobs/Keys	Other	D	None	Automated door system on door but not working	🛃 Image 🛃 Image

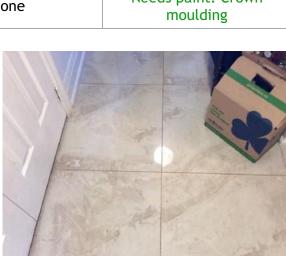
Additional Items of Interest or Concern

N=New	S=Satisfactory	D=Damaged	! - Action
🔰 Entry: Entry Hall		💥 ACTION	
Door/Knob/Lock	- S	None	Knobed shifted
Flooring/Baseboard	N	None	Porcelain tile
Light Fixture/Fan	- S	None	
Other	- S	None	New closet doors, retrofitted
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Needs paint. Crown moulding



Door/Knob/Lock 2023-10-13 11:10:25 43.776123046875, -79.50008488768734 Image Flooring/Baseboard 2023-10-13 11:12:21 43.77606201171875, -79.50006572431921 Image





🕕 Kitchen: Kitchen		🔀 ACTION	ק сомментs
Cabinets/Drawers	N	None	
Counter	N	None	Backsplash installed
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	Own
Oven	- S	None	Own
Range/Fan/Hood/Filter	- S	None	Own
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-13 11:40:36 43.7760206321168, -79.4999909123834 Image



Counter 2023-10-13 11:41:03 43.7760206321168, -79.4999909123834 Image



~ ~ 4

Cabinets/Drawers 2023-10-13 11:40:41 43.7760206321168, -79.4999909123834 Image



Counter 2023-10-13 11:41:07 43.7760206321168, -79.4999909123834 Image



Faucet/Plumbing 2023-10-13 11:41:59 43.7760206321168, -79.4999909123834 Image



Light Fixture 2023-10-13 11:42:28 43.77582704351628, -79.49990075506113 Image



Oven 2023-10-13 11:43:07 43.77582704351628, -79.49990075506113 [mage]



Flooring/Baseboard 2023-10-13 11:42:11 43.77582168130411, -79.49990381844972 Image



Oven 2023-10-13 11:43:03 43.77582704351628, -79.49990075506113 Image



Refrigerator 2023-10-13 11:44:42 43.77586817638409, -79.49992424916088 Image



Refrigerator 2023-10-13 11:44:44 43.77586817638409, -79.49992424916088 1 Image



Refrigerator 2023-10-13 11:44:46 43.77586817638409, -79.49992424916088 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	Lamanent flooring
Light Fixture/Fan	N	None	Own fixture
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Some scuff marks
Window Covering	- S	None	



Flooring/Baseboard 2023-10-13 11:17:02 43.77607287390897, -79.5000123604632 Image



Wall/Ceiling 2023-10-13 11:18:28 43.77618530769253, -79.49995083741797 Image

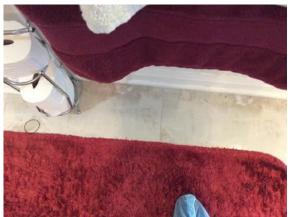
Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	

Page 5 of 11

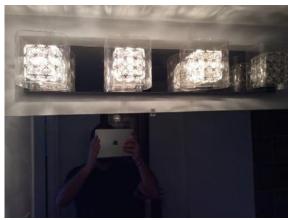
N Bathroom: Main Bathroom		💥 ACTION	394 ק comments
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-13 11:27:45 43.7760009765625, -79.50009145965717 Image



Flooring/Baseboard 2023-10-13 11:27:58 43.7760009765625, -79.50009145965717 Elmage



Light Fixture 2023-10-13 11:28:09 43.77584838867188, -79.49992549365719 1 mage



Tub/Shower 2023-10-13 11:28:49 43.77606972124779, -79.49992191985203 1 Image



Sink/Faucet 2023-10-13 11:27:08 43.7760009765625, -79.50009145965717 Image



Tub/Shower 2023-10-13 11:28:52 43.77606972124779, -79.49992191985203 Image

🔰 Bedroom: Bedroom 1	& CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	!	Maintenance	Doors are missing
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	No light cover
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Broken screen



Closet/Door/Track/Shelving 2023-10-13 11:29:55 43.77606972124779, -79.49992191985203 Image



Flooring/Baseboard 2023-10-13 11:31:04 43.77602252151769, -79.50004359216499 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	!	Maintenance	Missing closet doors
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	Missing cover
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



 ¹ 2023-10-13 11:34:08
 ¹ 43.77609937578376, <u>79.50014619745754</u>
 ¹ Image



Flooring/Baseboard 2023-10-13 11:32:55 43.77616195825789, -79.50019694998115 milmage

396

N Bedroom 3: Master Bedroom		🗙 ΑCTION	397 Сомментs
Closet/Door/Track/Shelvi ng	!	Maintenance	No closet or tracks
Door/Knob/Lock	- S	None	Lock on the door
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Deco moulding around light fixture
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen missing



Closet/Door/Track/Shelving 2023-10-13 11:39:10 43.77603070348853, -79.5000685193385 Image



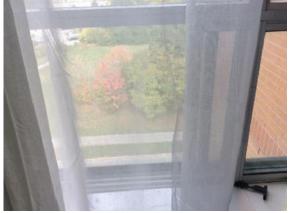
Flooring/Baseboard 2023-10-13 11:36:19 43.77578535381912, -79.49992586047671 Image



Closet/Door/Track/Shelving 2023-10-13 11:39:15 43.77603070348853, -79.5000685193385 Image



Wall/Ceiling 2023-10-13 11:37:29 43.77578535381912, -79.49992586047671 Image



Window/Lock/Screen 2023-10-13 11:38:24 (2, 43.77603070348853, -79.5000685193385 E Image

II Other Room: Solarium	© CONDITION	🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-10-13 11:19:11 43.77618530769253, -79.49995083741797 Image

Keys/Remotes/Devices: Fobs/Keys		💥 ΑCTION	
Other	D -	None	Automated door system on door but not working

Page 10 of 11



Other 2023-10-13 11:20:28 43.77624234654361, -79.49988663203968 1mage



Other 2023-10-13 11:20:31 43.77624234654361, -79.49988663203968 1mage

M Storage: Storage Closet		💥 ACTION	
Light Fixture	- S	None	
Other	- S	None	No light cover

General Comments

Appears well maintained, possibly renovated. Elements above coop standard.

Inspector / Agent, Tenant Signature

Jonathan Buckstein

APPENDIX M Document #21

Ministry of Public and Business Service Delivery



Profile Report

SINAI PLUMBING INC. as of April 14, 2025

Act

Type Name Ontario Corporation Number (OCN) Governing Jurisdiction Status Date of Incorporation Registered or Head Office Address Business Corporations Act Ontario Business Corporation SINAI PLUMBING INC. 1916626 Canada - Ontario Active May 29, 2014 Attention/Care of PATRICK BAKER, 141 High Street West, Mississauga, Ontario, L5H 1K4, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

402 Transaction Number: APP-A10760524766 Report Generated on April 14, 2025, 16:13

Minimum Number of Directors Maximum Number of Directors

Active Director(s)

Name Address for Service

Resident Canadian Date Began PATRICK BAKER 141 High Street West, Mississauga, Ontario, L5H 1K4, Canada Yes May 29, 2014

1

1

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

403 Transaction Number: APP-A10760524766 Report Generated on April 14, 2025, 16:13

Active Officer(s)

Name Position Address for Service

Date Began

Name Position Address for Service

Date Began

Name Position Address for Service

Date Began

PATRICK BAKER President 141 High Street West, Mississauga, Ontario, L5H 1K4, Canada May 29, 2014

PATRICK BAKER Secretary 141 High Street West, Mississauga, Ontario, L5H 1K4, Canada May 29, 2014

PATRICK BAKER Treasurer 141 High Street West, Mississauga, Ontario, L5H 1K4, Canada May 29, 2014

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. auntarilla W.

Director/Registrar

404 Transaction Number: APP-A10760524766 Report Generated on April 14, 2025, 16:13

Corporate Name History

Name Effective Date

Previous Name Effective Date SINAI PLUMBING INC. May 27, 2015

MAHOE PLUMBING & CONTRACTING INC. May 29, 2014

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

Document List

Filing Name	Effective Date
BCA - Articles of Amendment	May 27, 2015
CIA - Initial Return PAF: PATRICK BAKER - DIRECTOR	June 24, 2014
BCA - Articles of Incorporation	May 29, 2014

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintarilla W.

Director/Registrar

APPENDIX M Document #22



Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

May 16, 2022

Patrick Baker 515–51 The Chimneystack Rd North York, ON, M3J 3L9

Re: Housing Charge Increase effective July 1, 2022

Dear Member(s),

Please, be advised that as of **July 1, 2022**, market rent will increase by **1.2%**, as per benchmark of the City of Toronto Housing and Stability Service. This decision was passed at Annual General Members meeting held on **Sunday**, **April 24, 2022** in the Community room and via Zoom.

Your housing charges for the fiscal year July 1, 2022 to June 30, 2023 are as following

Housing charge	\$ 1095	
Sector Support	\$ 12	
Parking	\$ 48	
Total	\$ 1155	

Please note that this increase is effective July 1, 2022. Please note that the housing charges are payable on or before the first day of each month.

If you have any questions or concerns, please do not hesitate to contact the office during regular office hours at 416–736–8889 or at <u>harrysherman@bellnet.ca</u>.

Co-operatively yours

Javon Nelson

Javon Nelson Property Manager Harry Sherman Crowe Housing Co-operative

APPENDIX M Document #23



Narrative Appraisal of Cooperative Rental Apartment Building

51 The Chimneystack Road, Toronto



Effective Date: June 29th, 2022

Prepared for:





Janterra Real Estate Advisors Inc.

1526 Danforth Avenue, Toronto, Ontario M4J 1N4 Tel: 416-423-3334 Fax: 416-423-4400

July 20th, 2022

MCAP P.O. Box 351 STN C Kitchener, ON N2G 3Y9

Attention: Edell Diggle,

Senior Mortgage Specialist

Re: 51 The Chimneystack Road, Toronto, Ontario

As requested, we have completed a narrative appraisal of the above-referenced subject property. The purpose of this appraisal is to estimate the leasehold market value of the property for mortgage financing purposes. The subject property is a 164-unit non-profit housing co-operative. It consists of an eight-storey apartment building (which contains 30 1-bedroom, 65 2-bedroom, 30 3-bedroom, and one 4-bedroom apartment) and 16 3-bedroom and 22 4-bedroom two-storey townhouse units. Parking is provided in an underground lot (157 stalls) and on surface parking spaces. The townhouse component contains two parking spaces, including a single attached garage and a paved driveway.

The subject property is part of a Larger Parcel (PIN: 10245-1023, -1024). No separate PIN exists for the subject property as the land is not owned; however, the assessment roll number has been assigned. The assessment property line is rectangular shaped, with a frontage of 634 feet and a depth of 263 feet. At the time of inspection, the building was fully leased and had awaiting applications of over 16,000.

The subject property is subject to a Ground Lease with York University. According to the superintendent, property taxes and utilities are the only payments made to York University. As per provided lease agreement, it is our understanding that the rent for this lease was prepaid; the termination of the lease is March 6th, 2035, and improvements revert to York University at the termination of the lease.

The subject property is designated as Institutional Areas under the Toronto Official Plan and YDMU-2 under the former City of North York By-law. Also located within the York University



Secondary Plan area "East Campus Core Precinct." The Zoning By-law permits a variety of uses, including the current uses as affordable housing, with a maximum density of 2.5x the site area. The building was found to be in good condition and is estimated to have a remaining economic life of at least 45 years.

The subject property was toured on June 29th, 2022, which serves as the effective date of this report.

Extraordinary Assumptions and Limiting Conditions:

The market value estimate reported herein assumes a willing buyer and a willing seller. Insofar as the subject property is an affordable project, built under a funding agreement and on land leased from the City of Toronto (for the purposes of building and operating a nonprofit housing project) there may be legal restrictions on its sale. As per the Ground Lease, the Tenant may not assign, sublet or otherwise dispose of the demised premises or buildings or improvements without the consent of the Landlord which may not be unreasonably withheld. We have provided a market value estimate herein therefore which assumes that in fact it could be sold on the market.

We were provided with a faded hard copy of the Agreement to Lease.



Based on our inspection of the property on June 29th, 2022, as well as our interpretation and analysis of the data available to us during the course of our investigations, it is our opinion that the market value of the subject property, as of the effective date (June 29th, 2022), is as follows:

Twenty-Five Million Six Hundred and Forty Thousand Dollars*

(\$25,640,000) *

*Subject to Extraordinary Assumptions, Hypothetical and Limiting Conditions on page 9

**As of the date of this report, Canada and the Global Community are experiencing unprecedented measures undertaken by various levels of government to curtail health-related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macro-economic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession; however, without knowledge of further anticipated government countermeasures at the national and global levels, it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an updated appraisal report under a separate appraisal engagement, incorporating market information available at that time.

Respectfully Submitted,

JANTERRA REAL ESTATE ADVISORS, INC

Terry G. Rout, AACI, P. App



TABLE OF CONTENTS

Letter of Transmittal Table of Contents

Photographs of the Subject Property

Executive Summary	6
Location Description	14
Market Overview	16
CMHC Overview	17
Site Description	19
Subject Photographs	21
Description of Improvements	25
Land Use Controls	28
Official Plan	28
Real Estate Assessment and Taxes	36
Highest and Best Use	37
The Approaches to Value in the Appraisal Process	39
Methodology of Valuation	
Income Approach	
Direct Comparison Approach	
Income Approach – Direct Capitalization - Capitalization Rates	
Direct Comparison Approach	68
Reconciliation of Value – Leasehold Value Estimate	
CERTIFICATION	90



Executive Summary

Location:	The subject property is on the east side of Ian MacDonald Boulevard and south of The Chimneystack Road.
Legal Description:	Assessment Roll Number – 19 08 033 34001 3000 000
	CON 4 WYS PT LOT 24 &25 RP 64R 12939 PART 1 HARRY SHERMAN CROW HOUSING CO-OP
Site Area and Dimensions:	3.84 acres in area, with a frontage of 634 feet and a depth of 263 feet – as per MPAC
Ownership & Sales History:	Based on the information provided by GeoWarehouse, the Larger Parcel (PIN: 10245-1023, -1024) was last transferred to the City of Toronto on April 30 th , 2019, for a total consideration of \$0. It should be noted that we have not searched the title.
2016 Assessed Value	\$28,785,000
2022 Phased-In Assessed Value	\$28,785,000
Official Plan:	Institutional Areas
Description of Improvements:	One eight-storey rental apartment building and 126 residential units in addition to 38 units of townhouses.
Former City of North York:	York Downsview Mixed Use- 2 (YDMU-2) By-law No. 7625
Highest and Best Use:	As If Vacant: Multi-unit residential development
	As Improved: Continuation of existing use
Effective Date:	June 29 th , 2022
Inspection Date:	June 29 th , 2022
Interest Appraised:	Leased Fee
Exposure Time:	3 to 6 months – hypothetical – see text



Market Value Estimates

COST APPROACH:	N/A
INCOME APPROACH:	\$23,130,000*
DIRECT COMPARISON APPROACH:	\$28,151,000
FINAL ESTIMATE OF VALUE:	\$25,640,000*

*Subject to Extraordinary Assumptions, Hypothetical and Limiting Conditions



Basis of the Appraisal

Intended Use

This appraisal report has been prepared for the sole intended use of **MCAP** to be used for conventional mortgage financing purposes.

Purpose of the Assignment

The purpose of the appraisal is to estimate the leasehold market value of the property (see Extraordinary Assumption), to assist with mortgage financing.

Market Value is defined as:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and the seller each acting prudently, knowledgeably, and for self-interest, assuming that neither is under duress."

As per the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP 2022)

Property Rights Appraised

Fee Simple Estate is the fullest type of ownership possible and has all the property rights unencumbered by any other interest or estate.

Leased Fee Estate is the Landlord's ownership, with the right of use and occupancy conveyed to others by a lease for a definite period of time.

The Property Rights Appraised herein are those of "Leased Fee Estate" interest.

Effective Date: June 29th, 2022

Inspection Date: June 29th, 2022



Exposure Time

The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal. The reasonable exposure period is a function of price, time, and use and is not an isolated opinion of time alone.

Given consideration of the nature of the property, the lack of competitive products on the market, and the ongoing demand for a rental product, we estimate a reasonable exposure time to be 3 to 6 months. It will be noted, that this is a hypothetical estimate insofar as there may be restrictions on the transfer of the property – we have assumed that this property could legally be placed on the market and sold in a competitive – typical market fashion.

Scope of the Investigation

The amount and type of information researched and analysis applied. Scope includes, but is not limited to, the extent of:

- An interior and exterior tour was completed on June 29th, 2022. We viewed a sampling of apartment units (see building description), mechanical areas, and common corridors. Our property description and ensuing analysis are based on observations made at the time of our tour as well as on information provided by the owner's representative. We have not been provided with a building condition assessment report and without this, we are not qualified or in a position to comment on the structural/mechanical condition or integrity of the improvements. We have assumed all improvements to be in good and serviceable condition with no significant capital expenditures required.
- We have been provided with a hard copy of the Ground Lease Agreement between York University and Harry Sherman Crowe Housing Co-Operative Inc. (dated March 1990).
- Zoning and municipal data were reviewed (general land use documents) but not validated.
- Market inputs included market rent estimates, market capitalization rate estimates, market rates (direct comparison approach) estimates, and as noted, comparative expense analysis based on information provided both from within our databank and from market transactions.
- Data research, verification, and validation of comparables various sources including brokers, purchasers, vendors, third-party data services (Altus), and other consultants/agents involved in the multi-residential sector. We have relied on third



party information related to the market and while best efforts have been made to verify the accuracy thereof we have otherwise assumed this information to be accurate.

- Title documents were not examined.
- We were provided with revenue and expense. These have been detailed in the Income Approach section. We have relied on all financial information provided and assumed it to be accurate.
- Analysis was applied with conclusions reached through the application of two approaches to value. The Income Approach to value and the Direct Comparison approach was employed. The Cost Approach was not included due largely to the difficulty in estimating accrued depreciation from all sources in older rental properties.



Ground Lease:

The following points were included in the Ground Lease document provided to us:

Landlord: Tenant:	York University Harry Sherman Crowe Housing Co-operative Inc.
Commencement: Termination: Term: Rent:	March 6 th , 1990 March 6 th , 2035 45 Years \$3,425,000 – Assumed Prepaid, not spelled out in lease. The Tenant agreed to pay Minimum Rent and Additional Rent.
	As per the lease agreement – "The Tenant shall pay, on the Commencement Date, Minimum Rent, the sum of \$3,425,000 computed on the basis of their being 119 apartment dwelling units and 38 townhouse dwelling units, as shown on the Approved Plans and Specs, with the Minimum Rent being the total of the product of multiplying the number of apartment dwelling units by \$18,000 and the number of townhouse dwelling units by \$33,763.16."
	Lease is a completely carefree net, net lease to the Landlord, that the Landlord is not responsible during the Term for any costs, charges, expenses, and outlays of any nature whatsoever arising from or relating to the Rental Project (land + buildings).
Reversion:	The Rental Project shall be the separate property of the Tenant and not of the Landlord. Upon the expiration of the Term or, earlier termination of the lease, the Rental Project shall become the absolute property of the Landlord without any payment therefor to the Tenant and free and clear of any and all encumbrances, liens or charges of any kind, other than equipment leases.
	All Rental Project revert to Landlord at termination.
Other:	Land was leased to Harry Sherman Crowe Housing Co-operative Inc. for purpose of constructing a non-profit housing complex which was to be built in accordance with plans and specs. The Tenant will not use or permit the use of the land and buildings or any part thereof for any other purpose or for any commercial uses, except day nurseries, and shall not contain any coin-operated machines, except laundry facilities.



Extraordinary Assumptions and Limiting Conditions

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could materially alter the opinions or conclusions.

- We did not have access to the townhouse unit at the time of inspection. The description is fully based on the verbal report provided by a property superintendent, as well as an exterior-only visit.
- The subject property is a subsidized rental apartment building. As per the given income statement, the subject property is getting subsidies such as tax and operating expenses; However, we were not provided with the relevant bills or documents Operating Agreement and Leasehold Mortgage.
- We did not have contact with any parties that fully understood or had a history of how the Agreement to Lease was structured and have made assumptions, including that the minimum rent was prepaid at the beginning of the lease and not the end. As well, there are no options to renew. In the event that our interpretation of the lease is incorrect, we reserve the right to amend our value accordingly.
- We have not been provided with a building condition (assessment) report. We are not qualified to comment on technical issues, including the condition of the structure, mechanical systems, etc. We have assumed for the purpose of this analysis that there are no significant capital expenditures required. Should this assumption be incorrect then the value estimate reported herein may require revision.
- We have relied on all financial and property information provided to us by the client and we have assumed it to be accurate. Should this assumption be incorrect then the value estimate reported herein may require revision.
- We have assumed that the site and improvements are free and clear of any value impacting contamination. We have not been provided with any environmental assessment related to the subject property



As of the date of this report, Canada and the Global Community are experiencing ٠ unprecedented measures undertaken by various levels of government to curtail health-related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macroeconomic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession; however, without knowledge of further anticipated government countermeasures at the national and global levels, it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an updated appraisal report under a separate appraisal engagement, incorporating market information available at that time.

This report is also subject to the Assumptions and Limiting Conditions contained at the end of this report.



Location Description



The subject property is located on the south side of The Chimneystack Road within the confines of York University and stretches from Ian MacDonald Blvd in the west to a vacant lot that backs onto Keele St in the east.

The subject property is surrounded by townhouses, low-rise buildings, York University buildings, and industrial lands. The property is situated on the north end of York University Heights. Commercial and retail properties in the area are located on Keele St to the east, York Lanes Mall just to the west, and other restaurants scattered around campus. York Lanes Mall features Grocery Checkout York, Shoppers Drug Mart, various retail stores, and restaurant chains.

The immediate surrounding uses off campus include:

- East: Commercial and retail (restaurants, LCBO, TD Bank), Gas Station
- West: Commercial and retail (Restaurants, York Lanes Mall, grocery store), York University
- North: Parks, Schools
- South: Residential (Semi-Detached, mid-rise, and high-rise buildings), Parks, Schools, community centres, public libraries, commercial and retail



Transportation and Access:

The Chimneystack Rd runs east-west, connecting to Ian Macdonald Blvd. and Keele St. Keele St. has a direct onramp to the 407 just north of the property, allowing for fast travel across the city and to other highways.

Surrounding bus stops are Ian MacDonald Blvd. at The Chimneystack Rd. that leads to Pioneer Village station on Line 1 (Yellow Line). York University subway station is just a walk away, giving closer access to Line 1. Downsview Park GO Station is just a 16 min subway ride from York University. From either the GO train or Line 1 Union Station is accessible.

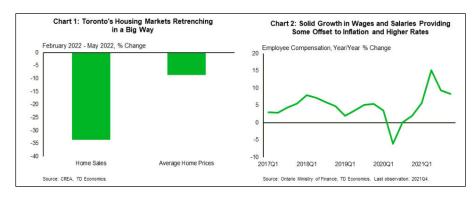
In summary, the subject property is well positioned within York University. Community services and commercial/retail properties are well spread out in the area accessible by car or TTC. The property is close to 2 major roads and a highway: Keele St., Steeles Ave. W., and Hwy 407. There are various parks, libraries, and community centres to enjoy, along with a selection of restaurants on Steeles Rd and in York Lanes Mall. Overall, an established building on the York University campus with well-serviced community centres, schools, residential, commercial, and retail properties with easy access to public transit and major road systems.



Market Overview

TD Provincial Economic Forecast (June 2022)

- The Omicron variant appears to have exerted a more pronounced drag on Ontario's economy relative to the rest of the country to start 2022. However, the thrust to secondquarter growth from re-openings this winter is seemingly stronger, with the economy kicking into high gear. Indeed, job growth has outpaced the nation so far in the second quarter, driven by re-openings, professional services, and the public sector.
- In the second half of the year, spending and housing activity are hit by higher interest rates and declining asset values. In Toronto, sales are down 33% from their February peak through May, while average prices are 9% lower (Chart 1). Even more, downside looming for key Ontario markets is expected, particularly in the GTA suburbs and exurbs where the price run-up has been most notable since the start of the pandemic.
- Cooling in home sales and prices will impact other parts of the economy, including Ontario's large finance, insurance, and real estate and professional, scientific, and technical services industries. The pace of housing construction will also likely slow.
- The outlook for Ontario's large manufacturing sector has also become more downbeat, thanks to downgraded growth expectations in the U.S. Manufacturers are also having to deal with sharply rising input costs while in the automotive sector, production is likely to grind only slowly higher as chip shortages continue to weigh. However, 2023 should see a rebound in automotive output, even if production levels lag their pre-pandemic totals.
- Several supportive factors should help offset these headwinds. Population growth should continue to improve, as immigration is robust and the flood of people leaving Ontario for other provinces eases due to remote work being curbed. In addition, households still have significant savings built up during the pandemic from which to draw. Solid job markets, firm labour demand, and employee compensation are likely to pick up further to help ease the burden of elevated inflation (Chart 2).





CMHC Apartment Rates for North York (Northwest) 4.00% \$1,600 3.50% \$1,400 3.00% \$1,200 2.50% \$1,000 \$800 2.00% 1.50% \$600 \$400 1.00% 0.50% \$200 0.00% \$0 2014 2015 2016 2017 2018 2019 2020 2021

CMHC Overview

North York (Northwest) Vacancy and Rental Rates							
	Ара	rtment				Row	
Year	Vacancy	Rental Rates	% Change	Year	Vacancy	Rental Rates	% Change
2014	1.30%	\$1,017		2014	3.40%	\$1,321	
2015	1.20%	\$1,040	2.21%	2015	4.50%	\$1,315	-0.46%
2016	2.70%	\$1,069	2.71%	2016	1.60%	\$1,433	8.23%
2017	0.60%	\$1,132	5.57%	2017	2.00%	\$1,469	2.45%
2018	0.70%	\$1,224	7.52%	2018	-	\$1,486	1.14%
2019	0.90%	\$1,287	4.90%	2019	0.20%	\$1,757	15.42%
2020	1.60%	\$1,320	2.50%	2020	1.40%	\$1,689	-4.03%
2021	3.70%	\$1,373	3.86%	2021	1.40%	\$1,506	-7.14%
5 Yr. Avg.	1.50%	\$1,267	4.87%	5 Yr. Avg.	1.25%	\$1,581	1.57%

The subject property is located in North York (Northwest). The above-noted table sets out historic vacancy and rental rates within this node, from 2014 to 2021 (source CMHC Rental Market Survey. These statistics are reflective of a strong rental node; vacancy rates from 2017 through to 2021 have been 1.50%. Year over year rental growth notwithstanding has been somewhat below the GTA average.



Condominium Market:

CMHC: Condominium Rentals - Centre

Rental Condominium North York Vacancy and Rental Rates			
Year	Vacancy	Rental Rates	% Change
2018	0.90%	\$2,209	
2019	0.90%	\$2,339	5.56%
2020	1.70%	\$2,341	0.09%
2021	1.50%	\$2,555	8.38%
4 Yr. Avg.	1.25%	\$2,361	4.67%

The universe of condominium rental units in North York – as per CMHC (October 2021), was 24,206, up from 23,614 in 2020 (volume).

The condominium rental growth over the last several years has been more volatile reflecting trends of completion, supply, and overall demand changes. However, rental growth within this sector has been above average relative to the conventional sector particularly within the past four years despite the 2021 rent freeze guideline. The significant rental growth has helped bridge the feasibility gap between a new condominium and new rental tenure construction.

Comments:

Overall, the subject property is well positioned within the established institutional market, providing affordable rent levels in a mid-quality project. As a non-profit housing cooperative, the building was fully occupied at the time of the inspection. It may be expected to enjoy very high occupancy and low turnover rates in the foreseeable future.

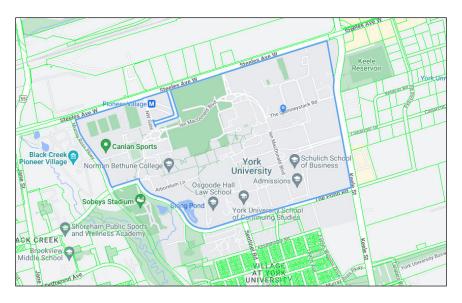


Site Description

Larger Parcel

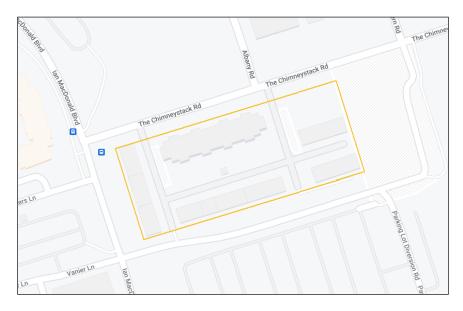
PIN: 102451023, 102451024

ARN: 190803334000405



Subject Property Assessment

ARN: 1908033340013000000

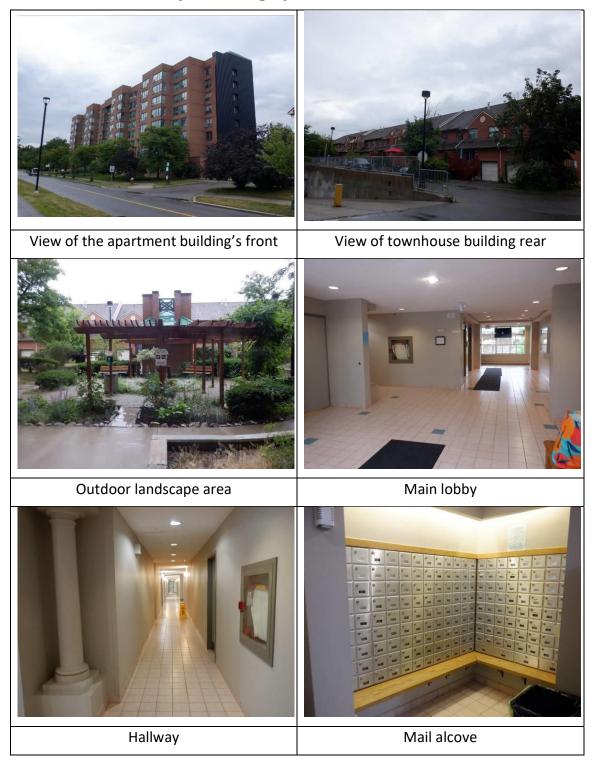


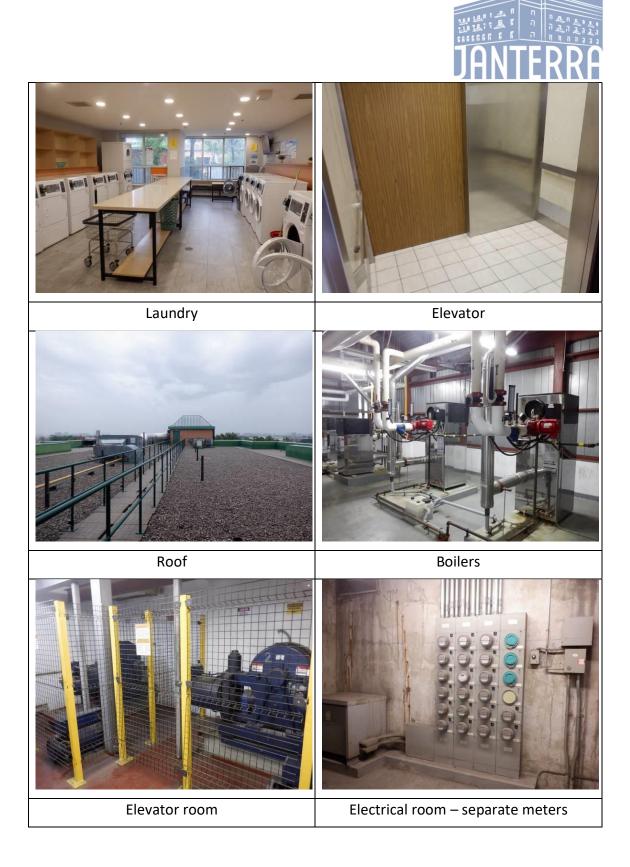


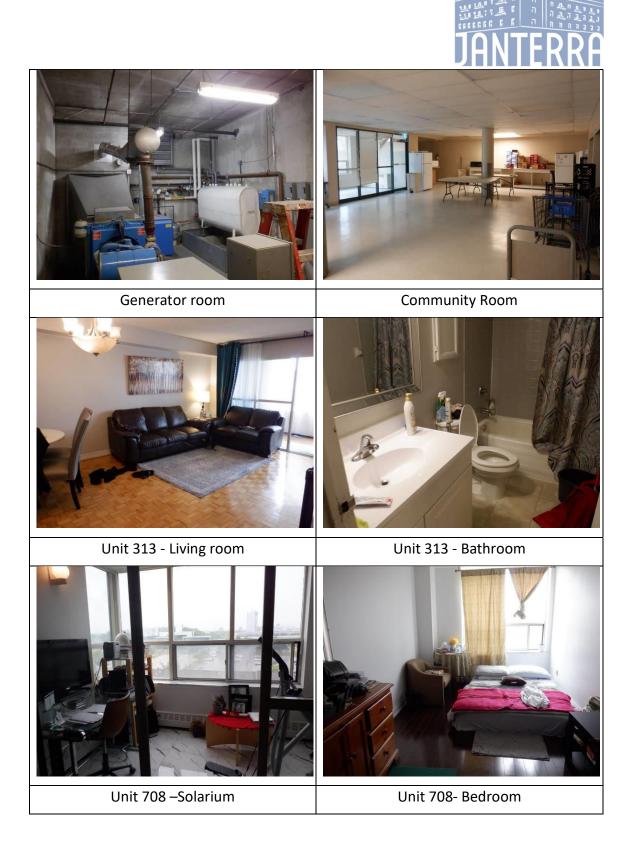
Shape/Topography:	The subject site is rectangular in shape, and the topography is relatively level at street grade.
Site Area:	Larger Parcel
	355.96 acres in area
	Subject Property
	3.84 acres in area, with a frontage of 634 feet
Site Dimensions:	Subject Property – 634 ft. x 263 ft.
Easements/Restrictions:	Usual utility easements. Title was not examined. We have assumed that there are no easements on title which would negatively impact the use of the value of the subject property.
Municipal Services and Utilities:	Utility services typical of an urban community are available in the area, and include municipal water and domestic sewer, storm and drainage, electricity, natural gas, telephone, and television cable.
Environmental:	It is assumed that the bearing capacity of the land is adequate to permit development, without undue and costly site preparation. Our value estimate assumes without verification that there is no hazardous material or condition on, in, or near the property that would cause a loss in value.



Subject Photographs – June 29th, 2022











Description of Improvements

We last toured the subject property on June 29th, 2022. At this time, we were accompanied by the on-site superintendent/manager, and we were provided access to two apartment units (708 & 313). The units viewed appeared to be in good condition. Unit 708 is renovated and unit 313 is maintained in mostly original condition. We did not have access to the townhouse units (see Extraordinary Assumptions and Limiting Conditions).

The subject buildings contain a (brick exterior with metal cladding on both sides) purposebuilt 8-storey apartment building with underground parking spaces and 2-storey townhouses. The buildings are divided into a total of 164 residential units including 126 apartment units and 38 townhouse units.

Suite Breakdown		Unit Type	No. Of Suites	Rms per Suite
	 1-Bedroom Apartment 2-Bedroom Apartment 3-Bedroom Apartment 4-Bedroom Apartment 3-Bedroom Townhouse 4-Bedroom Townhouse 	1-Bedroom Apartment 2-Bedroom Apartment 3-Bedroom Apartment 4-Bedroom Apartment 3-Bedroom Townhouse 4-Bedroom Townhouse	30 65 30 1 16 22 164	4.00 5.00 6.00 7.00 6.00 7.00 5.38

Located on the main level of the apartment building are a secured entry, a small lobby area with mailboxes, and elevator access. Also, the main level has primary access to a laundry room, washrooms, a recreation room with kitchen (single sink), garbage room, bicycle storage, electrical room – bell closet, storage, and offices. All units in the apartment building are one, two, three, and four-bedroom. Townhouses are located on the east, west, and south of the apartment building.

Elevator:	The building is serviced by two 16-person capacity elevators (1,160 kg). It was observed to be well run.
Heat & A/C:	Apartment units have no air conditioning. There are four boilers located in a mechanical penthouse on the roof. Two provide heat and others providing hot water. A generator was found which provides backup lighting.



Roof:	The roof appears to be tar and gravel, with no leaks and it was seen as being in good condition. The townhouses have a sloped roof with asphalt shingles. We have assumed the roof to be in good and serviceable condition. We do not warranty the roof.
Electrical:	2000 amps electrical service was noted. The electrical service appeared to be functioning adequately at the time of inspection. We have assumed the electrical service to be adequate to serve the needs of the building. Each unit is billed separately for electricity.
Plumbing:	Plumbing is a mix of copper, ABS piping, and galvanized steel, where visible.
Windows:	Windows are date stamped 1992. The windows are sliding sash windows with single pane aluminum storm windows with screens.
Construction:	Solid brick exterior, poured and concrete block foundation, with a basement.
Parking:	There are 157 stalls allocated to the subject property in the underground garage, as reported.
Common Corridors:	Common corridor finish was observed to be generally good – original finish. The typical finish includes carpeting and acoustic ceilings.
Balcony:	Each upper floor has a common balcony next to the elevators which have been utilized as an indoor garden.
Laundry Facilities:	There is a laundry room on the main level with eight washers and nine dryers, which are smartcards operated. It features a small waiting area. The laundry for each townhouse unit is located in the basement.



Interior Layout and Finishes:

The units feature a kitchen, combined dining area and living room, a solarium, bedroom(s), and a 4-piece bathroom. At the time of inspection on June 29th, 2022, all the units were leased and occupied. The apartments were observed to be generally well maintained, well laid out, and functional. While the condition appeared to be good, many of the finishings/elements are older or original. Units have spacious solarium allowing great daylights.

Living Room/Bedroom:	Original parquet flooring, painted walls and acoustic ceiling, standard light fixtures
	The renovated unit features plank/laminate flooring. The solarium has faux marble ceramic tile flooring
Kitchen:	Wood cabinetry, single stainless-steel sinks, ceramic tile flooring, laminate countertops
	The renovated unit features good quality white wood cabinetry, single stainless-steel sinks, high-quality marble tile flooring, marble countertops, a dishwasher, updated backsplash
Bathroom:	Standard four-piece bathrooms
	Ceramic tile flooring (original)
	Bathtub and shower combination
	Wall mounted sinks
	Painted drywall

Other:

Units feature an entry hallway, and the bedroom is standard to good in terms of size. The master bedroom features a walk-in closet. Living and dining rooms are combined yet separated from the kitchen and are generally spacious. The floor plans overall provide good utilities.

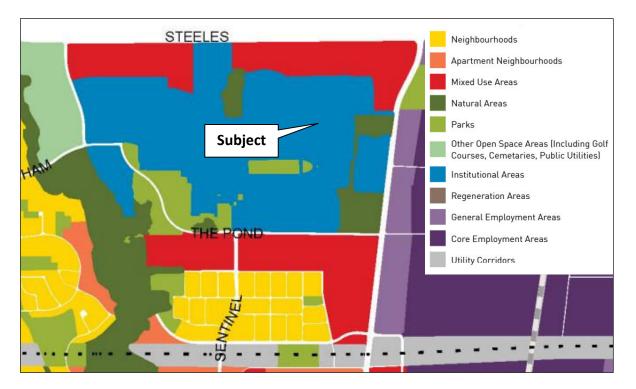
Overall Condition

The overall condition of the building was observed to be good, for its age. The building offers standard quality finishes and is considered to be competitive within its class. It was well maintained throughout.



Land Use Controls

Official Plan



Under the current City of Toronto Official Plan, the subject property is designated as 'Institutional Areas'.

Local community institutions such as schools, libraries, day nurseries, nursing homes, homes for the aged, places of worship, and recreation centres are woven into communities throughout the city and permitted in most designations. However, the major health, post-secondary education and governmental institutional campuses are designated as Institutional Areas with applicable policies. These major institutions are among the largest employers in the City and attract thousands of employees, patients, students, and visitors every day.

Policies

1. Institutional Areas are made up of major educational, health, and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses. Our major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.



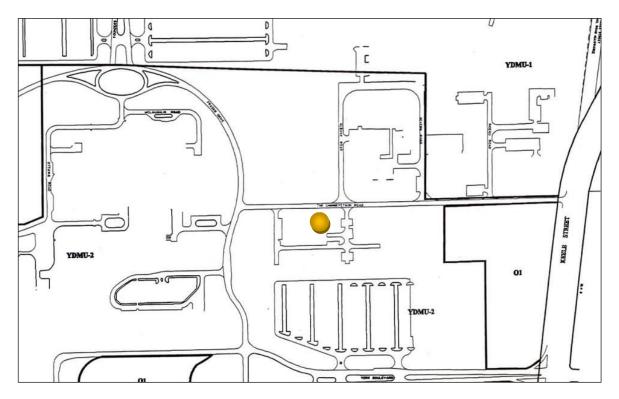
- 2. Strong linkages between major institutions and the private sector for joint research, innovation, and the creation of new products and services will be encouraged by:
 - a) permitting firms engaged in a joint venture with a major institution, research and development facilities, and professional offices affiliated with, or in combination with major institutions, to locate in Institutional Areas; and
 - b) promoting the creation of "science parks" or campuses within or in the vicinity of Institutional Areas, outside of established Neighbourhoods.
- 3. Institutional facilities that serve a broader regional population should, wherever possible, locate close to an existing rapid transit line. Where an existing university, college or hospital campus, or major cultural institution is not directly served by rapid transit, the provision of excellent surface transit to these institutions will be pursued.
- 4. New buildings and structures in the vicinity of hospital heliports will be sited and massed to protect the continued use of flight paths to hospital heliports.
- 5. Universities, colleges, and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:
 - a) identify heritage buildings and landscapes, accessible open spaces, natural areas, and important views to be conserved and integrated;
 - b) be compatible with adjacent communities;
 - c) create visual and physical connections that integrate campuses with adjacent districts of the City;
 - d) identify the network of pedestrian routes to be maintained, extended, and improved;
 - e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking, and cycling over automobile travel;
 - f) minimize traffic infiltration on adjacent neighbourhood streets;
 - g) provide bicycle parking for employees, students, and visitors and sufficient offstreet automobile parking;
 - h) identify development sites to accommodate planned growth and set out building envelopes for each site;



- i) identify lands surplus to foreseeable campus needs that can be leased for other purposes;
- j) provide opportunities for energy conservation, peak demand reduction; resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage; and
- k) identify opportunities for green infrastructure including tree planting, stormwater management systems, and green roofs.
- 6. When lands in Institutional Areas or the sites of major government, health care, or educational institutions are declared to be surplus, the owner is encouraged to investigate the possible use of the site for an alternative suitable public institutional purpose, affordable housing, or public open space, before applying to redesignate the lands for other purposes. Institutional owners of well-located parcels of surplus lands are encouraged to lease rather than sell such properties wherever possible.



City of North York By-law No. 7625



The subject property is zoned YDMU-2 under the former City of North York By-law No. 7625. This is a York Downsview Mixed Use- 2 designation. The subject property is also located within the York University Secondary Plan area "East Campus Core Precinct".

York Downsview Mixed Use- 2 Zone Permitted Uses

- (i) Parks and open space
- (ii) Recreational uses
- (iii) Student housing
- (iv) University uses
- (v) Uses accessory to permitted uses described in Sections 41.1 (i), (ii), (iii), and (iv).

Municipal Services Required

Notwithstanding anything otherwise contained in By-law 7625, as amended, no person shall hereafter erect, alter or use, in whole or in part, any building or structure in this zone on land to which municipal water supply and sanitary sewers are not available.

Gross Floor Area

(i) On an Individual Site



The maximum gross floor area on a lot or parcel zoned YDMU-2 shall not exceed 250% of the area of the said lot or parcel.

(ii) On Lands Zoned YDMU-2

Despite (i) above, the maximum aggregate gross floor area of all uses in the zone shall not exceed 170% of the area of all lands zoned YDMU-2, plus a maximum aggregate gross floor area of 80% of the area of all lands zoned YDMU-2 used exclusively for student housing, for a total of 250% of the area of all lands zoned YDMU-2.

Height of Buildings or Structures

Maximum of 34 metres or nine storeys.

Yard Requirements

- (i) All buildings shall be located 13.5 metres from the centreline of The Pond Road.
- (ii) Despite (i) above, no building or structure shall be erected closer to the street line of Keele Street than 9 metres.

Off-Street Parking Requirements

Public parking spaces area accessory to any of the permitted uses and shall be provided in accordance with the following provisions:

- (i) Parking spaces and entrances to and exits from public parking lots or stations shall be surfaced and maintained with hard paving materials such as asphalt, concrete or interlocking stone with provision for drainage facilities.
- (ii) At least one entrance and one exit, each having a minimum width of 4 metres, or at least one combined entrance and exit having a minimum width of 6 metres, shall be provided to public parking lots or stations.
- (iii) Where lighting facilities are provided, they shall be so arranged as to direct the light away from adjacent Residential or Greenbelt Zones.
- (iv) University uses are comprised of institutional uses and accessory residential, commercial, office, research, and recreational uses and shall be subject to the applicable provisions of Sections 6.13.3, 15.4, 22.3, and 30.6, respectively.
- (v) Student housing shall be subject to the provisions of Section 15.4.



York University Secondary Plan

East Campus Core Precinct

It includes a number of high-profile development sites for University uses that will provide the University with the opportunity to extend its uses and character to Keele Street and announce its presence to the surrounding city. York Boulevard is the most important gateway entrance to the campus leading to Vari Hall and the Commons. This should be reflected in high-quality streetscapes and landmark buildings that are of a scale and design that signify a sense of arrival to the University while appropriately framing the view of the Commons and Vari Hall. This precinct also has important natural heritage features and functions that will be protected, restored, and enhanced, and places and/or landscapes with cultural heritage value that will be conserved.

Housing

As a mixed-use community with good transit, the Secondary Plan area has the potential to provide a full range of housing, including

Policies

- 3.5.1 Precincts providing residential development will have a housing mix that contributes to a full range of housing, including purpose-built rental housing, within the Secondary Plan area.
- 3.5.2 A minimum of 30 percent of the new housing units will be in forms other than singledetached and semi-detached housing, such as row housing, triplexes, and multi-unit residential buildings. A variety of unit types, including 3-bedroom units, should be provided.
- 3.5.3 Development in the Core Precincts will not be required to provide affordable housing.
- 3.5.5 The calculation and achievement of the affordable housing requirement will be done on a precinct basis and will not be based on the size of individual development parcels within the precinct.
- 3.5.6 For sites consisting of mixed-use residential developments within a precinct, the affordable housing requirement will be calculated by establishing the amount of residential gross floor area in excess of the minimum densities and proportionately to the land use mix provided within a subject development.
- 3.5.7 The City, at its discretion, may vary the 20 percent affordable housing requirement on a precinct basis by transferring a portion of a precinct's affordable housing



requirements to other precincts provided that the overall requirement for the Secondary Plan area is not reduced and a mix of housing is achieved.

- 3.5.8 Any residential development or student and/or university-related housing that received Planning Act approvals prior to the adoption of this Secondary Plan will not be counted towards the achievement of the affordable housing requirements.
- 3.5.9 Affordable housing units in each residential precinct will be provided generally in the same proportion and mix as the residential units by bedroom type that are not affordable housing units. This includes providing grade-related units that comprise three or more bedrooms if this is provided in the non-affordable housing. A higher proportion of two or more bedroom units in the affordable housing requirements will be encouraged.
- 3.5.10 All affordable housing units that are provided to satisfy the requirements of this Plan must be located within the Secondary Plan area. The affordable housing requirements may take the form of land in the Secondary Plan area conveyed to the City. Proposals by the owner to convey land to the City for affordable housing may be accepted by the City at its discretion.
- 3.5.11 A minimum of 50 percent of all affordable housing units required in a Precinct will be affordable rental housing. The City, at its discretion, may reduce this requirement.
- 3.5.12 New student and/or university-related housing developed in the Core Precincts will not be counted towards the achievement of affordable housing requirements in the Edge Precincts or the affordable rental housing target.
- 3.5.14 A student housing strategy will be prepared by the University when the University updates its Master Plan that will include, but not be limited to, the following:
 - a) assessing student and university-related housing needs;
 - b) identifying strategies and approaches to addressing student and universityrelated housing needs, such as providing new student and university-related housing to support the academic function of the University, reduce overall commute trips to the campus and minimize negative impacts associated with conversions of the housing stock to student housing within the immediate and surrounding area; and
 - c) identifying potential locations for new student and university-related housing to be provided in the Secondary Plan area.



Land Use Legislation Conclusions

The subject property is designated as Institutional Areas in the City of Toronto Official Plan and York Downsview Mixed Use- 2 under the former City of North York By-law No. 7625. The subject property is also located within the York University Secondary Plan area "East Campus Core Precinct". Student housing is permitted with a maximum as-of-right density of 250%. The maximum height is 34 metres or nine-storeys. The secondary plan allows residential development including purpose-built rental housing. The current use of the site appears to conform with the existing land use regulations in place.



Real Estate Assessment and Taxes

According to MPAC, the subject property has a current assessed value of \$28,785,000, based on an assessment date of January 1st, 2016. The property is classified as 374 Cooperative housing – non-equity.

We have not been provided with a breakdown of taxes payable by category within the complex. It would appear, based on calculations, that there are currently tax exemptions/adjustments within the complex – likely related to its use as a non-profit cooperative housing.

Year	\$/Annum
2021	\$107,303
2022 Forecast	\$109,449

Tabled above are the actual property tax costs in 2021 – as per the audited financial statements provided. Our estimate assumes an increase of approximately 2.00% over last year. We have assumed that there are no other adjustments required.

Given the estimated market value of the subject property following, an assessment appeal is recommended, as the subject appears to be over-assessed as of 2016.



Highest and Best Use

Highest and Best Use is defined as:

"That reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The highest and best use measures the interaction of four criteria:

- 1. legal permissibility,
- 2. physical possibility,
- 3. financial feasibility, and
- 4. maximum profitability.

An appraiser considers the highest and best use of the property as if vacant separately from the highest and best use of the property as improved. The highest and best use of the site as if vacant and available for development determines the value of the land, even if the property's existing improvement does not represent the highest and best use of the site. As land is usually appraised as though vacant and available for development to its highest and best use, opinions are required both as to:

The Land - As If Vacant

The City of Toronto Official Plan designates the subject property as 'Institutional Areas' and is zoned for York Downsview Mixed Use- 2 designation. The subject property is also located within the York University Secondary Plan area, expressing the potential opportunities to provide a full range of housing including purpose-built rental housing, within the Secondary Plan area.

The subject site is a rectangle site and is considered to offer satisfactory physical characteristics for development. The property's location is considered good as having proximity to highways, public transits, and convenient access to Keele Street and Steels Avenue West fronting on The Chimneystack Road within the university area. With all factors considered, as if vacant, the highest and best use of the subject property is considered to be developed with a multi-residential development, built according to the provisions of the land use ordinances in place and at full allowable density.

This opinion also assumes that the site is free and clear with respect to other restrictions such as land lease obligations.



The Property - As Improved

The subject property is developed with a complex which includes 164 residential apartment and townhouses units. The property provides a utility that is functional and competitive within its market area. The demand for accommodation of all types, affordable to luxury, within the subject's area is currently very strong. The property is fully leased and if marketed to the broader market, in our opinion, would appeal to a broad target market. The condition of the complex was observed to be good – capital programs appear to have been satisfactory and day-to-day maintenance generally good. The property is subject to the provisions of the agreements in place (i.e. Ground Lease), as well as to the provisions of the Residential Tenancies Act of Ontario and the specific leasing in place. It will be furthermore noted, that the ground lease runs for another 13 years – a horizon which would also place some limitations on potential redevelopment scenarios. In our opinion, therefore, the highest and best use of the subject property, as improved, is the continuation of its current rental apartment/townhouse use.



The Approaches to Value in the Appraisal Process

The appraisal process consists of the application of one or more of the three approaches to value. These three approaches to value are as follows:

- Income Approach Valuation based on the conversion of Net Operating Income into an estimate of current value.
- Direct Comparison Approach is based on the direct comparison of recent arm's length transactions of similar properties in the open market.
- Cost Approach Valuation based on the market value of land plus depreciated replacement cost of improvements.

All three approaches rely on relevant market data and as such, all three are market data approaches. However, each approach nonetheless could possibly lead to a different estimate of value for the same property. Each value estimate is reviewed with regard to the purpose of the appraisal, the type of property, and the degree of reliability of the data used. The final estimate of value is usually the product of the most applicable approach to the given appraisal problem.

Methodology of Valuation

This section of the report sets forth an outline of the general practices and procedures employed in the valuation of these properties pursuant to the purpose and function of this appraisal. It is meant to serve as an overview of the appraisal methodology and, as such, the reader should refer to other sections of this report for further particulars, as well as to the Assumptions and Limiting Conditions.

It will be noted, that the valuation to follow has relied on the Income Approach to Value as well as the Direct Comparison Approach to Value. These are the two methodologies most relied upon within the industry. The Cost Approach has not been included due largely to the difficulties in estimating accrued depreciation from all sources in older buildings.



Income Approach

Direct Capitalization (Income Approach) is based on the theory that value is related to the worth of the future income that a property is capable of producing. The Forecast Year 1 income is converted into a value by an appropriate Capitalization Rate. The steps in the income approach through Direct Capitalization are:

- Estimate the Gross Potential Annual Income (PGAI), deduct an allowance for vacancy and bad debt, and add other income. The result is the Effective Gross Income (EGI).
- Estimate the Operating Expenses.
- Determine the Net Operating Income (NOI), which is the income remaining after deducting operating expenses from the effective gross income.
- Select the appropriate capitalization rate,
- Convert the income into an indication of the capitalized value.

Discounted Cash Flow (Income Approach) is based on the present value of the yearly cash flows. For typical (non-leasehold properties) this methodology uses a 10-year (typical hold) horizon and the present value of the reversion (at end of the period) is added to the cash flow. In the case of the subject property, there is no reversion and the hold period is 45 years. We have therefore run a discounted cash flow for the remaining term of the lease (13 years) with no reversion.

Direct Comparison Approach

The Direct Comparison Approach is based on the principle of substitution, which maintains that a prudent buyer will not pay more for a property than it would cost to buy an equally desirable substitute, providing no undue delays. The steps in the direct comparison approach are:

- Survey the area to locate comparable properties that have sold recently or that have been listed for sale.
- Gather and validate all pertinent information about each comparable property.
- Analyze sales, listings, offers, and leases; the length of time the comparable was listed for sale; the advertising and sales effort involved; the terms of sale; and the motivations of the buyer and seller.
- Compare each benchmark sale to the subject property in detail and make necessary adjustments.



Estimation of Potential Gross Income

Gross Potential Income for the forecast year (July 1st, 2022, to June 30th, 2023) has been based on the following:

- The July 2022 rent roll gross potential apartment income
- Miscellaneous revenue provided by audited Income Statement (Harry Sherman Crowe Housing Co-Operative Inc.) 2021
- Vacancy rate estimated by CMHC analysis and neighbourhood analysis.
- Bad debt allowance based on analysis of typical and market rates.

In order to estimate the potential gross income, the following market rental analysis has been completed.

Discussion:

According to the conditions of the lease agreement and income statement provided, it is assumed that there is an operating agreement between Harry Sherman Crowe Housing Cooperative Inc. and Canada Mortgage and Housing Corporation or the Ministry of Housing. We have not been provided with a copy of this operating agreement. We have been provided with a lease agreement which makes reference to this agreement and some of the terms and conditions. The following has been gleaned from these documents.

Rent Subsidy

"Conditions"

This agreement is conditional upon the following conditions precedent:

5. (c) the tenant obtaining and delivering to the Landlord by July 31, 1990, the following:

i. an undertaking to ensure a leasehold mortgage for the Rental Project from CMHC;

ii. a commitment from a lender in accordance with the undertaking to insure the proposed leasehold mortgage for the Rental Project.

iii. a commitment to provide subsidies and assistance to the Tenant from CMHC and the Province of Ontario; and the **Operating Agreement** if **CMHC** is providing the subsidy and assistance to the Tenant and if CMHC is not providing such subsidy and assistance to the Tenant, then, if available, the Operating Agreement from the **Ministry of Housing**.



However, we were not provided with the relevant documents – Operating Agreement and Leasehold Mortgage. This is Extraordinary Assumptions and Limiting Conditions.

We have been provided with the following rent schedule, setting out rents – as of July 2022. According to the Schedule of Housing Charges – these rents include a 1.2% increase (not including parking charges) from last year starting July.

Suite Breakdow	wn	Unit Type	No. Of Suites	2022 Average Rent (Contract)	Rms per Suite
	■ 1-Bedroom APT			4	
		1-Bedroom APT	30	\$902	4.00
	2-Bedroom APT	2-Bedroom APT	65	\$1,094	5.00
	■ 3-Bedroom APT	3-Bedroom APT	30	\$1,239	6.00
		4-Bedroom APT	1	\$1,323	7.00
	4-Bedroom APT	3-Bedroom TH	16	\$1,333	6.00
	■3-Bedroom TH	4-Bedroom TH	22	\$1,483	7.00
	4-Bedroom TH				
		Total	164	\$1,162	5.38

The July 2022 rent roll provided reflects the above noted rental rates and based on the particular suite/apartment/townhouse mix set out on the rent roll, produces the following total monthly average.

Interpretation and Assumption:

The Co-Operative has the right to collect, monthly housing charges from apartment tenants. Despite provided 2022 rent roll showing all the units will be subsidized units, the 2021 income statement indicates that these housing charges were a combination of rents produced by market rent tenants and rents produced by subsidized tenants with rents from the latter being a combination of subsidy and the supplement difference. 2021 Housing Charges were the following:

	Income Statement
	2021
Market Housing Charges	\$1,157,807
RGI Housing Charges	\$1,113,064
RGI Subsidy	\$80,069

We have increased Subsidy amounts by 1.2% for the forecast period based on the 2022 Ontario rent guidelines.



No.	Address		1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	3 Bdrm TH	4 Bdrm TH	Utilities	Comments
1	1779 Jane Street	North York	\$976	\$1,115	\$1,343				Extra	Rental Apartment
2	298 Queens Drive	North York	\$923	\$1,105	\$1,280					Rental Apartment
3	174 John Garland Blvd	Etobicoke	\$870	\$1,057	\$1,232	\$1,308	\$1,290	\$1,400		Rental Apartment and townhouse
4	1460 Bayview Avenue	Toronto	\$1,068	\$1,292					Extra	Rental Apartment
5	175 Elm Street	Toronto	\$1,066	\$1,297						Rental Apartment
6	484 Church Street	Toronto	\$1,045	\$1,309						Rental Apartment
7	178 Jarvis Street	Toronto	\$1,058	\$1,404	\$1,614		\$1,696		Hydro extra	Rental Apartment and townhouse
8	99 Dalhousie Street	Toronto	\$1,041	\$1,374	\$1,518					
9	120 Cornwall Street	Toronto	\$995	\$1,394	\$1,506	\$1,570	\$1,509	\$1,720	Hydro, water extra	
10	101-3110 Sheppard Avenue East	Scarborough	\$1,025	\$1,118			\$1,386	\$1,517		Rental Apartment and townhouse
11	170 Galloway Road	Scarborough	\$935	\$1,018			\$1,402	\$1,515		Rental Apartment and townhouse
12	309 Washburn Way	Scarborough	\$902	\$1,091			\$1,414	\$1,483	Hydro, Heat extra	Rental Apartment and townhouse
13	435 Markham Road	Scarborough					\$1,270	\$1,296		Multi-plex
	Average		\$992	\$1,214	\$1,415	\$1,439	\$1,424	\$1,489		
	смнс		\$1,551	\$1,878	\$2,301		\$2,278			
	Subject Property		\$902	\$1,094	\$1,239	\$1,323	\$1,333	\$1,483		

Comparative Co-operative Rents:

The above-noted table sets out rents from within other co-operative complexes within the City of Toronto. As can be seen, the subject property's rents sit lower than the endpoint of the range for all suite types.

CMHC rents from within North York (Northwest) – are significantly higher than those generated by Co-Operative housing.



Comparative Market Rents:

We have examined leasing/offering activity in competing complexes in the general area. Based on the rent roll provided, all the subject property units appear subsidized units; however, we did the market rent search in the neighbourhood to support the subsidy amount. See the chart below:

Apartment Market Rent:

No.	Address		1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	Utilities	Parking
1	105 The Pond Road	Rent		\$2,350				
	North York	Sq Ft		800			Hydro extra	
		\$ SqFt		\$2.94				
2	10 San Romanoway	Rent	\$1,760	\$2,010				
	North York	Sq Ft	655	910	1,120		Hydro extra	Indoor - \$70
		\$ SqFt	\$2.69	\$2.21				
3	4500 Jane Street	Rent	\$1,979	\$2,541	\$2,499		Hydro and	
	North York	Sq Ft	822	1,020	1,296		water extra	Indoor - \$100
		\$ SqFt	\$2.41	\$2.49	\$1.93		water extra	
4	100 York Gate	Rent	\$1,547	\$1,727	\$1,847			Indoor - \$75
	North York	Sq Ft	806	955	1,070		Hydro extra	Outdoor - \$65
		\$ SqFt	\$1.92	\$1.81	\$1.73			Outdool - 365
5	35 Fountainhead Rd	Rent	\$1,649	\$2,119	\$2,449			Indoor - \$90
	North York	Sq Ft	730	900			Hydro extra	Outdoor - \$70
		\$ SqFt	\$2.26	\$2.35				Outuoor - 370
6	3390 Keele Street	Rent	\$1,800	\$2,161			Hydro and	
	North York	Sq Ft	693	928			water extra	
		\$ SqFt	\$2.60	\$2.33			water extra	
7	1450 Sheppard Avenue West	Rent	\$1,887		\$2,655		Hydro and	Indoor - \$115
		Sq Ft	662		1,122		water extra	Outdoor - \$115
		\$ SqFt	\$2.85		\$2.37		water extra	Outuoor - 393
8	35 Tobermory Dr	Rent	\$1,794	\$2,107	\$2,507			
		Sq Ft	676	897	1,048		hydro extra	
		\$ SqFt	\$2.65	\$2.35	\$2.39			
9	500 Murray Ross Parkway	Rent	\$1,710	\$1,960				
		Sq Ft	605	895			Hydro extra	Indoor - \$75
		\$ SqFt	\$2.83	\$2.19				
		Rent	\$1,766	\$2,122	\$2,391			
	Average	Sq Ft	706	913	1,131			
		\$ SqFt	\$2.50	\$2.32	\$2.11			
		Rent	\$902	\$1,094	\$1,239	\$1,323		
	Subject Property Contract	Sq Ft	554	823	963	N/A		
		\$ SqFt	\$1.63	\$1.33	\$1.29	N/A		



Townhouse Market Rent:

No.	Address	3 Bdrm	4 Bdrm	Utilities	Comments
1.	375 Cook Road	\$3,400		Hydro, heat extra	Townhouse
2.	29 Delabo Drive Upper Level	\$2,700		Incl.	Semi-detached
3.	138 Hucknall Road		\$3,300	Extra	3+1 bed Townhouse
4.	23 Orchardcroft Cres		\$3,700	Extra	Garage attached
5.	32 Leitch Ave	\$3,300		Extra	Detached
6.	30 Fulwell Cres	\$3,250		Extra	Detached bungalow
7.	13 Herzberg Gdns Upper		\$3,450	Extra	Semi-detached
8.	148 Hucknall Rd	\$3,475		Extra	Townhouse
	Average	\$3,225	\$3,483		

The above-noted tables set out rents from competitive complexes – within the area.

By comparison to the above, the subject property's rent levels are well below market and as previously noted, they sit towards the lower end point of the Co-Operative range. The market rents above well support the subsidy amount. See Reconstructed Income & Expense Statement.



CMHC Rents:

The following table shows the average rents for rental apartment units in the CMHC North York (Northwest) in October 2020 and October 2021. Rowhouse rents in the area have been stable for the last two years; however, apartment rents increased by 10.3% from 2020 to 2021.

North York (Northwest) Apartment Rental Rates					
Suite Type	2020	2021			
Bach	\$1,292	\$1,278			
1-bd	\$1,499	\$1,551			
2-bd	\$1,678	\$1,878			
3-bd	\$1 <i>,</i> 838	\$2,301			
Overall	\$1,639	\$1,807			

North York (Northwest)				
Row Rental Rates				
3-bd	\$1,977	\$2,278		
Overall	\$2,134	\$2,198		

Apartment rents vary within this neighbourhood as units vary in size, layout, views, and quality of finish. The zone also has varying income levels within its borders.

Concluded Rent Estimate:

Given the subject property's current (dated) condition, the reported rent roll is well supported by the market yet much below as follows:

	Unit Type	No. Of Suites	2022 Average Rent (Contract)	CMHC Rents (2021)	Market Rent
					·
	1-Bedroom APT	30	\$902	\$1,551	\$1,766
	2-Bedroom APT	65	\$1,094	\$1,878	\$2,122
	3-Bedroom APT	30	\$1,239	\$2,301	\$2,391
	4-Bedroom APT	1	\$1,323		
	3-Bedroom TH	16	\$1,333	\$2,278	\$3,225
	4-Bedroom TH	22	\$1,483		\$3,483
ĺ	Total	164	\$1,162		\$2,383



Vacancy & Bad Debt (V & BD):

The apartment vacancy rate for the subject's CMHC zone increased from October 2020 to October 2021, from 1.6% to 3.70% – more current CMHC reporting (Housing Market Outlook 2022) suggest that downward pressure on rental vacancy rates and upward pressure on average rents will likely continue to drive down rental affordability. The subject's low rent levels place it in a position of advantage within this market, with respect to occupancies, so ongoing vacancies which are much lower than average may be expected. Similarly, due to the (assumed provisions of the) agreements in place, ongoing bad debt losses may be expected to be below average. We have used a combined vacancy and bad debt allowance of -1.50%.

Property Tax: Subsidy	Property Tax is recovery revenue and set off against the costs. It was reported at \$153,583. We have included this revenue as provided on the financial statements. We did not increase this amount as the multi-residential tax rate has been unchanged for 2023.
Operating Subsidy:	We have included the Operating Subsidy Income as reported on the Financials provided at \$523,472. We have increased the subsidy amounts by 3% for the forecast period. It will be noted, that we have not been provided with a copy of the operating agreement.
Additional Support:	We have included additional support revenues called SHRRP Deferred Revenue and Sector Support Revenue as provided on the income statement. We have increased both sectors by 3% for the forecast period.
Parking:	As reported there are approximately 157 underground parking stalls in total. Outdoor parking stalls were not reported. According to the financial statement, the total parking revenue in 2021 was \$87,267 including both commercial and residential parking revenues. We have increased this amount by 3% to \$89,885 for the forecast year. This revenue on a per stall basis would appear to be realistic.
Miscellaneous:	There was \$660 miscellaneous income in 2021. We have assigned \$700 for the forecast period.
Laundry:	Laundry machines are smartcards operated. The yearly laundry revenue was \$19,084 or \$10 per suite per month, which appears to be below market rates. For the forecast year, this amount has increased by 3%, which equates to \$19,656.



Estimation of Operating Expenses

Forecasted operating expenses (July 1st, 2022, to June 30th, 2023); the following expense sources were analyzed:

- 2021 income statement by the owner
- Comparative market costs

Stabilized expenses were concluded based on an analysis of the above. Expenses from comparable properties were analyzed and included as support. Explanations on a per category basis follow:

Salaries & Benefits:	Salaries and benefits were not reported, however, we understand that there is one maintenance person and one cleaner, to which we have utilized market rates and a two-bedroom apartment benefit for maintenance, totaling \$124,566 per annum for the forecast period, which is in line with market norms.
Hydro:	Our forecast estimate has been based on the 2021 income statement. The amount reported was \$63,441. We have increased this amount by 3.0% to \$65,344 for the forecast year.
Natural Gas:	Our forecast estimate has been based on the 2021 income statement. The amount reported at \$92,168. We have increased this amount by 3.0% for the forecast year. We have entered an amount of \$94,933 for natural gas expenses for our analysis.
Water and Sewer:	The owner reported that the water and sewer expense was \$90,034 for the previous year. We have increased this amount by 3.0% for the forecast year. We have entered an amount of \$92,735 for the water and sewer expenses for our analysis.
Waste Management:	The waste management fee was reported at \$47,669. We have increased this amount by 3% for the forecast year.
On Call:	We have entered an amount of \$32,375 which is consistent with 2021 On Call fee generated.
R & M:	Repairs and Maintenance were reported at \$95,944 or \$585 per suite. We have increased 3% for the forecast year. We have included age, building condition, and scale were all given consideration.



G & A: Waste management fee was reported at \$149,763 per year or \$913 per suite. This is considered higher than the market. We have increased this amount by 3% for the forecast year.

Advertising: None.

- Property Management: Management is estimated at \$126,471 per annum, based on 3.50% of effective gross income plus HST.
- Insurance: The property insurance was reported at \$92,094 per year. This amount was increased by 3% for the forecast year.
- Property Taxes: We have entered an amount of \$107,303 which is consistent with the 2021 property tax generated.

Operating/Expense Ratio

The resulting operating expense/income ratio is 33% or \$6,346/suite. Costs are considered to be at the lower end given the age of the complex. The subject property is well managed. Costs reflect the relatively low costs considering the fact that the subject property is associated with a complex comprised of two sectors (i.e. townhouse and apartment), spacious grounds, and the age of the complex and required ongoing maintenance in order to maintain the current profile.

This is due to the subsidies that more than offset the costs and additional support revenues.



Reconstructed Income & Expense Statement – Net Operating Income

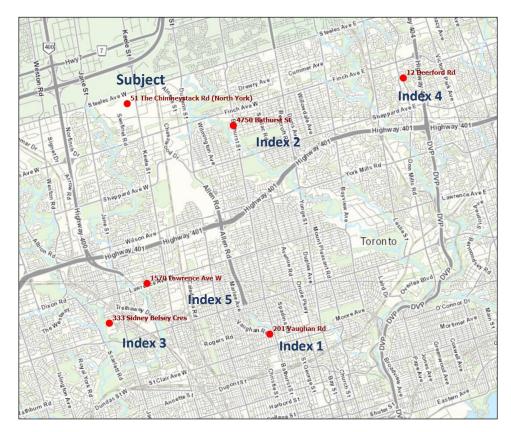
	ome and Expense Statement	
July 1st, 202	2 to June 30th, 2023	
Revenue	Annual	\$/Ste/Mo
Gross Potential Income	\$2,287,404	\$1,162
RGI Subsidy	\$81,030	\$41
Property Tax Subsidy	\$153,583	\$78
Operating Subsidy	\$539,176	\$274
SHRRP Defferred Revenue	\$36,338	\$18
Sector Support Revenue	\$24,300	\$12
Parking	\$89,885	\$46
Vacancy -1.25	6 -\$28,593	-\$15
Bad Debt -0.25	<u>-\$5,719</u>	-\$3
Total	\$3,177,405	\$1,615
Other		
Miscellaneous	\$700	
Laundry Income	\$19,656	\$10
Effective Gross Income	\$3,197,761	\$1,625
Expenses	\$	/Ste/Annum
Salaries and Benefits	\$124,566	\$760
Hydro	\$65,344	\$398
Natural gas	\$94,933	\$579
Water	\$92,735	\$565
Waste Disposal/Management	\$49,099	\$299
On Call	\$32,375	\$197
Repairs and Maintenance	\$98,823	\$603
General and Administrative	\$154,256	\$941
Property Management (3.50%)	\$126,471	\$771
Insurance	\$94,857	\$578
Land Lease Payments		
Property Taxes	\$107,303	\$654
Total	\$1,040,761	\$6,346
Net Operating Margin (NOI)	67%	
Net Operating Income (NOI)	\$2,157,000	\$13,152



Income Approach – Direct Capitalization - Capitalization Rates

No.	Address	City	Registration Date	Price	No. Sts	Capitalization Rate
	Section 1					
	Conventional Apt. Trades					
1	201 Vaughan Road	York	Feb-22	\$4,450,000	31	
2	4750 Bathurst Street	North York	Jul-21	\$19,000,000	64	2.97%
3	333 Sidney Belsey Crescent	North York	Apr-21	\$78,000,000	264	3.48%
4	12 Deerford Road	Toronto	Aug-21	\$25,161,616	69	3.09%
5	1570 Lawrence Avenue West	North York	Feb-22	\$33,750,000	87	2.70%
	Average			\$32,072,323	103	3.06%
	Section 2					
	Townhouse Trades					
6	477 Dean Avenue	Oshawa	Oct-21	\$19,125,000	51	3.47%
7	3-19 Burns Drive	Guelph	Mar-22	\$20,300,000	70	3.60%
8	12-14 Aurburndale	Toronto	Oct-21	\$21,000,000	46	
9	51-67 Ardglen Drive	Brampton	Mar-22	\$54,000,000	152	
	Average			\$28,606,250	80	3.54%
	51 The Chimneystack Road	Toronto	4	АРТ	126	
			Т	н	38	

Comparable Sales Map





Comparable No. 1 – 201 Vaughan Road, York

This property is located east of Vaughan Road, north of St Clair Avenue West (a superior location by comparison); it is approximately 15 km southeast of the subject property. Improvements consist of a four-storey building with 31 apartments. The suite mix consists of 4 X bachelor and 27 X one-bedroom units. This Index was built in 2009 (superior condition by comparison).

This property sold recently for \$4,450,000 or for \$143,548 per unit and \$38,362 per room. The income and expense details were unavailable; however, this is one of the recent sales available in the market and the only sale of affordable housing.

The average suite size is smaller as this comparable consists of only bachelor and onebedroom units. Capitalization rate was not available, yet its price per suite range overall is felt to serve as a reasonable guide for affordable housing.

Comparable No. 2 – 4750 Bathurst Street, North York

This property is located on the west side of Bathurst Street and the south side of Horsham Avenue, the closest comparable among five apartments. It is approximately 7 km southeast of the subject property. This is a superior location closer to the city centre. Improvements include a 3-storey (plus basement) apartment building with 64 units. The suite mix consists of 24 X bachelor and 40 X one-bedroom units. The property had common laundry, surface parking, underground parking, elevators, and balconies.

This property was registered in June 2021 for \$19,000,000. This property sold for \$296,875 per unit and \$208,269 per room. The income and expense details were obtained from Altus Data Studio. The EGI was \$989,098 with an income multiplier of 19.21. The capitalization rate was 2.97% for this transaction.

Overall, the building condition is considered inferior to the subject property. Based on suite mix, the average suite size would be smaller than the subject property as this comparable consists only of bachelor and one-bedroom units. However, the capitalization rate is felt to be below what is reasonable for the subject property.

Comparable No. 3 – 333 Sidney Belsey Crescent, North York

This property is on the north side of Eglinton Avenue West between Humber River and Jane Street. It is approximately 11 km southwest of the subject property. Improvements include a 12-storey building with 264 apartments, including 200 underground and 64 surface parking spaces. The suite mix consists of 45 X bachelor and 151 X one-bedroom, 57 X two-bedroom, and 11 X three-bedroom units. Based on suite mix, the average suite size would be smaller than the subject property as this comparable consists primarily of one-bedroom units. No location adjustment is felt to be necessary. This property was registered in April 2021 for



\$78,000,000. This property sold for \$295,455 per unit and \$74,641 per room. The net operating income was reported to be \$2,715,315. The EGI was \$3,877,544 with an income multiplier of 20.12. The capitalization rate was 3.48% for this transaction.

Overall, this comparable property would be considered superior to the subject. Net downward adjustment is made to the capitalization rate.

Comparable No. 4 – 12 Deerford Road, North York

This property is located on the north side of Deerford Road and the east side of Don Mills Road East. It is approximately 15 km east of the subject property – a superior location by comparison. Improvements consist of a 12-storey apartment building with 137 units. However, we will use 69 units for the analysis in this report since this sale is 50% transferred. It was constructed circa 1968 – an inferior condition by comparison. The property has balconies, two elevators, and underground and surface parking.

This property registered in August 2021 for \$25,161,616 (50% transferred). This property sold for \$367,323 per unit (adjusted) and \$73,572 per room – estimate. The EGI was reported at \$1,290,856, producing an income multiplier of 19.49. The cap rate was 3.09% for this transaction.

Despite the inferior condition and smaller unit size of this property, the going-in cap rate of this property is within the range of what is reasonable to the subject property, due to its superior location.

Comparable No. 5 – 1570 Lawrence Avenue West, North York

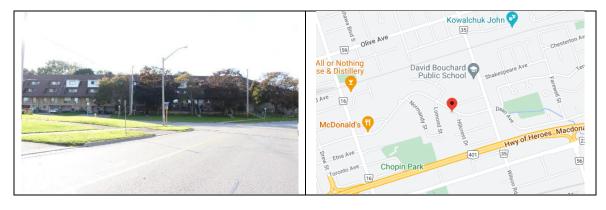
This property is located on the north side of Lawrence Avenue West and west of Culford Road (superior location by comparison). Improvements consist of a 6-storey apartment building with 87 units. The suite mix comprises 29 X one-bedroom, 46 X two-bedroom, and 12 X three-bedroom units. Based on suite mix, the average suite size would be smaller than the subject property, yet the biggest among apartment comparables. The property has on-site common laundry and surface and underground parking. It was built in 1963. The building has two elevators and balconies.

This property registered in February 2022 for \$33,750,000. This property sold for \$387,931 per unit and \$80,935 per room. The income and expense details were obtained from Altus. The EGI was reported at \$1,420,152, producing an income multiplier of 23.77. The cap rate was 2.70% for this transaction. Overall, a net upward adjustment is made to the capitalization rate.



Section 2 - Townhouse Component

Comparable No. 6 – 477 Dean Avenue, Oshawa



Sale Price	\$19,125,000	No. Rooms	283	Comp	osition
Comments	Some excess land pot.	Rooms/Suite	5.55	1 Bdrm	1
Sale Date	Oct-21	\$/Room (Est)	\$67,580	2 Bdrm	23
Site Area (Acre	es) 2.36	EGI	\$991,255	3 Bdrm	23
		EGIM	19.29	4 Bdrm	4
Year Built	circa 1975	NOI	\$664,000	Comm.	0
No. Units	51	Cap Rate	3.47%	Res Total	51
\$/Unit	\$375,000	Parking	Yes	VTG/Ass.	\$2,600,000
Vendor	Zoran Cocov	Purchaser	Dean Avenue Residences	PIN :	16372-0425

A 51-unit townhouse development. According to the information provided, it was deemed to offer some excess land potential. The rental upside would be good – this would likely follow on the heels of some capital investment. The average suite size would be higher, based on suite mix, as the subject property has apartment components. Overall, a net downward adjustment is made to the capitalization rate, mainly due to the inferior location.



Comparable No. 7 – 3-19 Burns Drive, Guelph



Sale Price	\$20,300,000	No. Rooms	385	Composi	tion
Comments		Rooms/Suite	5.50	1 Bdrm	0
Sale Date	Mar-22	\$/Room (Est)	\$52,727	2 Bdrm	35
Site Area (Acres)	2.73	EGI	\$1,144,000	3 Bdrm	35
Zoning	R.3A Cluster TH	EGIM	17.74	4 Bdrm	0
Year Built	1976	NOI	\$731,679	Comm.	0
No. Units	70	Cap Rate	3.60%	Res Total	70
\$/Unit	\$290,000	Parking	Garage/Surface pkg	VTB	N/A
Vendor	Conf.	Purchaser	Confidential	PIN	

A 70-unit stacked townhouse development complete with a 74-stall parking garage; two and three-bedroom unit configurations. They are contained within six blocks on a corner lot with a site area of approximately 2.73 acres. The project appears to have been built circa 1976. The property is well located in West Guelph – it sits alongside a city park and is close to trails, schools, and public transit. Overall, however, the location is considerably inferior.

Rental potential is significantly lower than the subject property. The in-place rental upside was 40% to 45% at the time of sale – with some capital investment required. The price point of this trade was a significant attraction (comparatively low on a \$/suite basis), the smaller scale attracted a broad investor market, and the rental upside was a motivator. Overall, a net downward adjustment is made to the capitalization rate, mainly due to the inferior location.



Comparable No. 8 – 12 – 14 Auburndale Court., Etobicoke, ON



Sale Price	\$21,000,000	No. Rooms	N/A	Com	position
Comments		Rooms/Suite	N/A	1 Bdrm	N/A
Sale Date	Oct-21	\$/Room (Est)	N/A	2 Bdrm	N/A
Site Area (Acres)	2.43	EGI	N/A	3 Bdrm	N/A
Zoning	N/A	EGIM	N/A	4 Bdrm	N/A
Year Built	1965	NOI	N/A	Comm.	0
No. Units	46	Cap Rate	N/A	Res Total	0
\$/Unit	\$456,522	Parking	Surface parking	VTB	Cash
Vendor	Scotch Elm Investments Ltd.	Purchaser	Equiton Residential	PIN	07331-0037

This sale involved a townhouse complex which is located in Etobicoke (Toronto) – north of Highway #401, situated along the east side of Islington Avenue – approximately 4.5 km north of the subject property. Specific location/demographics are inferior. The property has been improved with two maisonette-style buildings with underground and surface parking – traditional two-storey maisonette-style townhouses. According to the information provided, the buildings and units had been renovated prior to sale. Financial information on the trade was incomplete, the following comparative information has been included. It will be noted, that the complex included a mix of two, three, and four- bedroom units. It is an older style complex, typical development for its particular multi-residential Etobicoke node.

From a direct comparison approach basis, adjustments downwards to the \$/suite rates have been made for suite size; suite mix and rent potential, location, and condition. Adjustments for overall configuration and lot size (land reversion) were considered to be only somewhat offsetting. The \$/suite rate produced by this trade overall is felt to sit well above that which is applicable to the subject property.



Comparable No. 9 – 51-67 Ardglen Drive, Brampton, ON



Sale Price	\$54,000,000	No. Rooms	823	Com	position
Comments		Rooms/Suite	5.41	1 Bdrm	0
Sale Date	Mar-22	\$/Room (Est)	\$65,614	2 Bdrm	89
Site Area (Acres)	8.50	EGI	N/A	3 Bdrm	63
Zoning	N/A	EGIM	16.00-17.00 estimated	4 Bdrm	0
Year Built	1965	NOI	N/A	Comm.	0
No. Units	152	Cap Rate	N/A	Res Total	152
\$/Unit	\$355,263	Parking	Surface parking	VTB	Cash
Vendor	Starlight Investments Ltd	Purchaser	Boardwalk REIT	PIN	14043-0062

This is a recent trade of a 152-unit conventional townhouse project located in Brampton. The property was sold from Starlight to Boardwalk REIT.

Market rents for the comparisons are based on current renovated-unit asking rates. The general and specific location of this property is considered to be inferior. Insofar as specific financial information was not available, this trade has been included more for its relevance to the direct comparison approach. Pricing on a per suite basis, driven by lower rent potential, inferior location and inferior quality. Overall, a net downward adjustment is made to the capitalization rate, mainly due to the inferior location.



Comments and Conclusions

The capitalization rate range for under-positioned properties – as noted by the sale above – varies from approximately 3.00% to 3.50%. These properties trade with immediate rental upside in the range of 35% to 45%+ - this would be achievable through a combination of turnaround management and capital investment. The purchasers of the comparable properties have a long-term hold perspective. Once stabilized, their investments would yield much higher returns.

Capitalization rates produced by fully stabilized, institutionally owned, and managed properties – based on the sales above, vary along a narrower range – from approximately 3.00% to 3.50%.

The subject property offers a northwest location of the city – good functional utility and conditions its long-term integrity is considered to be good. Rental growth from within may be expected to be slow, given the assumptions that the current 'affordable' status of the property will be maintained for the next five years and given that turnover to market may be expected to be very low thereafter.

The impact of the above will be more succinctly demonstrated in the Discounted Cash Flow approach to follow.

Summary

In concluding a capitalization rate that is appropriate for the subject property, the following was considered:

- Narrowed capitalization rate range of 3.00% to 3.50% assuming a market building.
- Significantly below market rents reduced risk but reduced upside due to impositions of operating agreement and ground lease requirements.
- Stable revenue

The subject property, relatively speaking, would provide stable long-term yearly returns – under the assumption of typical market management.

With all factors considered, a capitalization rate that sits 50 to 100 bp above the narrowed range - of 3.75% is considered to be reasonable and applicable to the subject property based on assumptions used herein.



Value Estimation through Capitalization – Before Land Adjustments

Based on the above analysis and discussion the following capitalization rates have been concluded as being representative of the subject property's component parts. In concluding these rates, we have given consideration to the mixed-nature of the subject property – i.e. the component parts are not stand alone.

Conventional Apartment Capitalization Rate:	3.00%
Townhouse Capitalization Rate:	3.50%

Based on the above, the relative NOI contribution of each component part (estimated), the following value estimate is produced.

Rec	concillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Income Approach - Direct Capitalization	\$2,157,000	3.75%	\$57,520,000

Note: The calculated estimate herein is a total value when the subject property possesses the land ownership. According to the property manager, the only payments made to York University (Landlord) are property taxes and utilities. The land lease payment was not reported, and we did not deduct the expense.

The subject property is currently under Ground Lease; a significant downward adjustment is required. Adjustments will be made during the reconciliation process: i.e., reconciliation of results produced by Direct Capitalization and Direct Comparison Approaches.



Income Approach – Discounted Cash Flow

The following DCF has been based on the assumption of an approximate 13-year remaining horizon for the Ground Lease. The Year 1 revenue (previously estimated) has been forecast forward until the year 2035 – and set out in the table below:



Cash Flow Forecast – Terminating March 6th, 2035

Category Gross Dotantial Income	1 לא אחא	2 ¢7 378 577	370 A97	4 ¢7 /13 161	5 ¢7 л56 597	6 ¢7 500 816	7 לא האה 121	8 ¢7 501 656	9 ¢7 638 306	10 לא הפה דסה	11 לא זפע נפ	12 ¢7 783 35A	13 ¢7 833 45.4
RGI Subsidy			\$83,973	,415,485 \$85,485	, ec, 430, 357	922, JUU, 610 \$88, 590	,242,044,002 \$90,184	,24,391,808 \$91,808	,24,030,300 \$93,460	, 22, 003, 733 \$95,143	, 54, 139 \$96,855	,208,599	\$100,373 \$100,373
Property Tax Subsidy	\$153,583	\$156,347	\$159,162	\$162,027	\$164,943	\$167,912	\$170,934	\$174,011	\$177,144	\$180,332	\$183,578	\$186,882	\$190,246
Operating Subsidy	\$539,176	\$548,881	\$558,761	\$568,819	\$579,058	\$589,481	\$600,091	\$610,893	\$621,889	\$633,083	\$644,479	\$656,079	\$667,889
SHRRP Defferred Revenue	\$36, 338	\$36,992	\$37,658	\$38,336	\$39,026	\$39,729	\$40,444	\$41,172	\$41,913	\$42,667	\$43,435	\$44,217	\$45,013
Sector Support Revenue	\$24,300	\$24,737	\$25,182	\$25,636	\$26,097	\$26,567	\$27,045	\$27,532	\$28,027	\$28,532	\$29,046	\$29,568	\$30,101
Parking	\$89, 885	\$91, 503	\$93,150	\$94,827	\$96,534	\$98,271	\$100,040	\$101,841	\$103,674	\$105,540	\$107,440	\$109,374	\$111,343
Vacancy	-\$28,593	-\$29,107	-\$29,631	-\$30,165	-\$30,707	-\$31,260	-\$31,823	-\$32,396	-\$32,979	-\$33,572	-\$34,177	-\$34,792	-\$35,418
Bad Debt	-\$5,719	-\$5,821	-\$5,926	-\$6,033	-\$6,141	-\$6,252	-\$6,365	-\$6,479	-\$6,596	-\$6,714	-\$6,835	-\$6,958	-\$7,084
Miscellaneous	\$700	\$713	\$725	\$738	\$752	\$765	\$779	\$793	\$807	\$822	\$837	\$852	\$867
Laundry	\$19,656	\$20,010	\$20,370	\$20,737	\$21,110	\$21,490	\$21,877	\$22,271	\$22,671	\$23,080	\$23,495	\$23,918	\$24,348
EGI	\$3, 197, 761	\$3,255,321	\$3,313,917	\$3,373,567	\$3,434,292	\$3,496,109	\$3,559,039	\$3,623,102	\$3,688,317	\$3, 754, 707	\$3,822,292	\$3,891,093	\$3,961,133
Salaries and Benefits	\$124,566	\$127,369	\$130,235	\$133,165	\$136,161	\$139,225	\$142,357	\$145,560	\$148,835	\$152,184	\$155,608	\$159,109	\$162,689
Hydro	\$65, 344	\$66,814	\$68,318	\$69,855	\$71,426	\$73,033	\$74,677	\$76,357	\$78,075	\$79,832	\$81,628	\$83,465	\$85,342
Natural gas	\$94, 933	\$97,069	\$99,253	\$101,486	\$103,769	\$106,104	\$108,492	\$110,933	\$113,429	\$115,981	\$118,590	\$121,259	\$123,987
Water	\$92, 735	\$94,821	\$96,955	\$99,136	\$101,367	\$103,647	\$105,979	\$108,364	\$110,802	\$113,295	\$115,844	\$118,451	\$121,116
Waste Management	\$49,099	\$50, 203	\$51,333	\$52,488	\$53,669	\$54,876	\$56,111	\$57,374	\$58,665	\$59,985	\$61,334	\$62,714	\$64,125
On Call	\$32, 375	\$33, 104	\$33,848	\$34,610	\$35,389	\$36,185	\$36,999	\$37,832	\$38,683	\$39,553	\$40,443	\$41,353	\$42,284
Repairs and Maintenance	\$98, 823	\$101,046	\$103,320	\$105,645	\$108,022	\$110,452	\$112,937	\$115,478	\$118,077	\$120,733	\$123,450	\$126,227	\$129,068
General and Administrative	\$154,256	\$157,727	\$161,276	\$164,904	\$168,615	\$172,408	\$176,288	\$180,254	\$184,310	\$188,457	\$192,697	\$197,033	\$201,466
Property Management	\$126,471	\$129,317	\$132,227	\$135,202	\$138,244	\$141,354	\$144,535	\$147,787	\$151,112	\$154,512	\$157,989	\$161,543	\$165,178
Insurance	\$94,857	\$96,991	\$99,174	\$101,405	\$103,687	\$106,020	\$108,405	\$110,844	\$113,338	\$115,888	\$118,496	\$121,162	\$123,888
Land Lease Payments													
Property Taxes	\$107,303	\$109,717	\$112,186	\$114,710	\$117,291	\$119,930	\$122,629	\$125,388	\$128,209	\$131,094	\$134,043	\$137,059	\$140,143
Total	\$1,040,761	\$1,064,179	\$1,088,123	\$1,112,605	\$1,137,639	\$1,163,236	\$1,189,409	\$1,216,170	\$1,243,534	\$1,271,514	\$1,300,123	\$1,329,376	\$1,359,286
Expense Inflation		2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%
ION	\$2,157,000	\$2, 191, 143	\$2,225,794	\$2,260,962	\$2,296,653	\$2,332,873	\$2,369,630	\$2,406,931	\$2,444,783	\$2,483,193	\$2,522,169	\$2,561,718	\$2,601,846
NOI Margin	67%	67%	67%	67%	67%	67%	67%	66%	899	66%	%99	899	66%
NOI Growth		1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.57%	1.57%	1.57%	1.57%	1.57%	1.57%

61



472

Assumptions:

Gross Apartment Growth:

We have assumed that the yearly rental increases will be implemented to keep pace with increased costs throughout the horizon – as per the terms of the operating agreement. We have referenced historic statutory guideline increases in our estimation of a reasonable rental inflator going forward. Based on the review and 10-year averages, we have concluded a reasonable yearly inflator of 1.80%.

Year	Stat. Increase
2011	0.70%
2012	3.10%
2013	2.50%
2014	0.80%
2015	1.60%
2016	2.00%
2017	1.50%
2018	1.80%
2019	1.80%
2020	2.20%
2021	0.00%
2022	1.20%
2023	2.50%
Average	1.67%

Expenses:

Overall Expense Inflation: 2.25% average throughout the horizon.

Support for Expense Inflation: 2.25%

It will be noted, that we have applied the rate directly to the total expenses.

Inflation has increased sharply since the fourth quarter of 2021. Canadians continued to feel the impact of rising prices in May as consumer inflation rose 7.7% year over year. This was the largest yearly increase since January 1983 and up from a 6.8% gain in April.



Year	CPI Inflation
2011	2.30%
2012	2.50%
2013	0.50%
2014	1.50%
2015	1.00%
2016	2.00%
2017	2.10%
2018	1.70%
2019	1.40%
2020	2.40%
2021	1.00%
2022	7.70%
2023	
Average	2.18%

Forecast Inflation Rates: Source 'Bank of Canada'

When all of the above is considered together with the aforementioned adjustment requirements, i.e. utility inclusion, electric heat, etc. the overall expense inflator rate of 2.25% would appear to be a lower yet reasonable assumption for the 13-year horizon due to subsidies.



474

Discount Rate:

The discount rate has been built up based on analysis of rates of return on alternative investments, analysis of bond rates, and capitalization rates specifically.

	Toronto	Canada	
Year	CBRE Multifamily High Rise	Bond Rates	Cap Rate/Bond Rate Spread
2013	5.10%	2.35%	2.48%
2014	4.80%	2.54%	2.04%
2015	4.60%	2.14%	1.98%
2016	4.50%	1.84%	2.26%
2017	3.80%	2.33%	-2.33%
2018	3.70%	2.91%	-2.91%
2019	3.50%	2.14%	-2.14%
2020	3.50%	0.89%	-0.89%
2021	3.45%	1.45%	-1.45%
2022	3.45%	3.14%	-3.14%
Overall Average	4.04%	2.17%	2.19%
5 Year Average	3.52%	2.11%	-2.11%
3 Year Average	3.47%	1.83%	-1.83%

Rates of Return: Multi-Residential Class B – Toronto/Bond Rates

The above-noted table shows historical to current multi-residential high-rise capitalization rates in the Toronto market area (source CBRE) and bond rates (10 years). The historical spread between cap and bond rates has averaged approximately 2.19% - the lowest in 2020 yet starting to increase sharply in 2022. Yet the High-rise capitalization rates remain in a historical range by compression – the markets were bolstered by the low-interest rate environment for the past years; however, bond rates have started to increase. It will be noted; that the above-noted capitalization rates reflect a return of and return on investments. The subject property is held on a leasehold basis – at the termination of the lease, the improvements, according to the lease document, will return to the landowner.

The five-year trend for residential capitalization rates averages approximately 3.52%; the three-year average is 3.47% - consistent with the 2022 year-to-date rate, as mentioned.

The following considerations/adjustments have been included:



Negative Considerations: Risk Adjustments

- Property Rights: At the expiration of the Term, the Tenant should surrender and yield up to the Landlord vacant possession of the Rental Project in the state of repair required of the Tenant Pursuant to the lease. A tenancy from month to month can be created after the expiration of the Term, however, the leasehold tenant holds no buyout option. The discount rate should be adjusted (upwards) to account for the need to recapture a return on the overall investment throughout the horizon. That is to say, the adjustment is to compensate for the relative lack of rights at the end of the lease market discount rates are generated by fee simple properties which offer reversion options.
- Land Rent: Land rent according to information provided to us has been prepaid so there is no risk on renewal. This is a carefree ground lease to the tenant.
- The remaining term of the lease is 13 years. Currently, interest rates/bond rates and alternative investments have started to increase, which are expected to continuously increase in the foreseeable future. Market-derived discount rates have been based on shorter horizon expectations which would be weighted more heavily at the front end by the low-interest rate environment. Longer-term expectations should be adjusted upwards to account for the anticipated increase in interest rates and therefore required return.
- The subject property is operated as an affordable complex rents are well below market for this particular location – there would be little risk associated with the income stream – below average risk relative to the broader (conventional) apartment market. This should be more or less offsetting the above.

With all factors considered, we have concluded a Discount Rate of 4.25%. Reflected in this, predominantly are:

Lack of reversion

Above average stability throughout the horizon

Concluded Discount Rate: 4.25%

475



Period	Lease Year	NOI Growth	Discount Rate	NOI	Discounted Cash Flow
			4.25%		
1	33		0.959233	\$2,157,000	\$2,069,065
2	34	1.58%	0.920127	\$2,191,143	\$2,016,130
3	35	1.58%	0.882616	\$2,225,794	\$1,964,522
4	36	1.58%	0.846634	\$2,260,962	\$1,914,208
5	37	1.58%	0.812119	\$2,296,653	\$1,865,155
6	38	1.58%	0.779011	\$2,332,873	\$1,817,334
7	39	1.58%	0.747253	\$2,369,630	\$1,770,713
8	40	1.57%	0.716789	\$2,406,931	\$1,725,262
9	41	1.57%	0.687568	\$2,444,783	\$1,680,954
10	42	1.57%	0.659537	\$2,483,193	\$1,637,759
11	43	1.57%	0.632650	\$2,522,169	\$1,595,649
12	44	1.57%	0.606858	\$2,561,718	\$1,554,599
13	45	1.57%	0.582118	\$2,601,846	\$1,514,582
	PV of Cashflow	1.57%			\$23,130,000



Conclusions: Income Approach:

Reco	oncillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Cost Approach			
Income Approach - Direct Capitalization	\$2,157,000	3.75%	\$57,520,000
Discounted Cash Flow (DCF)		4.25%	\$23,130,000
Income Approach - Reconciled Final			\$23,130,000

In the final analysis, and due largely to the land lease agreement in the Direct Capitalization – we have placed more weight on the Discounted Cash Flow methodology. The \$57,520,000 is based on ownership of the land, which the subject does not possess.



Direct Comparison Approach

The Direct Comparison Approach is based on the principle of substitution, which maintains that a prudent buyer will not pay more for a property than it would cost to buy an equally desirable substitute, providing no undue delays. The steps in the direct comparison approach are:

- Survey the area to locate comparable properties that have sold recently or that have been listed for sale.
- Gather and validate all pertinent information about each comparable property.
- Analyze sales, listings, offers, and leases; the length of time the comparable was listed for sale; the advertising and sales effort involved; the terms of sale; and the motivations of the buyer and seller.
- Compare each benchmark sale to the subject property in detail and make necessary adjustments.
- Make an adjustment for the leasehold status.
- Reconcile the data and arrive at an indicated market value of the subject property.



Adjustments to Sale Data

The sales selected for this analysis have been compared to the subject property and appropriate adjustments for the elements of comparison have been considered. Elements of comparison analyzed in this valuation include:

- o real property rights conveyed
- o financing terms
- o conditions of sale
- o market conditions
- \circ location
- physical characteristics
- economic characteristics
- use/zoning considerations.

Adjustment considerations are made relative to the subject property. Comparable properties with inferior characteristics are adjusted upward, whereas superior characteristics are adjusted downward. The properties will also be compared in aggregate as well, on an individual sale price basis.

Introduction to Sales Selection

The following table sets out the sales used in the Direct Comparison Approach. The units of comparison used for benchmarking purposes in this approach are the sale price expressed on a 'per apartment' and 'per room' basis as well as the Effective Gross Income Multiplier.



Table of Comparable Sales

No.	. Address	Registration Date	Price	No. Sts	Price/Suite	EGIM	Price/Room
	Section 1						
	Conventional Apt. Trades						
1	201 Vaughan Road	Feb-22	\$4,450,000	31	\$143,548		\$38,362
2	4750 Bathurst Street	Jul-21	\$19,000,000	64	\$296,875	19.21	\$208,269
3	333 Sidney Belsey Crescent	Apr-21	\$78,000,000	264	\$295,455	20.12	\$74,641
4	12 Deerford Road	Aug-21	\$25,161,616	69	\$367,323	19.49	\$73,572
5	1570 Lawrence Avenue West	Feb-22	\$33,750,000	87	\$387,931	23.77	\$80,935
	Average		\$32,072,323	103	\$298,226	20.65	\$95,156
	Section 2						
	Townhouse Trades						
6	477 Dean Avenue	Oct-21	\$19,125,000	51	\$375,000	19.29	\$67,105
7	3-19 Burns Drive	Mar-22	\$20,300,000	70	\$290,000	17.74	\$52,727
8	12-14 Aurburndale	Oct-21	\$21,000,000	46	\$456,522		
9	51-67 Ardglen Drive	Mar-22	\$54,000,000	152	\$355,263	16.02	\$55,385
	Average		\$28,606,250	80	\$369,196	17.68	\$58,406
	51 The Chimneystack Road		APT	126			
			тн	38			

Sale Price/Apartment (Suite)

Adjustments to Sale Data – Sale Price/Suite

The sales selected for this analysis have been compared to the subject property and appropriate adjustments for the elements of comparison have been considered. Elements of comparison analyzed in this valuation include:

- real property rights conveyed
- o financing terms
- conditions of sale/market conditions
- \circ location
- o physical characteristics
- o economic characteristics in place rent/rental upside

The nine properties establish a range of \$143,548 to \$456,522 approximately.



\$/Suite – NOI Adjustment

No.	Address	Registration Date	Price	No. Sts	Price/Suite	NOI Adjusted Price/Room
	Section 1					
	Conventional Apt. Trades					
1	201 Vaughan Road	Feb-22	\$4,450,000	31	\$143,548	
2	4750 Bathurst Street	Jul-21	\$19,000,000	64	\$296,875	\$187,746
3	333 Sidney Belsey Crescent	Apr-21	\$78,000,000	264	\$295,455	\$70,252
4	12 Deerford Road	Aug-21	\$25,161,616	69	\$367,323	\$79,270
5	1570 Lawrence Avenue West	Feb-22	\$33,750,000	87	\$387,931	\$90,937
	Average		\$32,072,323	103	\$298,226	\$107,051
	Section 2					
	Townhouse Trades					
6	477 Dean Avenue	Oct-21	\$19,125,000	51	\$375,000	\$70,439
7	3-19 Burns Drive	Mar-22	\$20,300,000	70	\$290,000	\$67,851
8	12-14 Aurburndale	Oct-21	\$21,000,000	46	\$456,522	
9	51-67 Ardglen Drive	Mar-22	\$54,000,000	152	\$355,263	\$65,285
	Average		\$28,606,250	80	\$369,196	\$67,859
	51 The Chimneystack Road		APT	126		
			тн	38		

The foregoing comments are generally reflected in the adjustment process. When the foregoing is considered together with the subject property's specific location, the building and site characteristics, and the income at market. Rates have been adjusted downwards reflecting the relatively low net operating rent of the subject property. Therefore, a narrowed range of \$300,000 to \$350,000 is concluded. We have further concluded from within this range.

	Reconcillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Direct Comparison Approach - per Suite	164	\$350,000	\$57,400,000



Effective Gross Income Multiplier (EGIM)

The preceding table sets out EGIM rates for all sale properties for which meaningful financial information was available:

No	. Address	Registration Date	Price	No. Sts	Expenses/Suite	O/E Ratio	EGIM
	Section 1						
	Conventional Apt. Trades						
1	201 Vaughan Road	Feb-22	\$4,450,000	31			
2	4750 Bathurst Street	Jul-21	\$19,000,000	64	\$6,638	43%	19.21
3	333 Sidney Belsey Crescent	Apr-21	\$78,000,000	264	\$4,402	30%	20.12
4	12 Deerford Road	Aug-21	\$25,161,616	69	\$7,512	40%	19.49
5	1570 Lawrence Avenue West	Feb-22	\$33,750,000	87	\$5,891	36%	23.77
	Average		\$32,072,323	103	\$6,111	37%	20.65
	Section 2						
	Townhouse Trades						
6	477 Dean Avenue	Oct-21	\$19,125,000	51	\$6,417	33%	19.29
7	3-19 Burns Drive	Mar-22	\$20,300,000	70	\$5,892	36%	17.74
8	12-14 Aurburndale	Oct-21	\$21,000,000	46			
9	51-67 Ardglen Drive	Mar-22	\$54,000,000	152	\$8,872	40%	16.02
	Average		\$28,606,250	80	\$7,060	36%	17.68
	51 The Chimneystack Road		APT	126			
			тн	38			

The range varies from a low of 16.02 to a high of 23.77. The upper limit is established by a property with superior location attributes. We have produced EGIM rates which have been adjusted for the subject property's inferior property rights. Based on the above, an EGIM rate in the range of 18.50 is considered a reasonable assumption, close to the lower range of EGIM found in the market.

	Reconcillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Direct Comparison Approach - EGIM	\$3,197,761	18.50	\$59,160,000



Sale Price per Room

No.	Address	Registration Date	Price	No. Sts	Price/Suite	Price/Room	NOI Adjusted Price/Room
	Section 1						
	Conventional Apt. Trades						
1	201 Vaughan Road	Feb-22	\$4,450,000	31	\$143,548	\$38,362	
2	4750 Bathurst Street	Jul-21	\$19,000,000	64	\$296,875	\$208,269	\$187,746
3	333 Sidney Belsey Crescent	Apr-21	\$78,000,000	264	\$295,455	\$74,641	\$70,252
4	12 Deerford Road	Aug-21	\$25,161,616	69	\$367,323	\$73,572	\$79,270
5	1570 Lawrence Avenue West	Feb-22	\$33,750,000	87	\$387,931	\$80,935	\$90,937
	Average		\$32,072,323	103	\$298,226	\$95,156	\$107,051
	Section 2						
	Townhouse Trades						
6	477 Dean Avenue	Oct-21	\$19,125,000	51	\$375,000	\$67,105	\$70,439
7	3-19 Burns Drive	Mar-22	\$20,300,000	70	\$290,000	\$52,727	\$67,851
8	12-14 Aurburndale	Oct-21	\$21,000,000	46	\$456,522		
9	51-67 Ardglen Drive	Mar-22	\$54,000,000	152	\$355,263	\$55,385	\$65,285
	Average		\$28,606,250	80	\$369,196	\$58,406	\$67,859
	51 The Chimneystack Road		APT	126			
			TH	38			

The \$/room rates vary from approximately \$38,362 to a high of \$208,269/room. Comparable numbers 1 to 5, apartment trades, has the average total room number of 426, and townhouse section has an average of 411. Both apartment and the townhouse sections are highly inflated by the lesser suites number of the comparable properties, as the subject property has a total room number of 882.

Consideration given to most reasonable comparable, the 'going-in' \$/room range, a \$/room rate of \$66,000 would be considered to be a reasonable expectation.

	Reconcillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Direct Comparison Approach - per Room	882	\$66,000	\$58,210,000



Conclusion – Direct Comparison Approach – Before Land Deduction

	Reconcillation		
Valuation - Reconciliation	Subject	Benchmark	Estimate
Direct Comparison Approach - per Suite	164	\$350,000	\$57,400,000
Direct Comparison Approach - EGIM	\$3,197,761	18.50	\$59,160,000
Direct Comparison Approach - per Room	882	\$66,000	\$58,210,000
Direct Comparison Approach - Reconciled			\$58,260,000



Table of Comparable Sales – 'As If Vacant'

As we mentioned, the subject property is under Ground Lease and Rental Project only includes the improvement on the site. Land value will be deducted from the value.

Subject Property zoning limitation

Despite (i) above, the maximum aggregate gross floor area of all uses in the zone shall not exceed 170% of the area of all lands zoned YDMU-2, plus a maximum aggregate gross floor area of 80% of the area of all lands zoned YDMU-2 used exclusively for student housing, for a total of 250% of the area of all lands zoned YDMU-2.

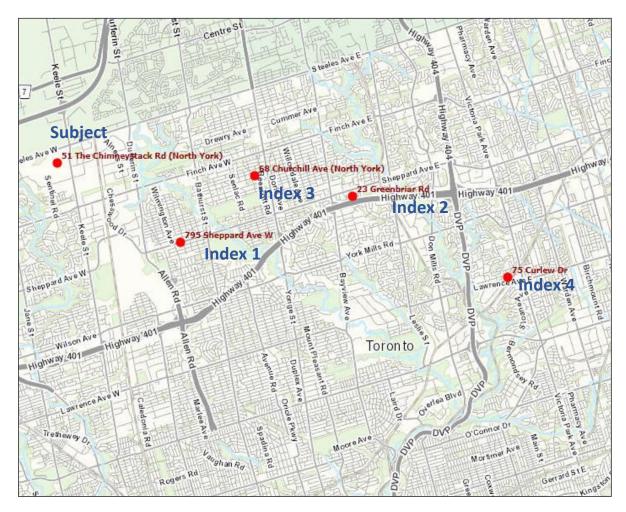
Land Sales

Index	Index Address	Registration Date	ation Date Consideration	Acres	Units	GFA (Sq. Ft.)	FSI	\$/ Unit	\$/ Acre	\$/ Sq. Ft. GFA
1.	795 Sheppard Avenue West	June 7, 2021	\$14,000,000	0.926	170	167,217	4.15 x	\$82,353	\$15,118,790	\$84
5.	23-29 Greenbriar Road	January 13, 2022	\$16,320,000	0.826	147	168,746	4.69 x	\$111,020	\$19,757,869	\$97
с.	68 Churcil Avenue	June 21, 2021	\$19,000,000	2.073					\$9,165,461	
4.	75 Curlew Drive	March 12, 2021	\$22,600,000	3.169	222	210,703	1.53 x	\$101,802	\$7,131,587	\$107
	Averages		\$17,980,000	1.749	180	182,222	3.45 x	\$98,392	\$12,793,427	\$96
Subject	Subject 51 The Chimneystack Road			3.840	164	418,176	2.5 x			

75

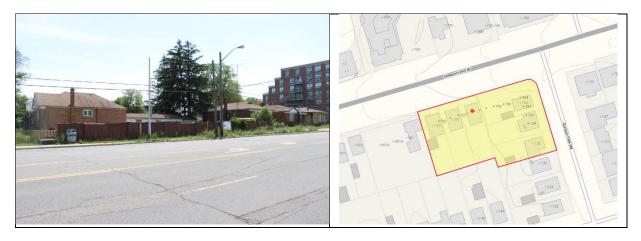


Map of Comparable Sales





Index Number One – 795 Sheppard Avenue West, North York



Location	:	Southwest corner of Sheppard Avenue West and Gorman Park Road
PINs	:	10212-0019, -0020, -0021, -0022, -0023, -0024
Vendor	:	Personal Names
Purchaser	:	Pinemount Gorman Park General Partner Inc.
Registration Date	:	June 7, 2021
Consideration	:	\$14,000,000
Site Area	:	0.926 acres – 40,337 sq. ft.
Development	:	170 units, 167,217 ft ² . GFA
Density (FSI)	:	4.15
\$/Acre	:	\$15,118,790
\$/Unit	:	\$82,353
\$/Sq. Ft. GFA	:	\$84



Index No. 1 is located at the southwest corner of Sheppard Avenue West and Gorman Park Road in North York. At the time of sale, the property was improved with six single-family detached residential dwellings.

This L-shaped lot has an area of 0.926 acres. The City of Toronto Official Plan designates the property Mixed Use Area (as per Altus). The Toronto Zoning By-law classifies the property RD (f15.0; a550) (x5).

An OPA & Rezoning Application (No. 16 208768 NNY 10 OZ) for this site was submitted in August 2016 and is currently under OMB approval. A Site Plan Approval is under review, which proposed the development of a nine-storey, 170-unit residential development. The development would have a total gross floor area of approximately 167,217 square feet, including approximately 11,248 square feet of retail space. The sale price is \$15,118,790 per acre, \$82,353 per unit, and \$84 per square foot of proposed GFA.

Adjustments

A major upward time adjustment is required. Adjustments for property rights, motivation, and financing are not required. A downward adjustment is made for the superior location. This Index has a smaller lot area and requires an upward adjustment for site characteristics. A final downward adjustment is made for the inflated unit rate due to the more minor proposed development GFA of this Index.

Overall, a downward adjustment to the unit rate of \$84 per square foot of GFA achieved in this transaction is required, primarily due to the superior location of this site and smaller development size. The estimated value of the subject should be higher than this property aggregated at \$14,000,000 due to the development size and smaller site area of this Index.



Index Number Two – 23-29 Greenbriar Road, North York



Location :	Northeast corner of Greenbriar Road and Talara Drive
PINs :	10090-0026, -0227, -0229, -0230
Site Area :	0.826 acres – 35,981 ft ²
Development :	147 units, 168,746 ft ² . GFA
Density (FSI) :	4.69 x
\$/Acre :	\$19,757,869
\$/Unit :	\$111,020
\$/Sq. Ft. GFA :	\$97



Index 2 is located at the northeast corner of Greenbriar Road and Talara Drive. The parcel has a rectangular shape with a frontage of approximately 227 feet on Greenbriar Road. The area of the parcel is 0.826 acres. This property is located in a Neighbourhood in the Official Plan as per Altus. The zoning is under RM (f21.0; a925; d0.85).

The property was improved at the time of sale with four low-rise apartment buildings.

In 2022, a development application (22 113864 NNY 17 OZ) was submitted for a 10-storey residential building containing 147 residential units. The total GFA of the development would be 168,746 square feet or an FSI of 4.69 x. The application is under review.

The sale price equates to unit rates of \$19,757,869 per acre, \$111,020 per unit, and \$97 per square foot of GFA.

Adjustments

This Index was registered in 2022, and no time adjustment is required. A downward adjustment is made as the proposed development of this Index has a much smaller GFA. A downward adjustment is required for the superior location as this Index has proximity to the TTC subway station and closer to the highway. The site area is smaller than the subject property, and a large upward adjustment is warranted.

Overall, a large downward adjustment to the unit rate of \$97 per square foot of GFA achieved in this transaction is required due to development size.



Index Number Three – 68 Churchill Avenue, North York



Location :	North side of Churchill Avenue and east side of Dovercourt Road
PIN :	10143 - 0043, -0044, -0045, -0046, -0047, -0048
Vendor :	Personal Names
Purchaser :	Churchill Beecroft Developments I Inc.
Registration Date :	June 21, 2021
Consideration :	\$19,000,000
Site Area :	2.073 acres - 90,300 sq. ft.
Development :	n/a
Density (FSI) :	n/a
\$/Acre :	\$9,165,461
\$/Unit :	n/a
\$/Sq. Ft. GFA :	n/a



Index 3 is located on the north side of Churchill Avenue and the east side of Dovercourt Road. The location is approximately 8.5 km east of the subject property. The six assembled lots had a total site area of 2.073 acres. Each lot was improved with a detached single-family dwelling at the time of sale. The houses were in fair condition, as reported.

This property is located in a Neighbourhood in the Official Plan as per Altus and zoned under RD (f15.0; a550) (x5). It has as of zoning of 30% of the lot.

As per Urbanation, based on their portfolio, it was expected that this parcel of land would be developed into townhouses or low-rise apartments. Furthermore, as per Altus, the Purchaser had acquired the property to construct one medium-density residential development. There have been no development applications registered with the City of Toronto. The sale price equates to \$9,165,461 per acre.

Adjustments

An upward adjustment for time is felt to be warranted. No application has been submitted for this index, and a large upward adjustment is required for the land use regulation. An upward adjustment is required for the smaller lot site. A large downward adjustment for the superior location.

Its aggregate price of \$19,000,000 supports the estimated value of the subject. Overall, a large downward adjustment to the unit rate of \$9,165,461 per acre was achieved in this transaction. GFA rate is not available.



Index Number Four – 75 Curlew Drive, North York



:

Location

PIN	:
Vendor	:
Purchaser	:
Registration Date	:
Consideration	:
Site Area	:
Gross Floor Area	:
Density	:
\$/Acre	:
\$/Unit	:
\$/Sq. Ft. GFA	:

East of Curlew Drive, located approximately 150 metres north of Lawrence Avenue East 10108-0015

	-
: CURLEW PROPERTIES INC.	:
: 2811752 ONTARIO INC.	:
: March 12 th , 2021	:
: \$22,600,000	:
: 3.169 acres, 138,042 sq.ft.	:
: 222 units, 210,703 sq. ft.	:
: 1.53	:
: \$7,131,587	:
: \$260,366	:
: \$107	:



Comments

This property is located on the east side of Curlew Drive, approximately 150 metres north of Lawrence Avenue East, in North York. The property backs onto a railway like the subject.

The City of Toronto Official Plan designates the property Neighbourhoods. The City of Toronto Zoning By-law classifies the property Residential Multiple Dwelling Zone (RM).

The site has a rectangular shape. At the time of sale, the property was undergoing preliminary grading. A Rezoning Application (No. 17 145887 NNY 34 OZ) and a Site Plan Application (No. 17 145896 NNY 34 SA) were submitted on April 19, 2017, and it has been approved. The application proposed the development of 222 stacked and back-to-back townhouse dwelling units at 71-75 Curlew Drive. The townhouses are proposed to be arranged in six, four-and-a-half storey townhouse blocks with 233 parking spaces. The proposed gross floor area is 210,703 square feet with a corresponding floor space index of 1.53 times the area of the lot.

The total consideration of \$22,600,000 equates to unit rates of \$7,131,587 per acre, \$101,802 per unit, and \$107 per square foot of GFA.

Adjustments

An upward adjustment for time is considered for this March 2021 transaction. According to the TRREB market watch June 2022, this index district (C13) has a higher average for all home types at \$2,192,933 compared to the subject district (W05) at \$870,822. A downward adjustment is felt to be considered.

A minor upward adjustment is required for the smaller site area. An upward adjustment is felt to be necessary for the physical characteristic of this comparable being a midblock site. The proposed density of this comparable is 1.53 times that of the site, which is much lower than the subject as of right density.

The downward adjustments for superior location and smaller inflated site unit rate more than offsetting upward adjustments for time, site area, and mid-block characteristic. Therefore, the land unit rate of \$107 is considered higher than the current market rate for the subject site due mainly to location and density.



Analysis - Conclusions

The sales selected were felt to provide good insight into an estimate of value for the subject. The four comparable properties are sales of land that are expected to have the development of low-mid-density residential buildings, yet Index No. 3 does not have a submitted application. No recent sales deemed ideal as affordable housing could be uncovered within the subject's neighbourhood.

The aggregate sale prices ranged from \$14,000,000 to \$22,600,000, with an average sale price of \$17,980,000. The four indices are low-mid-density development sites in various stages of the development process. The proposed or estimated gross floor area ranged between 167,217 and 210,703 square feet, with an average size of 182,222 square feet. The subject property has as of right density 2.5 FSI, which equates to 418,176 square feet, much larger than the average. The FSI of the developments ranges between 1.53 and 4.69, with an average of 3.45. This is much higher than the density on the subject site.

Adjustments include an upward time adjustment. A large upward adjustment for Index No. 3 due to development status. The developments on the uncovered properties are similar and smaller than the subject property, which requires a downward adjustment to the average unit rate.

As the subject property contains apartment buildings and townhouse buildings, these four indices well support the subject property's estimated market value 'as if vacant.' The subject property is well located in the institutional node and is seen as an attractive site. Therefore, based on the foregoing analysis, we have estimated the market rate of the subject property at **\$72** per square foot of gross floor area.

Gross Floor Area (Sq. Ft.)	\$/ Sq. Ft.	Estimate of Value (rnd)
418,176	\$72	\$30,109,000

The market value estimate is calculated as follows:



Price per Acre

This is a secondary method of comparison. The properties ranged in size from 0.826 to 3.169 acres, with an average size of 1.749 acres. This is smaller than the subject, which is 3.840 acres. The comparable properties traded between \$7,131,587 and \$19,757,869 per acre, with an average rate of \$12,793,427 per acre.

The subject property is a well-located site northwest of the City of Toronto. The comparable properties generally have higher FSI development potential than the subject, and a large downward adjustment to the price per acre rate is required.

It is our opinion that the market value of the subject site after adjustment is best represented at **\$7,800,000** per acre, and is calculated as follows:

Site Area (Acres)	\$/Acre	Estimate of Value (rnd)
3.840	\$7,800,000	\$29,952,000

Price per Unit

This is a tertiary method of comparison used to determine the subject property's market value. The number of units ranged between 147 and 222, with an average of 180. This is slightly higher than the 164 units in the subject development. The price per unit rates ranged between \$82,353 and \$111,020, with an average price of \$98,392 per unit.

The average square foot of GFA per unit is 1,027 square feet for the comparables and 2,550 square feet for the subject, and an upward adjustment to the unit rate is required. An upward time adjustment is required.

After adjustments, we have concluded the price per unit rate at **\$180,000** per unit. The market value estimate is calculated as follows:

Units	\$/Unit	Estimate of Value (rnd)
164	\$180,000	\$29,520,000



Conclusion

The primary unit of measurement under the Direct Comparison Approach is considered to be the price per square foot of GFA. The price per acre and the price per unit are secondary and tertiary units of measurement that confirm the market value found using the price per square foot of the GFA rate.

With regard to the foregoing estimates, the value of the subject property is concluded as follows:

'As if Vacant'

Thirty Million One Hundred and Nine Thousand Dollars*

(\$30,109,000)*



As previously mentioned, the reconciled market value of the subject property is concluded as follows:

Reconcillation			
Valuation - Reconciliation	Subject	Benchmark	Estimate
Direct Comparison Approach - Reconciled			\$58,260,000

We will deduct the 'as if vacant' market value from the Direct Comparison Approach – Reconciled.

\$58,260,000 - \$30,109,000 = \$28,151,000

Direct Comparison Approach Value Conclusion

With regard to the foregoing estimates, the value of the subject property is concluded as follows:

Twenty-Eight Million One Hundred and Fifty-One Thousand Dollars*

(\$28,151,000) *



Reconciliation of Value – Leasehold Value Estimate

Income Approach to Value: Direct Capitalization:	\$23,130,000
Direct Comparison Approach:	\$28,151,000
Reconciled Value Estimate:	\$25,640,500

Of the two approaches to value (Income Approach and Direct Comparison Approach) the Income Approach (through Direct Capitalization), was determined to be the most relevant. As an income-producing property, a typical purchaser would view the income characteristics, expected and market rates of return, as being the most relevant determinants of value. In many cases we place the most weight on the Income Approach, however; the subject property is under a leasehold agreement with York University. There was no land lease payment to apply to the difference. Therefore, we also place weight on the Direct Comparison Approach and use the average value of the two approaches.

The Direct Comparison Approach, which also included analysis based on income characteristics, provides very strong support to the Income Approach and is therefore considered to offer relevance to this analysis.

Twenty-Five Million Six Hundred and Forty Thousand Dollars*

(\$25,640,000) *

*Subject to Extraordinary Assumptions, Hypothetical and Limiting Conditions



CERTIFICATION

Re: 51 The Chimneystack Road, Toronto, Ontario

I hereby certify that except as otherwise noted in the preceding analysis, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- My engagement in and compensation for this assignment were not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favouring the client.
- My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
- I have the knowledge and experience to complete the assignment competently.
- Gayeong Kim, AIC Candidate Member, provided professional assistance to this report.
- As of the date of this report, Terry G. Rout, has fulfilled the requirements of The Appraisal Institute of Canada Mandatory Recertification Program for designated members.
- Terry Rout inspected the subject, both interior, and exterior, on June 29th, 2022.



Based upon the data, analysis, and conclusions contained herein, the market value of the subject property, as at June 29th, 2022, is as follows:

Twenty-Five Million Six Hundred and Forty Thousand Dollars*

(\$25,640,000) *

*Subject to Extraordinary Assumptions, Hypothetical and Limiting Conditions

Respectfully Submitted,

JANTERRA REAL ESTATE ADVISORS, INC

Terry G. Rout, AACI, P. App



Assumptions, Limiting Conditions, Disclaimers & Limitations of Liability

- 1. This report is prepared only for the exclusive use of MCAP to be used for conventional mortgage financing purposes. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for unauthorized use is unreasonable.
- 2. Because market conditions, including economic, social, and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the Janterra Real Estate Advisors Inc.
- 3. We will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and we assume that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor, or other appropriate experts to verify matters of ownership and/or title.
- 4. Verification of compliance with governmental regulations, bylaws, or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- 5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.



- 6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to adequate time to review the report and related data, and the provision of appropriate compensation.
- 7. Unless otherwise stated in this report, we have no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of Janterra Real Estate Advisors Inc. We make no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- 8. We are not qualified to comment on detrimental environmental, chemical, or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater, or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical, and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal, and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. Janterra Real Estate Advisors Inc expressly denies any legal liability related to the effect of detrimental environmental, chemical, or biological matters on the market value of the property.
- 9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.



- 10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- 11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm the completion of such work. We have not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. We have not evaluated the quality of construction, workmanship, or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- 12. The contents of this report are confidential and will not be disclosed by Janterra Real Estate Advisors Inc to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- 13. Janterra Real Estate Advisors Inc has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- 14. This report, its content, and all attachments/addendums and their content are the property of Janterra Real Estate Advisors Inc. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments, and the data contained within for any commercial, or other, use.
- 15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.



- 16. This report form is the property of the Appraisal Institute of Canada (AIC) and is for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- 17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting, and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without the satisfaction of this condition is unreasonable.

Extraordinary Assumptions, Hypothetical and Limiting Conditions

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could materially alter the opinions or conclusions. *xxx*

- We did not have access to the townhouse unit at the time of inspection. The description is fully based on a verbal report provided by a property superintendent, as well as an exterior-only visit.
- The subject property is a subsidized rental apartment building. As per the given income statement, the subject property is getting subsidies such as tax and operating expenses; However, we were not provided with the relevant bills or documents Operating Agreement and Leasehold Mortgage.
- We did not have contact with any parties that fully understood or had a history of how the Agreement to Lease was structured and have made assumptions, including that the minimum rent was prepaid at the beginning of the lease and not the end. As well, as there are no options to renew. In the event that our interpretation of the lease is incorrect, we reserve the right to amend our value accordingly.
- We have not been provided with a building condition (assessment) report. We are not qualified to comment on technical issues, including the condition of the structure, mechanical systems, etc. We have assumed for the purpose of this analysis that there are no significant capital expenditures required. Should this assumption be incorrect then the value estimate reported herein may require revision.



- We have relied on all financial and property information provided to us by the client and we have assumed it to be accurate. Should this assumption be incorrect then the value estimate reported herein may require revision.
- We have assumed that the site and improvements are free and clear of any value impacting contamination. We have not been provided with any environmental assessment related to the subject property



As of the date of this report, Canada and the Global Community are experiencing • unprecedented measures undertaken by various levels of government to curtail health-related impacts of the Covid-19 Pandemic. The duration of this event is not known. While there is potential for negative impact with respect to micro and macroeconomic sectors, as well as upon various real estate markets, it is not possible to predict such impact at present, or the impact of current and future government countermeasures. There is some risk that the Covid-19 Pandemic increases the likelihood of a global recession; however, without knowledge of further anticipated government countermeasures at the national and global levels, it is not possible to predict any impact at this point in time. Accordingly, this point-in-time valuation assumes the continuation of current market conditions, and that current longer-term market conditions remain unchanged. Given the market uncertainties of the Covid-19 pandemic, a force majeure event, we reserve the right to revise the value estimation set out in this report for a fee, with an updated appraisal report under a separate appraisal engagement, incorporating market information available at that time.

APPENDIX M Document #24





Annual Inspection

Property	Address	Date	Agent / Inspector
TH 03 - Harry Sherman Crowe Co-op	3 - 51 The Chimneystack Road, Toronto, ON M3J 3L9, Canada	2024-03-13	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Not Assessed.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	¶ DETAIL		🔀 ACTION		MEDIA
Entry: Entrance Area	Security/Screen Door	D	None	Missing	🛃 Image 🛃 Image
Kitchen	Range/Fan/Hood/ Filter	D	None	Range hood doesn't work	📩 Image
Living Room: Living/Dining Room	Wall/Ceiling	D	None	Leak in ceiling below shower	📩 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	Screen ripped	📩 Image 📩 Image
Bedroom: Master Bedroom	Window/Lock/ Screen	D	None	Screen ripped	🗗 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off top track	🛃 Image

Page 1 of 15

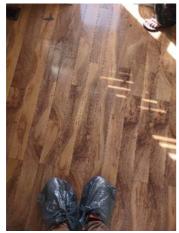
Report generated by $\mathbf{z} \mathsf{Inspector}$

IN AREA	P DETAIL	l	🗙 ΑСΤΙΟΝ		510 E MEDIA
Bedroom 2: Bedroom 1	Window/Lock/ Screen	D	None	Screen ripped	📩 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No tracks on bottom	🛃 Image
Bedroom 3: Bedroom 2	Light Fixture/Fan	D	None	cover missing	🛃 Image
Bedroom 3: Bedroom 2	Window/Lock/ Screen	D	None	Screen ripped	🛃 Image
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Loose	🛃 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Very loud	📩 Image 📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Needs regrotting, leak into living room	📩 Image 📩 Image
Bathroom 2: Powder Room	Flooring/Baseboard	D	None	Damaged from leak	image التعام التعامية التعام
Back Yard/Exterior	Landscaping	D	None	Lifting	🛃 Image
Back Yard/Exterior	Other	D	None	Screen door off/ glass door hard to open	📩 Image 📩 Image
Basement	Switch/Outlet	D	None	Missing switch to basement / lights in laundry room no chain	🖻 Image 🖻 Image
Front Yard/Exterior	Building Exterior	D	None	Bricks deteriorating	🛃 Image 🛃 Image
Front Yard/Exterior	Light Fixture	D	None	Broken	📩 Image
Garage/Parki ng: Driveway	Other	D	None	Door to garage off hinge	🛃 Image

& Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Security/Screen Door	D -	None	Missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Flooring/Baseboard 2024-03-13 14:35:19 43.7761297, -79.5002076 Image



D=Damaged

Security/Screen Door 2024-03-13 14:35:53 43.7761297, -79.5002076 Image



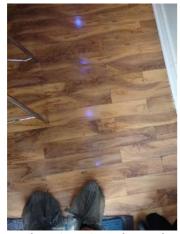
Security/Screen Door 2024-03-13 14:35:56 43.7761297, -79.5002076 Image

🕅 Kitchen		🔀 ΑСΤΙΟΝ	
Cabinets/Drawers	- S	None	
Counter	N	None	

Page 3 of 15

Report generated by zInspector

🕕 Kitchen		💥 ACTION	512 COMMENTS
Faucet/Plumbing	N	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Oven	N	None	Own
Range/Fan/Hood/Filter	D -	None	Range hood doesn't work
Refrigerator	N	None	Own
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	



Flooring/Baseboard 2024-03-13 14:14:03 43.7761727, -79.5001623 Image



Range/Fan/Hood/Filter 2024-03-13 14:15:02 43.7761534, -79.5001625 Image

Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Leak in ceiling below shower
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen ripped



Flooring/Baseboard 2024-03-13 14:16:33 43.7761534, -79.5001625 Image



Image



Wall/Ceiling 2024-03-13 14:17:26 43.776171, -79.5001341 Image



🔰 Hallway/Stairs: Hallway	& CONDITION	💥 ACTION	
Flooring/Baseboard	N	None	

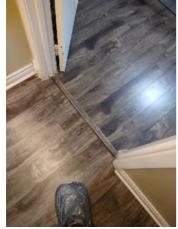


Flooring/Baseboard **1** 2024-03-13 14:23:31 **1** 43.7761521, -79.5001945 **1** Image

514	4
-----	---

N Stairs: Stairs		💥 ACTION	
Railing/Banister	- S	None	

Bedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Screen ripped

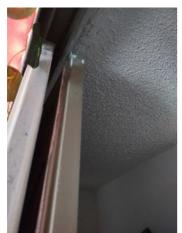


Flooring/Baseboard 2024-03-13 14:24:06 43.776169, -79.5002126 Image



Window/Lock/Screen 2024-03-13 14:32:59 43.7761338, -79.5002163 Image

Bedroom 2: Bedroom 1	& CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off top track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Screen ripped



Closet/Door/Track/Shelving 2024-03-13 14:31:05 43.7761522, -79.5001616 Image

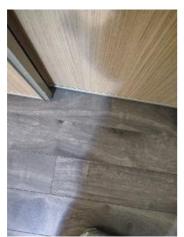


Flooring/Baseboard **1** 2024-03-13 14:31:11 **2** 43.7761522, -79.5001616 **1** Image

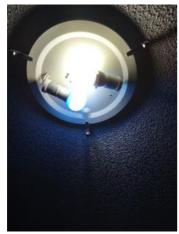


Window/Lock/Screen 2024-03-13 14:31:40 43.7761522, -79.5001616 Image

Bedroom 3: Bedroom 2	CONDITION	🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	No tracks on bottom
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	D -	None	cover missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Screen ripped



Closet/Door/Track/Shelving 2024-03-13 14:26:36 43.7762093, -79.5002 Image



Light Fixture/Fan 2024-03-13 14:26:08 43.776169, -79.5002126 Image



Flooring/Baseboard 2024-03-13 14:26:13 43.7762093, -79.5002 Image



Window/Lock/Screen 2024-03-13 14:25:40 43.776169, -79.5002126 Image

🔰 Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	D -	None	Loose
Exhaust Fan	D -	None	Very loud
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	

Page 8 of 15

Report generated by zInspector

N Bathroom: Main Bathroom		🗙 ACTION	517
Towel Rack	- S	None	
Tub/Shower	D -	None	Needs regrotting, leak into living room
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2024-03-13 14:29:08 43.7761555, -79.5001975 Image



Exhaust Fan 2024-03-13 14:28:08 43.7762093, -79.5002 Image



_ . .

Door/Knob/Lock 2024-03-13 14:27:55 43.7762093, -79.5002 Image



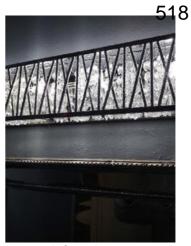
Exhaust Fan 2024-03-13 14:28:44 (2) 43.7761555, -79.5001975 Ellmage



Flooring/Baseboard 2024-03-13 14:28:16 43.7762093, -79.5002 Image



Tub/Shower 2024-03-13 14:29:57 (2) 43.7761555, -79.5001975 Image



Light Fixture 2024-03-13 14:28:22 43.7762093, -79.5002 Image



Tub/Shower 2024-03-13 14:29:59 43.7761555, -79.5001975 Image

Bathroom 2: Powder Room		💥 ACTION	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	D -	None	Damaged from leak
Light Fixture	N	None	
Plumbing/Drain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-03-13 14:34:49 3.43.7761338, -79.5002163 Image



Flooring/Baseboard **1** 2024-03-13 14:34:51 **2** 43.7761338, -79.5002163 **1** Image



Sink/Faucet 2024-03-13 14:35:01 43.7761338, -79.5002163 Image

Back Yard/Exterior		💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	- S	None	
Landscaping	D -	None	Lifting
Light Fixture	- S	None	
Other	D -	None	Screen door off/ glass door hard to open
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	



Landscaping 2024-03-13 14:10:14 43.7763923, -79.4984474 Image



Other 2024-03-13 14:13:05 43.7761727, -79.5001623 Image



Other 2024-03-13 14:13:07 43.7761727, -79.5001623 Image

🔰 Basement	CONDITION	🗙 ΑСΤΙΟΝ	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	D -	None	Missing switch to basement / lights in laundry room no chain



Flooring/Baseboard 2024-03-13 14:20:28 43.7762593, -79.5002186 Image



Switch/Outlet 2024-03-13 14:18:48 43.776171, -79.5001341 Image



Switch/Outlet 2024-03-13 14:22:07 43.7761521, -79.5001945 Image

Front Yard/Exterior		🔀 ACTION	
Building Exterior	D -	None	Bricks deteriorating
Landscaping	- S	None	
Light Fixture	D -	None	Broken
Mailbox/Keyed Location	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



2024-03-13 14:36:51
 43.7761297, -79.5002076
 Image



Building Exterior **1** 2024-03-13 14:38:05 **43.7761578, -79.5002233 1** Image



Building Exterior 2024-03-13 14:38:07 43.7761578, -79.5002233 Image



Light Fixture 2024-03-13 14:37:24 (2) 43.7761297, -79.5002076 Image

JUJ Garage/Parking: Driveway		🗙 ΑCTION	
Cabinet/Counter		None	Renovated
Driveway/Floor	- S	None	
Garage Door	- S	None	
Other	D -	None	Door to garage off hinge



Other 2024-03-13 14:19:40 43.7762593, -79.5002186 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
TH 10 - Harry Sherman Crowe Co-op	10 - 51 The Chimneystack Road, Toronto, ON M3J 3L9, Canada	2024-03-27	Jonathan Buckstein

Summary Items

General Condition	Tenants are Adequately Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Not Assessed.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

Condition Summary					
AREA	¶ DETAIL	l	🔀 ACTION		MEDIA
Entry: Entrance Area	Light Fixture/Fan	D	None	No light cover	🛃 Image
Entry: Entrance Area	Other	D	None	Closet off track	🛃 Image
Entry: Entrance Area	Security/Screen Door	D	None	Rip in screen	🖪 Image
Kitchen	Cabinets/Drawers	D	None	Off hinges/ not closing properly	🖪 Image
Kitchen	Counter	D	None	Chipping / falling apart in back	image المعود المعود المعود المعود المعود المعود
Kitchen	Wall/Ceiling	D	None	Peeling	🛃 Image

IN AREA	P DETAIL	ß	🗙 ACTION		525 En Media
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Missing pieces scuff	🛃 Image
Living Room: Living/Dining Room	Wall/Ceiling	D	None	Water damage on wall by window / on ceiling by window / ceiling above table****	Image Image
Living Room: Living/Dining Room	Window Covering	D	None	Damage of siop	🛃 Image
Hallway/Stair s: Hallway	Wall/Ceiling	D	None	Peeling	🛃 Image
Bedroom: Master Bedroom	Window Covering	D	None	Water damage on sill	🖪 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Damage on sill	🚰 Image 🚰 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Possible leak from shower into dining room	Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Paint peeling on ceiling	🏝 Image
Bathroom 2: Powder Room	Door/Knob/Lock	D	None	Knob loose	🛃 Image
Back Yard/Exterior	Fence/Gate	D	None	Falling over	🚰 Image 🚰 Image
Basement	Wall/Ceiling	D	None	Hole in wall	🛃 Image
Front Yard/Exterior	Building Exterior	D	None	Bricks deteriorating	🛃 Image
Front Yard/Exterior	Other	D	None	Doorbell broken	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	No light cover
Other	D -	None	Closet off track
Security/Screen Door	D -	None	Rip in screen
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Light Fixture/Fan 2024-03-27 13:08:53 43.7756151, -79.5002893 Image



D=Damaged

Other 2024-03-27 13:08:39 43.7756151, -79.5002893 Image



Security/Screen Door 2024-03-27 13:06:12 43.7756578, -79.5002769 Image

	_		
🔰 Kitchen		💥 ACTION	🖵 COMMENTS

N=New

🔰 Kitchen		🔀 ACTION	527 COMMENTS
Cabinets/Drawers	D -	None	Off hinges/ not closing properly
Counter	D -	None	Chipping / falling apart in back
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Peeling
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Cabinets/Drawers 2024-03-27 13:14:47 43.7758333, -79.4999262 Image



Counter **1** 2024-03-27 13:15:14 **1** 43.7758613, -79.4999075 **1** Image



Counter **1** 2024-03-27 13:15:17 **1** <u>43.7758613, -79.4999075</u> <u>1 Image</u>



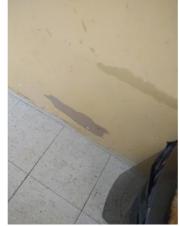
Counter **1** 2024-03-27 13:16:32 **1** 43.7758613, -79.4999075 **1** Image



Counter 2024-03-27 13:16:30 43.7758613, -79.4999075 Image



Counter 2024-03-27 13:16:40 43.7758613, -79.4999075 Image



Wall/Ceiling 2024-03-27 13:15:59 43.7758613, -79.4999075 Image

I Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Missing pieces scuff
Light Fixture/Fan	- S	None	

Page 5 of 15

Report generated by zInspector

Living Room: Living/Dining Room		💥 ΑCTION	529 COMMENTS
Wall/Ceiling	D -	None	Water damage on wall by window / on ceiling by window / ceiling above table****
Window Covering	D -	None	Damage of siop
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-03-27 13:11:48 43.7758189, -79.4999409 Image



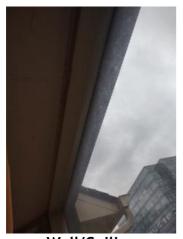
Wall/Ceiling 2024-03-27 13:12:30 43.7758189, -79.4999409 Image



Wall/Ceiling 2024-03-27 13:11:22 43.7758189, -79.4999409 Image



Wall/Ceiling 2024-03-27 13:12:31 (2) 43.7758189, -79.4999409 Image



Wall/Ceiling 2024-03-27 13:12:42 43.7758333, -79.4999262 Image



Wall/Ceiling 2024-03-27 13:13:47 43.7758333, -79.4999262 Image



Wall/Ceiling 2024-03-27 13:13:59 43.7758333, -79.4999262 Image



Wall/Ceiling 2024-03-27 13:12:51 (2) 43.7758333, -79.4999262 Image



Wall/Ceiling 2024-03-27 13:13:54 43.7758333, -79.4999262 Image





Wall/Ceiling 2024-03-27 13:14:01 43.7758333, -79.4999262 Image



ä 2024-03-27 13:11:06 Q 43.7758189, -79.4999409 Image

🕅 Hallway/Stairs: Hallway		🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Peeling



Flooring/Baseboard Q 43.7758524, -79.4999106 Image



Wall/Ceiling **ä** 2024-03-27 13:21:41 Q 43.7758293, -79.5000155

N Stairs: Stairs	CONDITION	💥 ACTION	
Railing/Banister	- S	None	
NI Bedroom: Master Bedroom		💥 ACTION	
Closet/Door/Track/ Shelving	- S	None	

Page 8 of 15

Report generated by zInspector

Bedroom: Master Bedroom		🗙 ACTION	532 Comments
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage on sill
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-03-27 13:22:27 (2) 43.7758293, -79.5000155 Image



- - -

Window Covering 2024-03-27 13:23:04 (2) 43.7758293, -79.5000155 Image

Bedroom 2: Bedroom 1	CONDITION	🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Damage on sill
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-03-27 13:23:48 43.7758293, -79.5000155 Image



Window Covering 2024-03-27 13:24:19 43.7758552, -79.5000166 Image



Window Covering 2024-03-27 13:24:24 43.7758552, -79.5000166 Image

	💥 ΑСΤΙΟΝ	
- S	None	
- S	None	
- S	None	
N	None	
- S	None	
	- S - S - S N - S - S	- S None - S None - S None N None - S None

Page 10 of 15

Report generated by zInspector

N Bathroom: Main Bathroom		🗙 ACTION	534
Towel Rack	- S	None	
Tub/Shower	D -	None	Possible leak from shower into dining room
Wall/Ceiling	D -	None	Paint peeling on ceiling



Flooring/Baseboard 2024-03-27 13:25:54 (2) 43.7758552, -79.5000166 Elimage



Tub/Shower 2024-03-27 13:27:05 43.7758667, -79.499892 Image



Tub/Shower 2024-03-27 13:27:02 43.7758667, -79.499892 Image



Tub/Shower 2024-03-27 13:27:07 43.7758667, -79.499892 Image



Tub/Shower 2024-03-27 13:27:09 43.7758667, -79.499892 Image



Wall/Ceiling 2024-03-27 13:26:54 43.7758667, -79.499892 Image

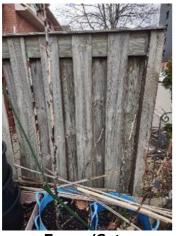
Bathroom 2: Powder Room		💥 ΑCTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	D -	None	Knob loose
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	



Door/Knob/Lock 2024-03-27 13:10:03 43.7756151, -79.5002893 Image

536

Back Yard/Exterior		🔀 ACTION	
Building Exterior	- S	None	
Fence/Gate	D -	None	Falling over
Landscaping	- S	None	
Light Fixture	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	N	None	



Fence/Gate 2024-03-27 13:29:29 43.7758449, -79.4999356 Image



Fence/Gate 2024-03-27 13:29:39 43.7758449, -79.4999356 Image



Porch/Stairs 2024-03-27 13:29:54 43.7758449, -79.4999356 Image

💵 Basement	CONDITION	🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	No cover
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole in wall

Page 13 of 15

Report generated by $\mathbf{z} \mathsf{Inspector}$

🕅 Basement		🗙 ΑCTION	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Light Fixture/Fan 2024-03-27 13:19:39 43.7758524, -79.4999106 Image



Wall/Ceiling 2024-03-27 13:20:11 (2, 43.7758524, -79.4999106 Image

IN Front Yard/Exterior	& CONDITION	🔀 ACTION	
Building Exterior	D -	None	Bricks deteriorating
Landscaping	- S	None	
Light Fixture	- S	None	
Other	D -	None	Doorbell broken
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	





Building Exterior 2024-03-27 13:04:58 43.7755944, -79.5002904 Image



Other 2024-03-27 13:05:49 43.7755944, -79.5002904 Image

IN Garage/Parking: Driveway		💥 ΑCTION	
Driveway/Floor	- S	None	
Garage Door	- S	None	
Light Fixture	- S	None	
Other Door/Knob/Lock	- S	None	
Switch/Outlet	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
TH 12 - Harry Sherman Crowe Co-op	12 - 51 The Chimneystack Road, Toronto, ON M3J 3L9, Canada	2024-03-28	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	Observed, but no significant issues.	
Smoke / CO Detectors	Not Assessed.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

	i Condition Summary					
AREA	¶ DETAIL	ß	🔀 ACTION		MEDIA	
Entry: Entrance Area	Other	D	None	Closet off track	🛃 Image	
Entry: Entrance Area	Wall/Ceiling	D	None	Water mark on ceiling	🛃 Image	
Kitchen	Cabinets/Drawers	D	None	Handles missing	i Image Image Image Image Image	
Kitchen	Counter	D	None	Chipping	🛃 Image	
Kitchen	Wall/Ceiling	D	None	Backsplash peeling hole in wall	🖻 Image 🖻 Image	
Kitchen	Window/Lock/ Screen	D	None	Screen door off) door hard to move	i Image Image Image Image Image	

IN AREA	P DETAIL	ß	🗙 ACTION		540 En Media
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Worn	🗗 Image 🗗 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	Lots of confiscation	🛃 Image
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Peeling	🛃 Image
Hallway/Stair s: Hallway	Other	D	None	Condensation in window in stairwell/ sill rising	ा Image नि Image
Stairs: Stairs	Railing/Banister	D	None	Off peeling	image التي السموة
Bedroom: Master Bedroom	Wall/Ceiling	D	None	Hole	🎦 Image
Bedroom: Master Bedroom	Window/Lock/ Screen	D	None	Condensation issues	🛃 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track/ hole	년 Image 한 Image 한 Image
Bedroom 2: Bedroom 1	Window/Lock/ Screen	D	None	Condensation	ही Image ही Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🔁 Image
Bedroom 3: Bedroom 2	Flooring/Baseboard	D	None	Missing parquet	ही Image ही Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Sill water damage side and under	년 Image 한 Image 한 Image
Bedroom 3: Bedroom 2	Window/Lock/ Screen	D	None	No screen/ condensation/ ants	image image image image image image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	No handle	🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Recaulking needed. Diverter constantly running	년 Image 1 Image 1 Image 1 Image

🕅 AREA	9 DETAIL		💥 ACTION		541 En Media
Bathroom 2: Powder Room	Wall/Ceiling	D	None	Hole behind door	🖻 Image
Back Yard/Exterior	Landscaping	D	None	Uneven	🛃 Image 🛃 Image
Back Yard/Exterior	Light Fixture	D	None	Cover brok3n	🎦 Image
Back Yard/Exterior	Porch/Stairs	D	None	Loose	🛃 Image 🛃 Image
Basement	Door/Knob/Lock	D	None	Closet door missing	🛃 Image
Basement	Flooring/Baseboard	D	None	Crack in cement floor	ही Image ही Image
Basement	Light Fixture/Fan	D	None	One light flickering	🛃 Image
Front Yard/Exterior	Mailbox/Keyed Location	D	None	No lid	🛃 Image
Garage/Parki ng: Driveway	Other	D	None	hole in wall	🛃 Image ट्री Image
Side Yard/Exterior	Other	D	None	Condensation on window	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		🔀 ΑCTION	
Door/Knob/Lock	N	None	New lock
Doorbell	N	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Closet off track
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water mark on ceiling



Door/Knob/Lock 2024-03-28 13:51:53 43.7755905, -79.5000884 Image



Other 2024-03-28 13:48:39 43.7755877, -79.5000722 Image



D=Damaged

Doorbell 2024-03-28 13:52:04 43.7755905, -79.5000884 Image



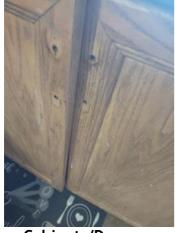
Wall/Ceiling 2024-03-28 13:49:09 43.7755843, -79.500078 Image

🔰 Kitchen	& CONDITION	🔀 ACTION	
Cabinets/Drawers	D -	None	Handles missing

N=New

Report generated by zInspector

🔰 Kitchen		💥 ACTION	543 COMMENTS
Counter	D -	None	Chipping
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Backsplash peeling hole in wall
Window/Lock/Screen	D -	None	Screen door off) door hard to move



Cabinets/Drawers 2024-03-28 13:28:11 43.7755878, -79.5001161 Image



Cabinets/Drawers 2024-03-28 13:28:16 (2) 43.7755878, -79.5001161 [mage]



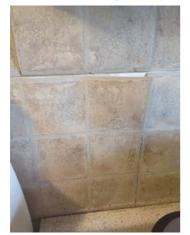
Cabinets/Drawers 2024-03-28 13:28:13 (2) 43.7755878, -79.5001161 [mage]



Cabinets/Drawers 2024-03-28 13:28:18 43.7755878, -79.5001161 Image



Counter **1** 2024-03-28 13:27:56 **2** <u>43.7755878, -79.5001161</u> <u>1 Image</u>



Wall/Ceiling 2024-03-28 13:28:58 43.7755766, -79.5001044 Image



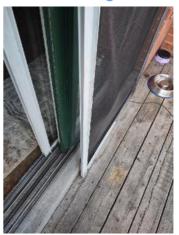
Window/Lock/Screen 2024-03-28 13:25:32 43.7755862, -79.5001148 Image



Flooring/Baseboard 2024-03-28 13:28:31 (2) 43.7755878, -79.5001161 [mage]



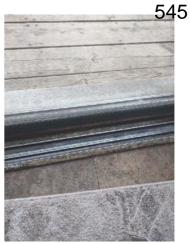
Wall/Ceiling 2024-03-28 13:29:03 43.7755766, -79.5001044 Image



Window/Lock/Screen 2024-03-28 13:25:34 (2) 43.7755862, -79.5001148 [mage]



Window/Lock/Screen 2024-03-28 13:27:38 43.7755878, -79.5001161 Image



Window/Lock/Screen 2024-03-28 13:27:40 (2) 43.7755878, -79.5001161 [mage]

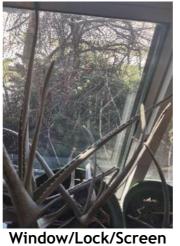
Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Worn
Light Fixture/Fan	N	None	Own
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Lots of confiscation



Flooring/Baseboard 2024-03-28 13:29:28 43.7755766, -79.5001044 Image



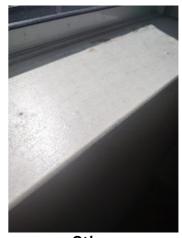
Flooring/Baseboard 2024-03-28 13:29:30 43.7755766, -79.5001044 Image



🔰 Hallway/Stairs: Hallway		💥 ACTION	
Flooring/Baseboard	D -	None	Peeling
Light Fixture	- S	None	
Other	D -	None	Condensation in window in stairwell/ sill rising
Railing/Banister	- S	None	



Flooring/Baseboard 2024-03-28 13:36:41 (2) 43.7755909, -79.5000971 Image



Other **1** 2024-03-28 13:36:06 **2** 43.7755909, -79.5000971 **1** Image



Other 2024-03-28 13:36:08 43.7755909, -79.5000971 Image

M Stairs: Stairs		💥 ACTION	
Railing/Banister	D -	None	Off peeling



Railing/Banister 2024-03-28 13:35:09 43.7755909, -79.5000971 Image

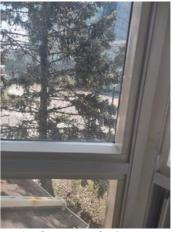


Railing/Banister 2024-03-28 13:35:11 43.7755909, -79.5000971 Image

N Bedroom: Master Bedroom		🗙 ΑCTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Condensation issues



Wall/Ceiling 2024-03-28 13:46:28 43.7755713, -79.5000913 Image



548

Window/Lock/Screen 2024-03-28 13:47:00 43.7755877, -79.5000722 Image

Bedroom 2: Bedroom 1	& CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track/ hole
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Condensation



Closet/Door/Track/Shelving 2024-03-28 13:37:36 43.7755826, -79.5000717 Image

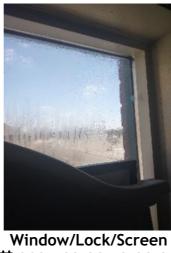




Closet/Door/Track/Shelving 2024-03-28 13:37:44 (2) 43.7755826, -79.5000717 Image

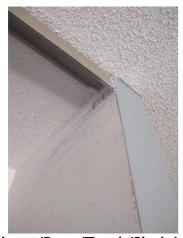


Window/Lock/Screen 2024-03-28 13:38:27 43.7755826, -79.5000717 Image

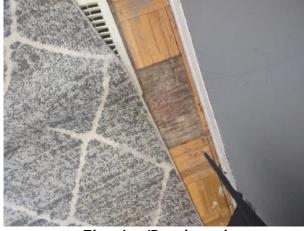


Bedroom 3: Bedroom 2	§ CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	D -	None	Missing parquet
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Sill water damage side and under
Window/Lock/Screen	D -	None	No screen/ condensation/ ants





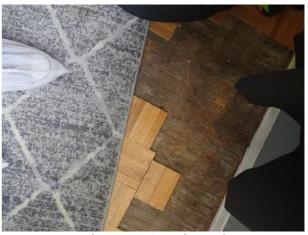
Closet/Door/Track/Shelving 2024-03-28 13:38:54 (2) 43.7755896, -79.5000066 [mage]



Flooring/Baseboard 2024-03-28 13:39:44 43.7755896, -79.5000066 Image



Window Covering 2024-03-28 13:41:09 43.775627, -79.4999899 Image



Flooring/Baseboard 2024-03-28 13:39:42 43.7755896, -79.5000066 Image



Window Covering 2024-03-28 13:41:04 43.775627, -79.4999899 Image



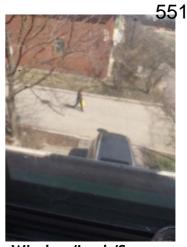
Window Covering 2024-03-28 13:41:13 43.775627, -79.4999899 Image



Window/Lock/Screen **ä** 2024-03-28 13:40:38 Q 43.7755896, -79.5000066 Image



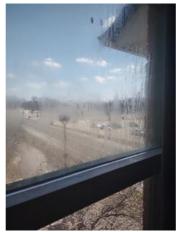
Window/Lock/Screen **ä** 2024-03-28 13:40:43 Q 43.7755896, -79.5000066 Image



Window/Lock/Screen **ä** 2024-03-28 13:40:40 Q 43.7755896, -79.5000066 Image



Window/Lock/Screen **ä** 2024-03-28 13:40:44 Q 43.7755896, -79.5000066 Image



Window/Lock/Screen **ä** 2024-03-28 13:40:47 Q 43.7755896, -79.5000066 Image

Bedroom 4: Bedroom 3		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	

Page 13 of 20

Bedroom 4: Bedroom 3		💥 ACTION	552 COMMENTS
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Condensation



Closet/Door/Track/Shelving 2024-03-28 13:44:41 43.7756013, -79.5000045 Image

NI Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	D -	None	No handle
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Recaulking needed. Diverter constantly running

N Bathroom: Main Bathroom		🗙 ACTION	553 Г сомментs
Wall/Ceiling	- S	None	
Cabinet/Counter 2024-03-281 ع 43.775627, -79 السعود	3:41:48 .4999899		Tub/Shower 24-03-28 13:43:38 56013, -79,5000045 Contained Timage
Tub/Show 苗 2024-03-28 1 <u>43.7756013, -7</u>	3:43:39		Tub/Shower 24-03-28 13:43:41 756013, -79.5000045
En Image	E Tu ₫ 2024- Q 43.7756	b/Shower 03-28 13:43:42 013, -79.5000045	E Image

N Bathroom 2: Powder Room		🗙 ACTION	554 ק comments
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	D -	None	Hole behind door



Wall/Ceiling 2024-03-28 13:50:23 43.7755843, -79.500078 Image

Back Yard/Exterior		💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	- S	None	
Landscaping	D -	None	Uneven
Light Fixture	D -	None	Cover brok3n
Other		None	Doorbell camera
Patio/Deck/Balcony	- S	None	
Porch/Stairs	D -	None	Loose



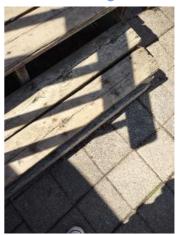
Landscaping 2024-03-28 13:22:22 (2) 43.7758536, -79.499859 [mage]



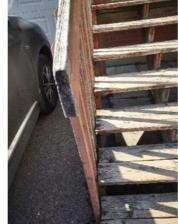
Light Fixture 2024-03-28 13:26:14 (2) 43.7755862, -79.5001148 [Image]



Landscaping 2024-03-28 13:22:24 (2, 43.7758536, -79.499859 Image



Porch/Stairs 2024-03-28 13:23:02 43.7758479, -79.4997907 Image

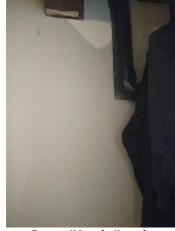


Porch/Stairs 2024-03-28 13:23:05 43.7758479, -79.4997907 Image

🔰 Basement		💥 ACTION	
Door/Knob/Lock	D -	None	Closet door missing
Flooring/Baseboard	D -	None	Crack in cement floor

Page 17 of 20

🕅 Basement		💥 ACTION	556 □ COMMENTS
Light Fixture/Fan	D -	None	One light flickering
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2024-03-28 13:34:12 43.7755826, -79.5000295 Image



Flooring/Baseboard 2024-03-28 13:33:34 43.7755826, -79.5000295 Image



Flooring/Baseboard 2024-03-28 13:33:26 43.7755826, -79.5000295 Image



Light Fixture/Fan 2024-03-28 13:33:50 43.7755826, -79.5000295 Image

Front Yard/Exterior		🔀 ΑСΤΙΟΝ	
Building Exterior	- S	None	
Landscaping	- S	None	
Light Fixture	- S	None	
Mailbox/Keyed Location	D -	None	No lid
Patio Cover	- S	None	
Patio/Deck/Balcony	- S	None	

🕅 Front Yard/Exterior		💥 ACTION	557 COMMENTS
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



<u>Image</u>



Mailbox/Keyed Location 2024-03-28 13:24:11 43.7758479, -79.4997907 Image

🚺 Garage/Parking: Driveway		💥 ΑCTION	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	
Garage Door	- S	None	
Light Fixture	- S	None	
Other	D -	None	hole in wall
Other Door/Knob/Lock	- S	None	
Switch/Outlet	- S	None	



Other 2024-03-28 13:31:54 43.7755827, -79.5001192 Image



Other 2024-03-28 13:32:03 43.7755827, -79.5001192 Image

IN Side Yard/Exterior		🗙 ACTION	
Building Exterior	- S	None	
Landscaping	- S	None	
Other	D -	None	Condensation on window
Walkway	- S	None	



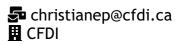
Other 2024-03-28 13:54:13 43.775797, -79.5002277 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Date	Agent / Inspector
TH 22 - Harry Sherman Crowe Co-op	2024-05-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

in Condition Summary					
AREA	¶ DETAIL	l	🗙 ACTION		MEDIA
Entry: Entrance Area	Doorbell	D	None	Broken	🛃 Image
Entry: Entrance Area	Security/Screen Door	D	None	No screen	🛃 Image
Kitchen	Range/Fan/Hood/ Filter	D	None	Rangehood doesn't work	🛃 Image
Kitchen	Window/Lock/ Screen	D	None	Screen door off track glass doors hard to move/ doesn't lock	현 Image 현 Image 한 Image
Hallway/Stair s: Hallway	Light Fixture	D	None	Light out of socket	🛃 Image
Stairs: Stairs	Railing/Banister	D	None	Upper railing broken hike in wall no light cover	Image ゴ Image ゴ Image

M AREA	ዋ DETAIL		🔀 ACTION		560 E MEDIA
Bedroom: Master Bedroom	Closet/Door/Track/ Shelving	D	None	No knob	🎦 Image
Bedroom: Master Bedroom	Door/Knob/Lock	D	None	No knob	🖻 Image
Bedroom: Master Bedroom	Wall/Ceiling	D	None	Hole behind door	📩 Image 📩 Image
Bedroom: Master Bedroom	Window Covering	D	None	Wd	🔁 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	Image Image
Bedroom 2: Bedroom 1	Light Fixture/Fan	D	None	No cover	🛃 Image
Bedroom 2: Bedroom 1	Other	D	None	No vent cover	🛃 Image
Bedroom 2: Bedroom 1	Wall/Ceiling	D	None	Hole behind door	🛃 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Wd	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🔁 Image
Bedroom 3: Bedroom 2	Door/Knob/Lock	D	None	No knob.	🔁 Image
Bedroom 3: Bedroom 2	Light Fixture/Fan	D	None	No cover	🔁 Image
Bedroom 3: Bedroom 2	Other	D	None	Vent doesn't fit	🛃 Image
Bedroom 3: Bedroom 2	Window/Lock/ Screen	D	None	Ripped screen	न्न Image ना Image ना Image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	None	🛃 Image
Bedroom 4: Bedroom 3	Door/Knob/Lock	D	None	Door damaged	🛃 Image
Bedroom 4: Bedroom 3	Other	D	None	Vent loose	🛃 Image
Bedroom 4: Bedroom 3	Wall/Ceiling	D	None	Hole behind door	🛃 Image
Bedroom 4: Bedroom 3	Window/Lock/ Screen	D	None	Holes	🛃 Image

AREA	9 DETAIL	l	💥 ACTION		561 MEDIA
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Damage to door	🛃 Image
Bathroom: Main Bathroom	Light Fixture	D	None	No cover	🛃 Image
Bathroom: Main Bathroom	Medicine Cabinet/ Mirror	D	None	No mirror	🛃 Image
Bathroom: Main Bathroom	Toilet Paper Holder	D	None	None	🛃 Image
Bathroom: Main Bathroom	Towel Rack	D	None	None	🛃 Image
Bathroom 2: Powder Room	Door/Knob/Lock	D	None	Broken	🛃 Image
Back Yard/Exterior	Landscaping	D	None	Tiles lifting	🛃 Image 🛃 Image
Back Yard/Exterior	Porch/Stairs	D	None	Spindles missing	🛃 Image
Basement	Door/Knob/Lock	D	None	Knob loose	🛃 Image
Basement	Other	D	None	Slant in laundry floor	🛃 Image ट्री Image
Basement	Wall/Ceiling	D	None	Holes in wall ceiling panels missing	Image Image Image Image Image
Front Yard/Exterior	Building Exterior	D	None	Rick's deteriorating	🛃 Image
Front Yard/Exterior	Mailbox/Keyed Location	D	None	No lid	🖻 Image

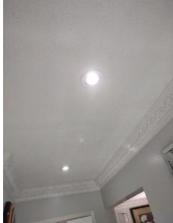
Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Doorbell	D -	None	Broken
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	N	None	
Security/Screen Door	D -	None	No screen
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Doorbell 2024-05-30 14:01:55 43.7758983, -79.4989931 Image



Light Fixture/Fan 2024-05-30 14:03:55 (2) 43.7758793, -79.4990247 Image



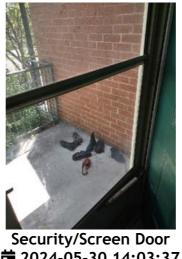
D=Damaged

Flooring/Baseboard 2024-05-30 14:04:11 (2) 43.7758793, -79.4990247 Image



Other 2024-05-30 14:03:49 (2) 43.7758793, -79.4990247 Image

N=New



Security/Screen Door 2024-05-30 14:03:37 43.7758793, -79.4990247 Image

🕕 Kitchen		🗙 ΑCTION	
Cabinets/Drawers	N	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Oven	N	None	
Range/Fan/Hood/Filter	D -	None	Rangehood doesn't work
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	N	None	Hole in wall
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Screen door off track glass doors hard to move/ doesn't lock



Cabinets/Drawers 2024-05-30 13:58:25 (2) 43.7759715, -79.4990874 [mage]



Flooring/Baseboard 2024-05-30 13:57:34 (2) 43.7759715, -79.4990874

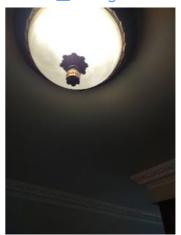
🛃 Image



Oven **1** 2024-05-30 13:58:15 **1** 43.7759715, -79.4990874 **1** Image



Cabinets/Drawers 2024-05-30 13:58:28 43.7759715, -79.4990874 Image



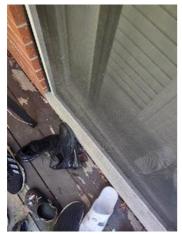
Light Fixture **1** 2024-05-30 13:58:09 **1** 43.7759715, -79.4990874 **1** Image



Range/Fan/Hood/Filter 2024-05-30 13:56:50 43.7759715, -79.4990874 Image



Wall/Ceiling 2024-05-30 13:58:40 (2) 43.7759715, -79.4990874 Image



Window/Lock/Screen 2024-05-30 13:55:08 43.7760227, -79.4991671 Image



Wall/Ceiling 2024-05-30 14:06:10 (2) 43.7759016, -79.4989828 Image



Window/Lock/Screen 2024-05-30 14:00:11 43.7759276, -79.4990017 Image

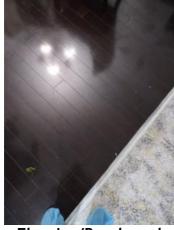


Window/Lock/Screen **a** 2024-05-30 14:00:17 **a** 43.7759276, -79.4990017 **b** Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	

Page 7 of 21

III Living Room: Living/Dining Room		🗙 ACTION	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-05-30 14:04:21 43.7758793, -79.4990247 Image



Flooring/Baseboard 2024-05-30 14:04:54 (2) 43.7759016, -79.4989828 Image

🕅 Hallway/Stairs: Hallway		🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	Light out of socket
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-05-30 14:11:09 43.7759054, -79.4989775 Image



Light Fixture 2024-05-30 14:13:24 (2, 43.7758913, -79.4990128 Image

Stairs: Stairs	© CONDITION	🔀 ACTION	
Railing/Banister	D -	None	Upper railing broken hike in wall no light cover



Railing/Banister 2024-05-30 14:12:10 43.7759054, -79.4989775 Image



Railing/Banister 2024-05-30 14:12:27 43.7759054, -79.4989775 Image



Railing/Banister 2024-05-30 14:12:50 43.7759054, -79.4989775 Image

NBBedroom: Master Bedroom		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	No knob
Door/Knob/Lock	D -	None	No knob
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole behind door
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	

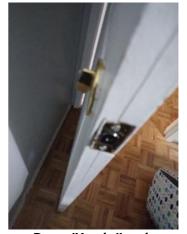
Page 9 of 21



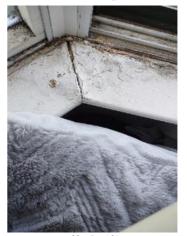
Closet/Door/Track/Shelving 2024-05-30 14:23:49 43.775905, -79.4990036 Image



Wall/Ceiling 2024-05-30 14:24:21 (2) 43.775905, -79.4990036 [mage]



Door/Knob/Lock 2024-05-30 14:24:03 43.775905, -79.4990036 Image



Wall/Ceiling 2024-05-30 14:24:42 (2) 43.775905, -79.4990036 [mage]



Window Covering 2024-05-30 14:25:56 43.7759106, -79.499007 Image

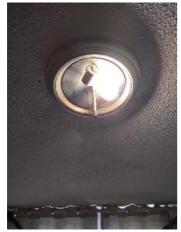
Bedroom 2: Bedroom 1	CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors

Page 10 of 21

N Bedroom 2: Bedroom 1		💥 ACTION	569 □ COMMENTS
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	No cover
Other	D -	None	No vent cover
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole behind door
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-05-30 14:14:21 43.7758913, -79.4990128 Image



Light Fixture/Fan 2024-05-30 14:15:25 43.7759663, -79.4989676 Image



Closet/Door/Track/Shelving 2024-05-30 14:14:23 43.7758913, -79.4990128 Image



Other 2024-05-30 14:15:58 (2) 43.7759663, -79.4989676 Image



Wall/Ceiling 2024-05-30 14:14:45 43.7758913, -79.4990128 Image



Window Covering 2024-05-30 14:16:12 (2) 43.7759663, -79.4989676 Image

Bedroom 3: Bedroom 2		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	D -	None	No knob.
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	No cover
Other	D -	None	Vent doesn't fit
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Ripped screen



Closet/Door/Track/Shelving 2024-05-30 14:16:40 43.7759663, -79.4989676 Image

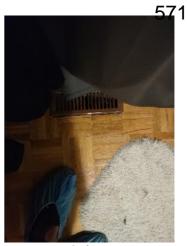




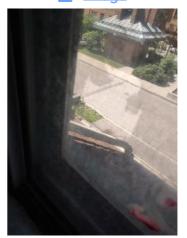
Light Fixture/Fan 2024-05-30 14:17:08 43.775942, -79.4990304 Image



Window/Lock/Screen 2024-05-30 14:18:07 (2) 43.775942, -79.4990304 [mage]



Other 2024-05-30 14:17:37 (1) 43.775942, -79.4990304 [mage]



Window/Lock/Screen 2024-05-30 14:18:09 43.775942, -79.4990304 Image

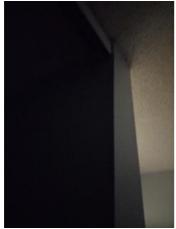


Window/Lock/Screen 2024-05-30 14:18:11 43.775942, -79.4990304 Image

Bedroom 4: Bedroom 3		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	None
Door/Knob/Lock	D -	None	Door damaged

Page 13 of 21

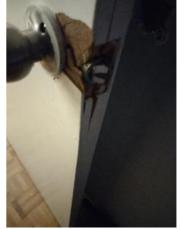
	💥 ACTION	572 COMMENTS
- S	None	
- S	None	
D -	None	Vent loose
- S	None	
D -	None	Hole behind door
- S	None	
D -	None	Holes
	- S - S D - - S D - - S	- S None - S None D - None - S None - S None - S None D - None D - None D - None D - None



Closet/Door/Track/Shelving 2024-05-30 14:22:27 43.7759197, -79.4989877 Image



Other 2024-05-30 14:22:08 43.7759197, -79.4989877 Image



Door/Knob/Lock **a** 2024-05-30 14:22:45 **a** 43.7759197, -79.4989877 **b** Image



Wall/Ceiling 2024-05-30 14:23:04 43.7759197, -79.4989877 Image



Window/Lock/Screen 2024-05-30 14:21:50 43.7759197, -79.4989877 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	D -	None	Damage to door
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	No cover
Medicine Cabinet/Mirror	D -	None	No mirror
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	N	None	Biday
Toilet Paper Holder	D -	None	None
Towel Rack	D -	None	None
Tub/Shower	- S	None	
Wall/Ceiling	- S	None	



Door/Knob/Lock 2024-05-30 14:18:48 (2) 43.775942, -79.4990304 [Mage]



Light Fixture **2024-05-30 14:19:49 43.7759198, -79.499004 1** Image



Toilet **1** 2024-05-30 14:20:16 **1** 43.7759198, -79.499004 **1** Image



Flooring/Baseboard 2024-05-30 14:19:38 43.7759198, -79.499004 Image



Medicine Cabinet/Mirror 2024-05-30 14:19:59 43.7759198, -79.499004 Mage



Toilet Paper Holder 2024-05-30 14:20:48 43.7759198, -79.499004 Image



Towel Rack 2024-05-30 14:20:42 43.7759198, -79.499004 Image

N Bathroom 2: Powder Room		💥 ACTION	
Cabinet/Counter/Shelving	N	None	Renovated
Door/Knob/Lock	D -	None	Broken



Door/Knob/Lock 2024-05-30 14:26:32 (2) 43.7759106, -79.499007 Image

Back Yard/Exterior		🔀 ACTION		
Building Exterior	- S	None		
Fence/Gate	- S	None		
Landscaping	D -	None	Tiles lifting	
Light Fixture	- S	None		
Patio/Deck/Balcony	- S	None		
Porch/Stairs	D -	None	Spindles missing	



Landscaping 2024-05-30 13:52:55 43.7761517, -79.4990533 Image



Landscaping 2024-05-30 13:53:00 43.7761517, -79.4990533 Image



Porch/Stairs 2024-05-30 13:53:46 43.7761517, -79.4990533 Image

🚺 Basement	© CONDITION	💥 ACTION	
Door/Knob/Lock	D -	None	Knob loose
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	D -	None	Slant in laundry floor
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Holes in wall ceiling panels missing
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2024-05-30 14:06:37 (2) 43.7759016, -79.4989828 Image



Light Fixture/Fan 2024-05-30 14:08:36 (43.7758898, -79.4990282

Image



Light Fixture/Fan 2024-05-30 14:10:35 43.7759089, -79.4989775 Image



Flooring/Baseboard 2024-05-30 14:06:44 (2) 43.7759016, -79.4989828 Image



Light Fixture/Fan 2024-05-30 14:08:41 43.7758898, -79.4990282 Image



Other 2024-05-30 14:09:51 (2) 43.7759089, -79.4989775 Image



Other 2024-05-30 14:09:57 (2) 43.7759089, -79.4989775 Image



Wall/Ceiling 2024-05-30 14:08:04 43.7758898, -79.4990282 Image



Wall/Ceiling 2024-05-30 14:07:55 43.7758898, -79.4990282 Image



Wall/Ceiling 2024-05-30 14:09:00 43.7759089, -79.4989775 Image



Wall/Ceiling **a** 2024-05-30 14:09:04 **a** 43.7759089, -79.4989775 **b** Image

Front Yard/Exterior		💥 ACTION	
Building Exterior	D -	None	Rick's deteriorating
Landscaping	- S	None	

Front Yard/Exterior		🗙 ACTION	
Light Fixture	- S	None	No on
Mailbox/Keyed Location	D -	None	No lid
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Building Exterior **a** 2024-05-30 14:02:29 **a** 43.7758983, -79.4989931 **b** Image



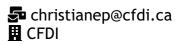
Mailbox/Keyed Location 2024-05-30 13:54:14 43.7761517, -79.4990533 Image

Garage/Parking: Driveway		🗙 ΑCTION	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	
Garage Door	- S	None	
Light Fixture	- S	None	
Other Door/Knob/Lock	- S	None	
Switch/Outlet	- S	None	

General Comments

Inspector / Agent





Annual Inspection

Property	Date	Agent / Inspector
TH 23 - Harry Sherman Crowe Co-op	2024-06-04	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	¶ DETAIL	l	🔀 ACTION		🗗 MEDIA
Entry: Entrance Area	Other	D	None	Closet doors don't fit / off track	🛃 Image ही Image
Entry: Entrance Area	Security/Screen Door	D	None	Screen rippes	🛃 Image ट्री Image
Kitchen	Counter	D	None	Rotting underneath sink	image image image image image image image
Kitchen	Faucet/Plumbing	D	None	Leaking under counter. Leaks	🛃 Image
Kitchen	Flooring/Baseboard	D	None	Baseboard damage	Image Image Image Image

IN AREA	P DETAIL		🗙 ACTION		581 En Media
Kitchen	Window/Lock/ Screen	D	None	Screen door ripped doesn't close all the way	nage Image Image
Living Room: Living/Dining Room	Wall/Ceiling		Plumbing	leak from washroom	📩 Image 📩 Image
Living Room: Living/Dining Room	Window Covering	D	None	Wd	🛃 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	Screen broken	🗗 Image 🗗 Image
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Scuff / wd by washroom. Popping by bedroom	📩 Image 📩 Image
Hallway/Stair s: Hallway	Railing/Banister	D	None	Missing	🛃 Image
Bedroom: Master Bedroom	Window Covering	D	None	Wd	📩 Image
Bedroom: Master Bedroom	Window/Lock/ Screen	D	None	Bees are getting in. Possible gap unable to see	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Missing	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Lifting sill	🛃 Image
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Loose knob	🛃 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not working properly or on properly	🛃 Image
Bathroom: Main Bathroom	Flooring/Baseboard	D	None	Wd	📩 Image
Bathroom: Main Bathroom	Toilet	D	None	Leaking into living room	📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Possibly leaking into living room	🛃 Image

MI AREA	9 DETAIL	l	🗙 ACTION		582 É MEDIA
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Mold peeling	image المعود المعود المعود المعود المعود المعود المعود المعود
Bathroom 2: Powder Room	Flooring/Baseboard	D	None	Seperating	🛃 Image 🛃 Image
Back Yard/Exterior	Landscaping	D	None	Lifting	🛃 Image
Front Yard/Exterior	Light Fixture	D	None	No cover	🛃 Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	D=Damaged	! - Action
🔰 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	New lock
Doorbell	N	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Closet doors don't fit / off track
Security/Screen Door	D -	None	Screen rippes
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other 2024-06-04 13:23:59 (2) 43.7759501, -79.4989252 Image



Security/Screen Door 2024-06-04 13:26:57 43.7759206, -79.4989434 Image

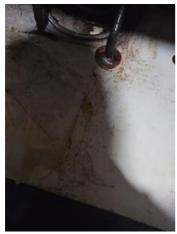


Other 2024-06-04 13:24:02 (2) 43.7759501, -79.4989252 Image



Security/Screen Door 2024-06-04 13:27:00 43.7759206, -79.4989434 Image

📕 Kitchen		💥 ACTION	584 С сомментs
Cabinets/Drawers	- S	None	
Counter	D -	None	Rotting underneath sink
Faucet/Plumbing	D -	None	Leaking under counter. Leaks
Flooring/Baseboard	D -	None	Baseboard damage
Light Fixture	N	None	
Oven	N	None	
Range/Fan/Hood/Filter	N	None	
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Screen door ripped doesn't close all the way



Counter **1** 2024-06-04 13:02:25 **1** 43.7759406, -79.4989561 **1** Image



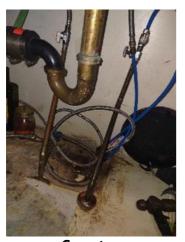
Counter 2024-06-04 13:02:44 (2) 43.7759406, -79.4989561 [mage]



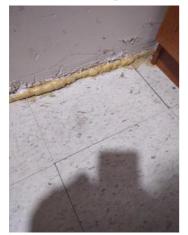
Counter **1** 2024-06-04 13:02:29 **1** 43.7759406, -79.4989561 **1** Image



Counter 2024-06-04 13:02:51 43.7759406, -79.4989561 Image Report generated by zInspector



Counter **1** 2024-06-04 13:02:56 **1** <u>43.7759406, -79.4989561</u> <u>1 Image</u>

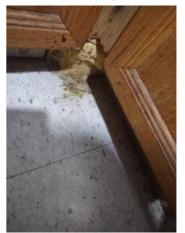


Flooring/Baseboard 2024-06-04 13:04:59 43.7759909, -79.4989497 Image



Flooring/Baseboard 2024-06-04 13:05:06 (2) 43.7759909, -79.4989497 [mage]





Flooring/Baseboard 2024-06-04 13:05:02 43.7759909, -79.4989497 Image



Light Fixture 2024-06-04 13:05:24 43.7759909, -79.4989497 Image



ä 2024-06-04 13:05:28 Q 43.7759909, -79.4989497 Image



Window/Lock/Screen **ä** 2024-06-04 12:57:46 Q 43.7759703, -79.4989353 Image



Window/Lock/Screen **ä** 2024-06-04 12:57:18 Q 43.7759703, -79.4989353



Window/Lock/Screen **a** 2024-06-04 13:00:16 Q 43.7760174, -79.4989886

Living Room: Living/Dining Room	CONDITION	💥 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	Pot lights
Switch/Outlet	- S	None	
Wall/Ceiling	!	Plumbing	leak from washroom
Window Covering	D -	None	Wd
Window/Lock/Screen	D -	None	Screen broken



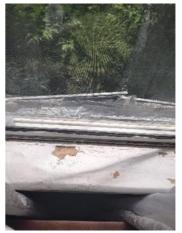
Wall/Ceiling 2024-06-04 13:06:44 (2) 43.7759158, -79.4989615 Image



Window Covering 2024-06-04 13:07:17 43.7759158, -79.4989615 Image



Wall/Ceiling 2024-06-04 13:06:53 (2) 43.7759158, -79.4989615 [mage]



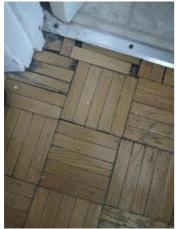
Window/Lock/Screen 2024-06-04 13:07:36 43.7759158, -79.4989615 Image



Window/Lock/Screen **a** 2024-06-04 13:07:42 **a** 43.7759158, -79.4989615 **b** Image

🔰 Hallway/Stairs: Hallway	& CONDITION	🔀 ACTION	
Closet/Cabinet	- S	None	

🕅 Hallway/Stairs: Hallway		💥 ACTION	
Flooring/Baseboard	D -	None	Scuff / wd by washroom. Popping by bedroom
Light Fixture	- S	None	
Railing/Banister	D -	None	Missing
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-04 13:21:44 43.7759484, -79.4989478 Image



Flooring/Baseboard 2024-06-04 13:21:52 43.7759484, -79.4989478 Image



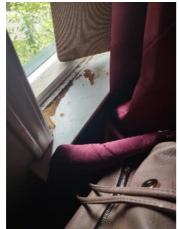
Railing/Banister 2024-06-04 13:12:42 43.7759451, -79.49895 Image

Stairs: Stairs		💥 ACTION	
Railing/Banister	- S	None	
N Bedroom: Master Bedroom		🗙 ΑCTION	
Closet/Door/Track/ Shelving	- S	None	

Page 9 of 17

Report generated by zInspector

N Bedroom: Master Bedroom		🗙 ΑCTION	589
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd
Window/Lock/Screen	D -	None	Bees are getting in. Possible gap unable to see



Window Covering 2024-06-04 13:19:10 43.7759253, -79.4989552 Image



Window/Lock/Screen 2024-06-04 13:19:30 43.7759253, -79.4989552 Image

Bedroom 2: Bedroom 1	© CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	- S	None	Missing
Bedroom 3: Bedroom 2		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	Missing
Door/Knob/Lock	N	None	No knob
Flooring/Baseboard	- S	None	Scuff
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Lifting sill



Closet/Door/Track/Shelving 2024-06-04 13:20:10 43.7759253, -79.4989552 Image



Door/Knob/Lock 2024-06-04 13:21:11 (2) 43.7759484, -79.4989478 Image



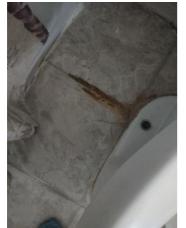
Window Covering 2024-06-04 13:20:58 43.7759484, -79.4989478 Image

N Bathroom: Main Bathroom		🗙 ΑCTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	D -	None	Loose knob
Exhaust Fan	D -	None	Not working properly or on properly
Flooring/Baseboard	D -	None	Wd
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	D -	None	Leaking into living room
Toilet Paper Holder	- S	None	

N Bathroom: Main Bathroom		💥 ACTION	591
Towel Rack	- S	None	
Tub/Shower	D -	None	Possibly leaking into living room
Wall/Ceiling	D -	None	Mold peeling



Door/Knob/Lock 2024-06-04 13:14:29 43.7759275, -79.4989952 Image



Flooring/Baseboard 2024-06-04 13:15:08 43.7759275, -79.4989952 Image



- - -

Exhaust Fan 2024-06-04 13:17:15 43.7759484, -79.4989443 Image



Toilet **1** 2024-06-04 13:15:36 **1** 43.7759275, -79.4989952 **1** Image



Tub/Shower 2024-06-04 13:15:59 (2) 43.7759275, -79.4989952 Image



Wall/Ceiling 2024-06-04 13:16:45 43.7759484, -79.4989443 Image



Wall/Ceiling 2024-06-04 13:16:50 (2) 43.7759484, -79.4989443 Image



Wall/Ceiling 2024-06-04 13:16:43 (2) 43.7759484, -79.4989443 [mage]



Wall/Ceiling 2024-06-04 13:16:48 43.7759484, -79.4989443





Wall/Ceiling 2024-06-04 13:16:57 43.7759484, -79.4989443 Image



Wall/Ceiling 2024-06-04 13:17:00 43.7759484, -79.4989443 Image



Wall/Ceiling 2024-06-04 13:17:02 43.7759484, -79.4989443 Image

N Bathroom 2: Powder Room		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	D -	None	Seperating
Light Fixture	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	

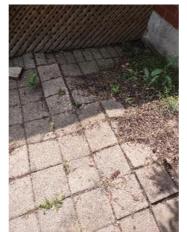


Flooring/Baseboard 2024-06-04 13:25:17 43.7759177, -79.4989513 Image



➡ 2024-06-04 13:25:19
 Q 43.7759177, -79.4989513
 ➡ Image

M Back Yard/Exterior		💥 ACTION	594 □ COMMENTS
Building Exterior	- S	None	
Fence/Gate	- S	None	
Landscaping	D -	None	Lifting
Light Fixture	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	



Landscaping 2024-06-04 12:56:12 43.7759981, -79.4991154 Image

N Basement	CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	N	None	Full washroom no railing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Window unable to open due to earth and dirt



Flooring/Baseboard Q <u>43.7759209, -79.4989695</u>



Light Fixture/Fan 2024-06-04 13:09:14 Q 43.7759209, -79.4989695

IN Front Yard/Exterior	CONDITION	💥 ACTION	
Building Exterior	- S	None	
Landscaping	- S	None	
Light Fixture	D -	None	No cover
Mailbox/Keyed Location	- S	None	
Other	N	None	New doorbell
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Light Fixture **ä** 2024-06-04 13:28:22 Q <u>43.7759336, -79.4989425</u> Image



Other **ä** 2024-06-04 13:28:47 Q <u>43.7759336, -79.4989425</u> Image

General Comments

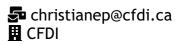
Inspector / Agent

595

Page 16 of 17

-J-





Annual Inspection

Property	Date	Agent / Inspector
TH 25 - Harry Sherman Crowe Co-op	2024-06-05	Jonathan Buckstein

Summary Items

General Condition	Tenants are Adequately Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Observed - not satisfactory.
Critical Repairs	
Other Repairs	

in Condition Summary					
AREA	9 DETAIL	ß	💥 ACTION		MEDIA
Entry: Entrance Area	Door/Knob/Lock	D	None	No screen	🛃 Image
Entry: Entrance Area	Doorbell	D	None	Broken	🛃 Image
Entry: Entrance Area	Other	D	None	Doors and tracks fell off	🛃 Image 🛃 Image
Entry: Entrance Area	Wall/Ceiling	D	None	Hole ceiling by closets	🛃 Image
Kitchen	Cabinets/Drawers	D	None	Door missing/ peeling / knobs missing	🗗 Image 🗗 Image 🗗 Image
Kitchen	Light Fixture	D	None	No covers	🛃 Image 🛃 Image
Kitchen	Oven	D	None	Dial missing	🛃 Image

AREA	P DETAIL	l	🗙 ACTION		598 E MEDIA
Kitchen	Window/Lock/ Screen	D	None	Screen door missing	🛃 Image
Living Room: Living/Dining Room	Switch/Outlet	D	None	Cover missing	📩 Image
Living Room: Living/Dining Room	Window Covering	D	None	Wd	🛃 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	Hole in screen	🛃 Image
Hallway/Stair s: Hallway	Wall/Ceiling	D	None	Hole	🛃 Image
Stairs: Stairs	Railing/Banister	D	None	Hole + railing fell down + new stairs	i Image Image Image Image Image
Bedroom: Master Bedroom	Closet/Door/Track/ Shelving	D	None	Knob loose	🛃 Image
Bedroom: Master Bedroom	Wall/Ceiling	D	None	Hole behind door	🛃 Image
Bedroom: Master Bedroom	Window Covering	D	None	Wd	🛃 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	None	🛃 Image
Bedroom 2: Bedroom 1	Wall/Ceiling	D	None	Holes behind door and other	🛃 Image 🛃 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Sever water damage	🛃 Image
Bedroom 2: Bedroom 1	Window/Lock/ Screen	D	None	Hole in screen	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Wd	🖪 Image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	Off track	🖪 Image
Bedroom 4: Bedroom 3	Light Fixture/Fan	D	None	No cover	🛃 Image

AREA	P DETAIL	l	🗙 ΑCTION		599 E MEDIA
Bedroom 4: Bedroom 3	Wall/Ceiling	D	None	Hole behind door	🛃 Image
Bedroom 4: Bedroom 3	Window Covering	D	None	Wd	🛃 Image 🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	Door off hinge	🗾 Image
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Loose	🗾 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mat stain + rechaulking	Image Image Image Image Image
Bathroom 2: Powder Room	Exhaust Fan	D	None	Not working	🚰 Image
Back Yard/Exterior	Landscaping	D	None	Lifting	🛃 Image
Back Yard/Exterior	Other	D	None	Eavestroft broken	🛃 Image
Back Yard/Exterior	Porch/Stairs	D	None	Spindle and stairs loose	🛃 Image 🛃 Image
Basement	Light Fixture/Fan	D	None	No covers	🛃 Image
Basement	Other	D	None	Closet door missing	🛃 Image
Basement	Wall/Ceiling	D	None	Hole behind door / hole in wall / railing missing / hole in ceiling	image image image image image image
Front Yard/Exterior	Landscaping	D	None	Overgrown	🛃 Image
Front Yard/Exterior	Light Fixture	D	None	No cover	🛃 Image
Front Yard/Exterior	Mailbox/Keyed Location	D	None	No lid	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🔀 ACTION	
Door/Knob/Lock	D -	None	No screen
Doorbell	D -	None	Broken
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Doors and tracks fell off
Security/Screen Door	- S	None	See door
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole ceiling by closets



Door/Knob/Lock 2024-06-05 12:23:03 43.7759969, -79.4983629 Image



Flooring/Baseboard 2024-06-05 12:24:23 43.77596, -79.4986704 Image



D=Damaged

Doorbell 2024-06-05 12:19:36 43.7763062, -79.4989804 Image



Other 2024-06-05 12:24:42 (2) 43.77596, -79.4986704 Image

N=New



Other 2024-06-05 12:24:45 43.77596, -79.4986704 Image

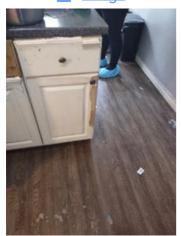


Wall/Ceiling 2024-06-05 12:25:23 (2) 43.77596, -79.4986704 Image

🔰 Kitchen		💥 ΑCTION	
Cabinets/Drawers	D -	None	Door missing/ peeling / knobs missing
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	No covers
Oven	D -	None	Dial missing
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Glass door loose
Window/Lock/Screen	D -	None	Screen door missing



Cabinets/Drawers 2024-06-05 12:48:17 43.7760177, -79.4987977 Image



Cabinets/Drawers 2024-06-05 12:48:22 (2) 43.7760177, -79.4987977

🛃 Image



Light Fixture **1** 2024-06-05 12:47:16 **43.7760177, -79.4987977 1** Image



Cabinets/Drawers 2024-06-05 12:48:20 43.7760177, -79.4987977 Image



Flooring/Baseboard 2024-06-05 12:47:23 43.7760177, -79.4987977 Image



Light Fixture 2024-06-05 12:48:35 43.7760177, -79.4987977 Image



Oven **ä** 2024-06-05 12:47:05 Q <u>43.7760177, -79.4987977</u> Image



Window Covering **ä** 2024-06-05 12:49:25 Q 43.7760379, -79.4987924 Image



Window Covering **1** 2024-06-05 12:49:23 Q 43.7760379, -79.4987924 Image



Window/Lock/Screen **ä** 2024-06-05 12:20:08 Q 43.7763062, -79.4989804 Image

	🗙 ΑCTION	
- S	None	
- S	None	
- S	None	
D -	None	Cover missing
- S	None	
D -	None	Wd
D -	None	Hole in screen
	- S - S - S - D - - S D - D -	- S None - S None - S None D - None - S None D - None D - None D - None



Switch/Outlet 2024-06-05 12:28:19 43.7759628, -79.4986732 Image



Window Covering 2024-06-05 12:27:47 (2) 43.7759628, -79.4986732 Image



Window/Lock/Screen 2024-06-05 12:27:42 43.7759628, -79.4986732 Image

🚺 Hallway/Stairs: Hallway	CONDITION	🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole



Flooring/Baseboard 2024-06-05 12:35:09 (2) 43.7759139, -79.4986838 Image



605

Wall/Ceiling 2024-06-05 12:35:02 (2) 43.7759139, -79.4986838 Image

N Stairs: Stairs	§ CONDITION	💥 ACTION	
Railing/Banister	D -	None	Hole + railing fell down + new stairs



Railing/Banister 2024-06-05 12:34:07 (2) 43.7760011, -79.4985829 Image



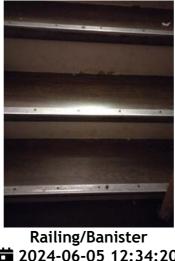
Railing/Banister 2024-06-05 12:34:08 43.7760011, -79.4985829 Image



Railing/Banister 2024-06-05 12:34:14 (2) 43.7760011, -79.4985829 Mage



Railing/Banister 2024-06-05 12:34:17 (2) 43.7760011, -79.4985829 Image



a 2024-06-05 12:34:20
 a 43.7760011, -79.4985829
 b Image

N Bedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	Knob loose
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole behind door
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	No screen ac



Closet/Door/Track/Shelving 2024-06-05 12:44:44 43.7759199, -79.4986978 Image



Wall/Ceiling 2024-06-05 12:45:14 43.7759581, -79.4986387 Image



Flooring/Baseboard 2024-06-05 12:44:54 (2) 43.7759581, -79.4986387 E¹ Image



Window Covering 2024-06-05 12:45:30 43.7759581, -79.4986387 Image

Bedroom 2: Bedroom 1		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	None
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Holes behind door and other
Window Covering	D -	None	Sever water damage
Window/Lock/Screen	D -	None	Hole in screen



Closet/Door/Track/Shelving 2024-06-05 12:38:43 43.7759911, -79.498686 Image



Wall/Ceiling 2024-06-05 12:39:21 (2) 43.7760294, -79.4987846

🛃 Image



Window Covering 2024-06-05 12:39:53 43.7760294, -79.4987846 Image



Flooring/Baseboard 2024-06-05 12:38:56 43.7760294, -79.4987846 Image



Wall/Ceiling 2024-06-05 12:39:23 43.7760294, -79.4987846 Image

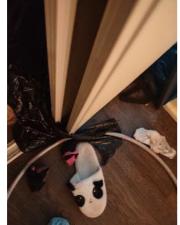
Window/Lock/Screen 2024-06-05 12:40:04 43.7760294, -79.4987846 Image

Bedroom 3: Bedroom 2		🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track

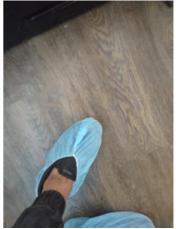
Page 12 of 22

Report generated by zInspector

Bedroom 3: Bedroom 2		💥 ACTION	
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd



Closet/Door/Track/Shelving 2024-06-05 12:40:52 43.7760294, -79.4987846 Image



Flooring/Baseboard 2024-06-05 12:41:02 43.7759899, -79.4987534 Image



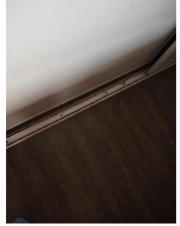
Window Covering 2024-06-05 12:41:52 43.7759899, -79.4987534 Image

Bedroom 4: Bedroom 3		🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	D -	None	No cover
Switch/Outlet	- S	None	

Page 13 of 22

Report generated by zInspector

N Bedroom 4: Bedroom 3		🔀 ACTION	
Wall/Ceiling	D -	None	Hole behind door
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-05 12:43:06 43.7759199, -79.4986978 Image



Light Fixture/Fan 2024-06-05 12:43:39 43.7759199, -79.4986978 Image



Flooring/Baseboard 2024-06-05 12:43:12 43.7759199, -79.4986978 Image



Wall/Ceiling 2024-06-05 12:43:30 43.7759199, -79.4986978 Image



Window Covering 2024-06-05 12:44:00 43.7759199, -79.4986978 Image



Window Covering 2024-06-05 12:44:02 43.7759199, -79.4986978 Image

🚺 Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	D -	None	Door off hinge
Door/Knob/Lock	D -	None	Loose
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mat stain + rechaulking

611



Cabinet/Counter/Shelving **ä** 2024-06-05 12:35:51 Q <u>43.7759139, -79.4986838</u> 🛃 Image



Flooring/Baseboard **ä** 2024-06-05 12:36:14 Q <u>43.7759139, -79.4986838</u>

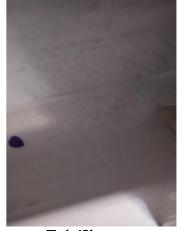
Image



Tub/Shower **ä** 2024-06-05 12:37:04 Q 43.7759911, -79.498686 Image



Door/Knob/Lock **ä** 2024-06-05 12:36:06 Q 43.7759139, -79.4986838 Image



Tub/Shower **ä** 2024-06-05 12:37:02 Q 43.7759911, -79.498686 Image Image



Tub/Shower **ä** 2024-06-05 12:37:05 Q 43.7759911, -79.498686 🛃 Image



Tub/Shower 2024-06-05 12:37:07 43.7759911, -79.498686 Image

Bathroom 2: Powder Room		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Not working
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	



Exhaust Fan 2024-06-05 12:26:24 43.7759628, -79.4986732 Image

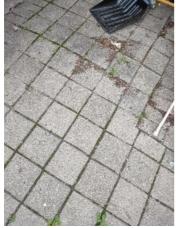


Flooring/Baseboard 2024-06-05 12:26:35 43.7759628, -79.4986732 Image Report generated by zInspector

Page 17 of 22

614

Back Yard/Exterior	© CONDITION	🔀 ACTION	
Building Exterior	- S	None	
Fence/Gate	- S	None	
Landscaping	D -	None	Lifting
Light Fixture	- S	None	
Other	D -	None	Eavestroft broken
Patio/Deck/Balcony	- S	None	
Porch/Stairs	D -	None	Spindle and stairs loose



Landscaping 2024-06-05 12:17:40 43.7786559, -79.4986848 Image



Porch/Stairs 2024-06-05 12:18:45 43.7763062, -79.4989804 Image



Other 2024-06-05 12:18:16 (2) 43.7786559, -79.4986848 [mage]



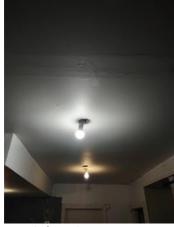
Porch/Stairs 2024-06-05 12:18:51 43.7763062, -79.4989804 Image

🚺 Basement		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	Unfinished
Light Fixture/Fan	D -	None	No covers
Other	D -	None	Closet door missing

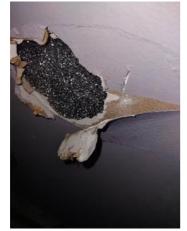
Page 18 of 22

Report generated by zInspector

🕅 Basement		💥 ACTION	615 COMMENTS
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole behind door / hole in wall / railing missing / hole in ceiling
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Light Fixture/Fan 2024-06-05 12:31:12 3.7760205, -79.4987801 2.1000



Wall/Ceiling 2024-06-05 12:29:16 (2, 43.7759359, -79.498691 [mage]



Other 2024-06-05 12:30:33 43.7759359, -79.498691 Image



Wall/Ceiling 2024-06-05 12:30:00 43.7759359, -79.498691 Image



Wall/Ceiling 2024-06-05 12:30:10 (2) 43.7759359, -79.498691 [mage]



Wall/Ceiling 2024-06-05 12:32:04 (2) 43.7760205, -79.4987801 Mage

Front Yard/Exterior		🔀 ACTION	
Building Exterior	- S	None	
Landscaping	D -	None	Overgrown
Light Fixture	D -	None	No cover
Mailbox/Keyed Location	D -	None	No lid
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Landscaping 2024-06-05 12:21:52 (2) 43.7759969, -79.4983629 [mage]



Light Fixture 2024-06-05 12:22:36 43.7759969, -79.4983629 Image



Mailbox/Keyed Location 2024-06-05 12:19:16 43.7763062, -79.4989804 Image

Garage/Parking: Driveway		🗙 ΑCTION	
Cabinet/Counter	- S	None	Being used as a bedroom
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	
Light Fixture	- S	None	
Other	- S	None	



Other 2024-06-05 12:32:58 (2) 43.7760011, -79.4985829 [mage]

General Comments

Inspector / Agent





Annual Inspection

Property	Date	Agent / Inspector
TH 28 - Harry Sherman Crowe Co-op	2024-06-06	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	¶ DETAIL	l	🗙 ΑСΤΙΟΝ		🛃 MEDIA
Entry: Entrance Area	Doorbell	D	None	Doesn't work	🛃 Image
Entry: Entrance Area	Other	D	None	One door missing/ other off track falling down	🛃 Image
Entry: Entrance Area	Wall/Ceiling	D	None	Baseboard damage	🛃 Image
Kitchen	Cabinets/Drawers	D	None	Drawers not aligned	🛃 Image ट्री Image
Kitchen	Counter	D	None	Broken	🛃 Image
Kitchen	Faucet/Plumbing	D	None	Faucet too tight	🛃 Image
Kitchen	Oven	D	None	Door broken	🛃 Image
Kitchen	Range/Fan/Hood/ Filter	D	None	During rain, can be heard in rangehood	🛃 Image

IN AREA	9 DETAIL	l	💥 ACTION		620 En Media
Kitchen	Window/Lock/ Screen	D	None	Ripped off track	🛃 Image
Living Room: Living/Dining Room	Window Covering	D	None	Wd	📩 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	Rip in screen	📩 Image
Bedroom: Master Bedroom	Window Covering	D	None	Lifting	📩 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 2: Bedroom 1	Wall/Ceiling	D	None	Damage	🛃 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Lifting	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Off bottom track	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Lifting	🛃 Image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image 🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mat stain, hole in tiles, water going down	image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Damage behind toilet	📩 Image
Bathroom 2: Powder Room	Exhaust Fan	D	None	Fan hitting something loud bang	📩 Image
Bathroom 2: Powder Room	Flooring/Baseboard	D	None	Seperating	🛃 Image
Bathroom 2: Powder Room	Plumbing/Drain	D	None	Ptrap occasionally leaks	🛃 Image
Back Yard/Exterior	Fence/Gate	D	None	Tilting	🛃 Image
Back Yard/Exterior	Landscaping	D	None	Lifting	Image Image Image
Back Yard/Exterior	Porch/Stairs	D	None	Spindles loose and missing	Image Image

🕅 AREA	¶ DETAIL	۵	💥 ACTION		621 🗗 Media
Basement	Light Fixture/Fan	D	None	Missing covers	🛃 Image 🛃 Image
Basement	Other	D	None	Missing railing	🛃 Image
Basement	Switch/Outlet	D	None	Cover cracked	🛃 Image
Basement	Wall/Ceiling	D	None	Vent missing/ big holes	ा Image हो Image हो Image
Front Yard/Exterior	Landscaping	D	None	Overgrown	🛃 Image
Garage/Parki ng: Driveway	Other	D	None	Water damage on ceiling	🛃 Image

D=Damaged

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Doorbell	D -	None	Doesn't work
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	One door missing/ other off track falling down
Security/Screen Door	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Baseboard damage



Doorbell **1** 2024-06-06 14:24:45 **1** 43.7761308, -79.4981743 **1** Image



Other 2024-06-06 14:24:28 43.7761308, -79.4981743 Image



Wall/Ceiling 2024-06-06 14:23:29 43.7761308, -79.4981743 Image

N=New

🔰 Kitchen		💥 ACTION	
Cabinets/Drawers	D -	None	Drawers not aligned
Counter	D -	None	Broken
Faucet/Plumbing	D -	None	Faucet too tight
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	D -	None	Door broken
Range/Fan/Hood/Filter	D -	None	During rain, can be heard in rangehood
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Ripped off track



Cabinets/Drawers 2024-06-06 14:01:24 (2) 43.7761393, -79.4981852

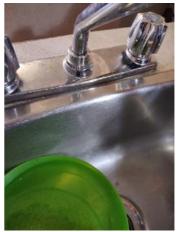
Image



Counter **1** 2024-06-06 14:00:54 **2** 43.7761991, -79.4982546 **1** Image



Cabinets/Drawers 2024-06-06 14:01:35 (2) 43.7761393, -79.4981852 Image





Oven **1** 2024-06-06 14:04:03 **2** 43.7761353, -79.4981672 **1** Image



Range/Fan/Hood/Filter 2024-06-06 14:03:25 43.7761353, -79.4981672 Image



Window/Lock/Screen 2024-06-06 14:04:27 43.7761353, -79.4981672 Image

Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	- S	None	Scuff
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Baseboard missing wall damage
Window Covering	D -	None	Wd
Window/Lock/Screen	D -	None	Rip in screen



Wall/Ceiling 2024-06-06 14:06:53 43.7761256, -79.4981591 Image



Window Covering 2024-06-06 14:05:53 43.7761256, -79.4981591 Image



Wall/Ceiling 2024-06-06 14:06:54 43.7761256, -79.4981591 Image

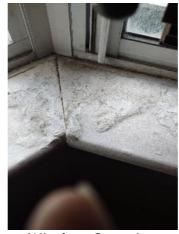


Window/Lock/Screen 2024-06-06 14:05:26 (2) 43.7761256, -79.4981591 Image

🔰 Hallway/Stairs: Hallway		🗙 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Railing/Banister	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🕅 Stairs: Stairs		💥 ACTION	
Railing/Banister	- S	None	

Bedroom: Master Bedroom		🗙 ΑCTION	626
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Window Covering	D -	None	Lifting
Window/Lock/Screen	- S	None	



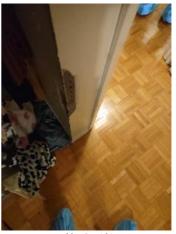
Window Covering 2024-06-06 14:15:58 43.776121, -79.4981822 Image

Bedroom 2: Bedroom 1	CONDITION	💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Damage
Window Covering	D -	None	Lifting
Window/Lock/Screen	- S	None	

~ ~



Closet/Door/Track/Shelving 2024-06-06 14:16:32 43.776121, -79.4981822 Image

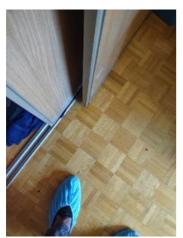


Wall/Ceiling 2024-06-06 14:16:57 43.776121, -79.4981822 Image



Window Covering 2024-06-06 14:17:25 43.776121, -79.4981822 Image

Bedroom 3: Bedroom 2	CONDITION	🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off bottom track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Lifting

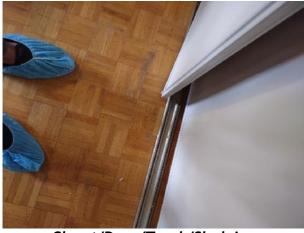


Closet/Door/Track/Shelving 2024-06-06 14:12:30 43.7761291, -79.498168 Image



Window Covering 2024-06-06 14:13:00 (2) 43.7761291, -79.498168 [mage]

Bedroom 4: Bedroom 3	CONDITION	💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-06 14:13:44 43.7761224, -79.4981778 Image

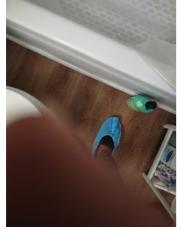


Closet/Door/Track/Shelving 2024-06-06 14:13:56 43.7761224, -79.4981778 Image

Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	

Report generated by zInspector

∎ Bathroom: Main Bathroom		🗙 ΑCTION	629 Г сомментs
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mat stain, hole in tiles, water going down
Wall/Ceiling	D -	None	Damage behind toilet



Flooring/Baseboard 2024-06-06 14:18:12 (2) 43.7761923, -79.4981936 Image



Tub/Shower 2024-06-06 14:19:12 43.7761923, -79.4981936 Image



Tub/Shower 2024-06-06 14:19:14 (2) 43.7761923, -79.4981936 Image



Tub/Shower 2024-06-06 14:19:20 43.7761923, -79.4981936 Image



Tub/Shower 2024-06-06 14:19:16 (2) 43.7761923, -79.4981936 Image



Wall/Ceiling 2024-06-06 14:19:07 43.7761923, -79.4981936 Image

- S - S D -	None None None	Fan hitting something
		Fan hitting something
D -	None	Fan hitting something
		loud bang
D -	None	Seperating
- S	None	
D -	None	Ptrap occasionally leaks
- S	None	
	- S - D - - S - S - S - S - S - S - S	- S None D - None - S None

Page 12 of 18

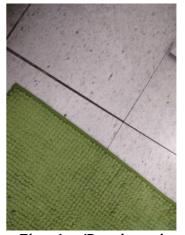
Report generated by **z**Inspector



Exhaust Fan 2024-06-06 14:20:42 43.7761143, -79.4982822 Image



Flooring/Baseboard 2024-06-06 14:21:37 43.7761203, -79.4981667 Image



Flooring/Baseboard 2024-06-06 14:21:35 43.7761203, -79.4981667 Image

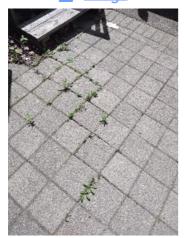


Plumbing/Drain 2024-06-06 14:22:27 43.7761203, -79.4981667 Image

Back Yard/Exterior	CONDITION	💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	D -	None	Tilting
Landscaping	D -	None	Lifting
Light Fixture	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	D -	None	Spindles loose and missing

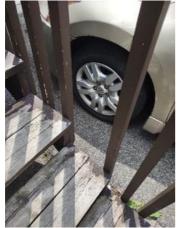


Fence/Gate 2024-06-06 13:58:33 43.7762611, -79.4982386 Image



Landscaping 2024-06-06 13:58:50 (43.7762611, -79.4982386)

Image



Porch/Stairs 2024-06-06 13:59:20 43.7761991, -79.4982546 Image



Landscaping 2024-06-06 13:58:48 (2) 43.7762611, -79.4982386 Image



Landscaping 2024-06-06 13:58:52 (2) 43.7762611, -79.4982386 [mage]



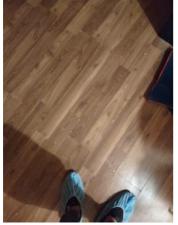
Porch/Stairs 2024-06-06 13:59:28 43.7761991, -79.4982546 Image

🕅 Basement	CONDITION	💥 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	D -	None	Missing covers

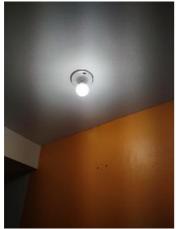
Page 14 of 18

Report generated by zInspector

💵 Basement		🗙 ΑCTION	
Other	D -	None	Missing railing
Switch/Outlet	D -	None	Cover cracked
Wall/Ceiling	D -	None	Vent missing/ big holes



Flooring/Baseboard 2024-06-06 14:09:28 43.7761282, -79.4981621 Image



Light Fixture/Fan 2024-06-06 14:09:23 43.7761444, -79.4981811 Image



Light Fixture/Fan 2024-06-06 14:09:20 43.7761444, -79.4981811 Image



Other **1** 2024-06-06 14:08:27 **2** 43.7761444, -79.4981811 **1** Image



Switch/Outlet 2024-06-06 14:08:36 (2) 43.7761444, -79.4981811 Image



Wall/Ceiling 2024-06-06 14:09:43 43.7761282, -79.4981621 Image



Wall/Ceiling 2024-06-06 14:09:00 43.7761444, -79.4981811 Image



Wall/Ceiling 2024-06-06 14:09:50 (2) 43.7761282, -79.4981621 Image

IN Front Yard/Exterior	© CONDITION	💥 ACTION	
Building Exterior	- S	None	
Landscaping	D -	None	Overgrown
Light Fixture	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	



Landscaping 2024-06-06 14:25:30 43.776077, -79.4982315 Image

Garage/Parking: Driveway		🗙 ACTION	
Cabinet/Counter	- S	None	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	
Garage Door	- S	None	
Light Fixture	- S	None	
Other	D -	None	Water damage on ceiling
Other Door/Knob/Lock	- S	None	



Other 2024-06-06 14:10:57 (2) 43.7761282, -79.4981621 Image

General Comments

Inspector / Agent







Annual Inspection

Property	Date	Agent / Inspector
TH 31 - Harry Sherman Crowe Co-op	2024-06-07	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

in Condition Summary							
IN AREA	🖤 AREA 🛛 📍 DETAIL 🛛 🔒 🔀 ACTION 🖓 COMMENTS 🛃 MEDIA						
Entry: Entrance Area	Other	D	None	No tracks or doors	🛃 Image 🛃 Image		
Entry: Entrance Area	Security/Screen Door	D	None	Screen ripped. Latch missing	image السقوة السقوة السقوة السقوة		
Kitchen	Cabinets/Drawers	D	None	Top cabinets handles broken or missing. Bottom shelves no handles + shelves missing	현 Image 현 Image 현 Image 한 Image		
Kitchen	Window/Lock/ Screen	D	None	Glass door hard to move. Screen ripped	🗗 Image 🗗 Image 🗗 Image		
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	No screen	▶ Image ▶ Image		

IN AREA	P DETAIL	ß	💥 ACTION		638 En Media
Hallway/Stair s: Hallway	Closet/Cabinet	D	None	Hole in door	🛃 Image
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Scuff damage	🛃 Image
Stairs: Stairs	Railing/Banister	D	None	Off bolts	🛃 Image 🛃 Image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom 2: Bedroom 1	Door/Knob/Lock	D	None	No knob.	🛃 Image
Bedroom 2: Bedroom 1	Switch/Outlet	D	None	Missing covers	🛃 Image 🛃 Image
Bedroom 2: Bedroom 1	Wall/Ceiling	D	None	Hole	🛃 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Sill damage	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 3: Bedroom 2	Door/Knob/Lock	D	None	No knob	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Sill damaged	Image Image Image
Bedroom 3: Bedroom 2	Window/Lock/ Screen	D	None	No screen	📩 Image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 4: Bedroom 3	Door/Knob/Lock	D	None	Knob missing	🛃 Image 🛃 Image
Bedroom 4: Bedroom 3	Window Covering	D	None	Sill damage	🛃 Image 🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	Counter damage	🔁 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mat stain needs regrout	Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	peeling ceiling	🛃 Image 🎫 Image
Back Yard/Exterior	Landscaping	D	None	Bricks lifting	🛃 Image

MI AREA	🕈 DETAIL	ı	🔀 ACTION		639 E MEDIA
Back Yard/Exterior	Porch/Stairs	D	None	Spindle loose	🛃 Image
Basement	Wall/Ceiling	D	None	Wall damage	🛃 Image
Front Yard/Exterior	Mailbox/Keyed Location	D	None	No lid	🛃 Image

Additional Items of Interest or Concern

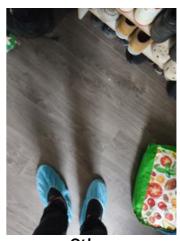
S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	No tracks or doors
Security/Screen Door	D -	None	Screen ripped. Latch missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-07 12:11:55 43.77612, -79.4978954 Image

Other **1** 2024-06-07 12:11:39 **1** 43.77612, -79.4978954 **1** Image



D=Damaged

Other 2024-06-07 12:11:37 (2) 43.77612, -79.4978954 Image



Security/Screen Door 2024-06-07 12:08:09 43.7761208, -79.4978622 Image

N=New



Security/Screen Door 2024-06-07 12:08:13 43.7761208, -79.4978622 Image



Security/Screen Door 2024-06-07 12:10:12 43.77612, -79.4978954 Image

🕕 Kitchen		💥 ACTION	
Cabinets/Drawers	D -	None	Top cabinets handles broken or missing. Bottom shelves no handles + shelves missing
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window/Lock/Screen	D -	None	Glass door hard to move. Screen ripped



Cabinets/Drawers 2024-06-07 12:29:53 43.7761521, -79.4979494 Image



Cabinets/Drawers
2024-06-07 12:30:01
43.7761521, -79.4979494

🛃 Image



Window/Lock/Screen 2024-06-07 12:31:45 43.7761378, -79.4980182 Image



Cabinets/Drawers 2024-06-07 12:29:57 (2) 43.7761521, -79.4979494 Image



Cabinets/Drawers 2024-06-07 12:30:04 (2) 43.7761378, -79.4980182 [mage]

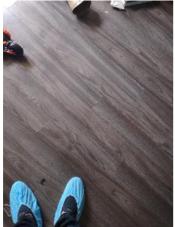


Window/Lock/Screen 2024-06-07 12:31:48 43.7761378, -79.4980182 Image



➡ 2024-06-07 12:31:51
 ● 43.7761378, -79.4980182
 ➡ Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	No screen



Flooring/Baseboard 2024-06-07 12:12:43 43.7761543, -79.4979521 Image



Light Fixture/Fan 2024-06-07 12:12:58 43.7761543, -79.4979521 Image



Window/Lock/Screen 2024-06-07 12:13:36 43.7761543, -79.4979521 Image



Window/Lock/Screen 2024-06-07 12:13:38 43.7761543, -79.4979521 Image

🚺 Hallway/Stairs: Hallway		🔀 ACTION	
Closet/Cabinet	D -	None	Hole in door
Flooring/Baseboard	D -	None	Scuff damage
Light Fixture	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

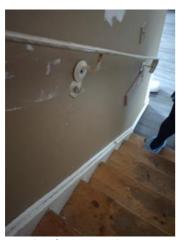


Closet/Cabinet 2024-06-07 12:18:41 43.7761464, -79.4979826 Image



Flooring/Baseboard 2024-06-07 12:21:02 43.7761926, -79.4979105 Image

N Stairs: Stairs		🔀 ACTION	
Railing/Banister	D -	None	Off bolts



Railing/Banister 2024-06-07 12:17:34 (2) 43.776142, -79.4979352 [mage]



Railing/Banister 2024-06-07 12:17:36 43.776142, -79.4979352 Image

NB Bedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	N	None	Locked no access



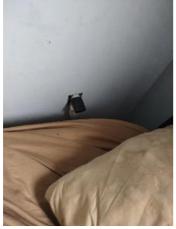
Closet/Door/Track/Shelving 2024-06-07 12:26:41 43.776144, -79.4980095 Image

Bedroom 2: Bedroom 1		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	D -	None	No knob.
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	D -	None	Missing covers
Wall/Ceiling	D -	None	Hole

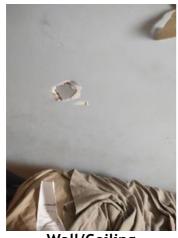
🕅 Bedroom 2: Bedroom 1		🔀 ACTION	
Window Covering	D -	None	Sill damage
Window/Lock/Screen	- S	None	No screen ac



Closet/Door/Track/Shelving 2024-06-07 12:19:17 43.7761464, -79.4979826 Image



Switch/Outlet 2024-06-07 12:19:59 (2) 43.7761464, -79.4979826 Image



Wall/Ceiling 2024-06-07 12:20:30 43.7761926, -79.4979105 Image



Door/Knob/Lock 2024-06-07 12:19:28 43.7761464, -79.4979826 Image

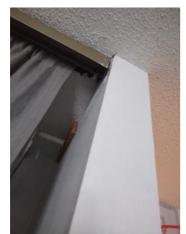


Switch/Outlet 2024-06-07 12:20:01 (2) 43.7761464, -79.4979826 Image

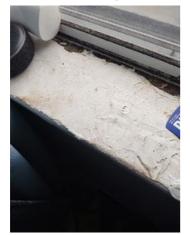


Window Covering 2024-06-07 12:20:15 43.7761926, -79.4979105 Image

Bedroom 3: Bedroom 2		🔀 ACTION	647 COMMENTS
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	D -	None	No knob
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Sill damaged
Window/Lock/Screen	D -	None	No screen



Closet/Door/Track/Shelving 2024-06-07 12:21:24 43.7761926, -79.4979105 Image



Window Covering 2024-06-07 12:22:19 (2) 43.776243, -79.4978874 Image



Door/Knob/Lock 2024-06-07 12:21:34 (2) 43.7761926, -79.4979105 Image



Window Covering 2024-06-07 12:22:22 43.776243, -79.4978874 Image



Window Covering 2024-06-07 12:22:27 43.776243, -79.4978874 Image



Window/Lock/Screen 2024-06-07 12:22:36 43.776243, -79.4978874 Image



Window/Lock/Screen 2024-06-07 12:22:37 43.776243, -79.4978874 Image

Bedroom 4: Bedroom 3		🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	D -	None	Knob missing
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Sill damage
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-07 12:25:11 (2) 43.7761494, -79.4979347 [mage]



Door/Knob/Lock 2024-06-07 12:25:20 43.7761494, -79.4979347 Image



Door/Knob/Lock 2024-06-07 12:25:17 (2) 43.7761494, -79.4979347 Image



Window Covering 2024-06-07 12:25:56 43.7761494, -79.4979347 Image



Window Covering 2024-06-07 12:25:57 43.7761494, -79.4979347 Image

NI Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	D -	None	Counter damage

Page 13 of 19

Report generated by zInspector

649

🔰 Bathroom: Main Bathroom		🗙 ACTION	650
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mat stain needs regrout
Wall/Ceiling	D -	None	peeling ceiling



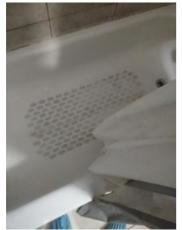
Cabinet/Counter/Shelving 2024-06-07 12:23:20 43.776243, -79.4978874 Image



Flooring/Baseboard 2024-06-07 12:23:30 43.776243, -79.4978874 Image



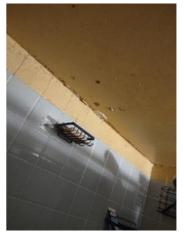
Tub/Shower 2024-06-07 12:24:32 43.7761494, -79.4979347 Image



Tub/Shower 2024-06-07 12:24:35 43.7761494, -79.4979347 Image



Tub/Shower 2024-06-07 12:24:34 (2) 43.7761494, -79.4979347 Image



Wall/Ceiling 2024-06-07 12:24:10 43.7761494, -79.4979347 Image



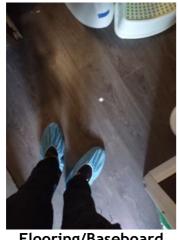
Wall/Ceiling **a** 2024-06-07 12:24:12 **a** 43.7761494, -79.4979347 **b** Image

N Bathroom 2: Powder Room		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	

Page 15 of 19

Report generated by zInspector

M Bathroom 2: Powder Room		💥 ACTION	652 Г сомментs
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-07 12:27:43 43.776144, -79.4980095 Image



Toilet **1** 2024-06-07 12:28:06 **2** 43.7761521, -79.4979494 **1** Image

Back Yard/Exterior		💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	- S	None	
Landscaping	D -	None	Bricks lifting
Light Fixture	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	D -	None	Spindle loose



Landscaping 2024-06-07 12:33:24 43.7762214, -79.4981137 Image



Porch/Stairs 2024-06-07 12:33:42 43.7762214, -79.4981137 Image

🔰 Basement	CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	Scuff. Tiles peeling
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Wall damage
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

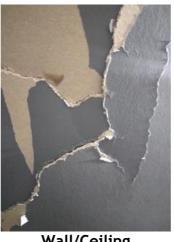


Flooring/Baseboard 2024-06-07 12:15:01 43.7761463, -79.4979232 Image



Flooring/Baseboard 2024-06-07 12:15:46 (2) 43.7761463, -79.4979232 Image

653



Wall/Ceiling 2024-06-07 12:16:30 43.776142, -79.4979352 Image

IN Front Yard/Exterior		🔀 ACTION	
Building Exterior	- S	None	
Landscaping	- S	None	
Light Fixture	- S	None	
Mailbox/Keyed Location	D -	None	No lid
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Mailbox/Keyed Location 2024-06-07 12:32:09 43.7762214, -79.4981137 Image

Garage/Parking: Driveway		🔀 ΑCTION	
Cabinet/Counter	- S	None	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	

Report generated by \mathbf{z} Inspector

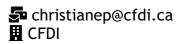
M Garage/Parking: Driveway		🗙 ACTION	655 Г соммент я
Garage Door	- S	None	
Light Fixture	- S	None	
Other Door/Knob/Lock	- S	None	
Switch/Outlet	- S	None	

General Comments

Inspector / Agent







Annual Inspection

Property	Date	Agent / Inspector
TH 34 - Harry Sherman Crowe Co-op	2024-06-11	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

🐴 Condition Summary					
M AREA	P DETAIL		🗙 ΑСΤΙΟΝ		MEDIA
Entry: Entrance Area	Other	D	None	Off bottom track	🛃 Image
Entry: Entrance Area	Security/Screen Door	D	None	No latch door doesn't close	nage Image Image Image
Kitchen	Cabinets/Drawers	D	None	Drawers missing	🛃 Image
Kitchen	Window Covering	D	None	Wood damage above door	🛃 Image
Hallway/Stair s: Hallway	Smoke/CO Detector	D	None	Missing	🛃 Image
Bedroom: Master Bedroom	Wall/Ceiling	D	None	Plastered over door	🎦 Image
Bedroom: Master Bedroom	Window Covering	D	None	Scaring	🚰 Image 🚰 Image

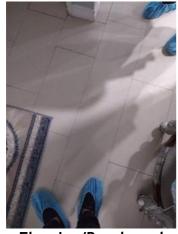
Page 1 of 20

💵 AREA	¶ DETAIL	l	💥 ACTION		657 🛱 Media
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom 2: Bedroom 1	Window/Lock/ Screen	D	None	No screen	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Damaged sill	🛃 Image 🛃 Image
Bedroom 3: Bedroom 2	Window/Lock/ Screen	D	None	No screen	🛃 Image
Bedroom 4: Bedroom 3	Window/Lock/ Screen	D	None	No screen	🛃 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud	🛃 Image
Bathroom: Main Bathroom	Medicine Cabinet/ Mirror	D	None	Handle missing	🛃 Image
Basement	Other	D	None	Railing missing	🖬 Image
Basement	Wall/Ceiling	D	None	Water damage ceiling in laundry room	🎦 Image
Garage/Parki ng: Driveway	Other Door/Knob/ Lock	D	None	Damage to frame	🛃 Image

Additional Items of Interest or Concern

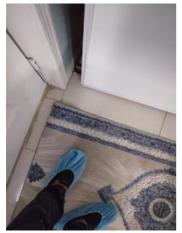
S=Satisfactory

🚺 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	D -	None	Off bottom track
Security/Screen Door	D -	None	No latch door doesn't close
Switch/Outlet	- S	None	



Flooring/Baseboard 2024-06-11 12:52:07 43.7765523, -79.4981723

🛃 Image



Other 2024-06-11 12:52:54 43.7765523, -79.4981723 Image



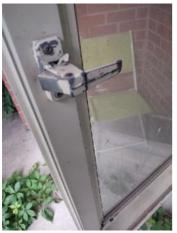
D=Damaged

Light Fixture/Fan 2024-06-11 12:52:03 43.7765523, -79.4981723 Image



Security/Screen Door 2024-06-11 12:55:59 3.43.7767522, -79.4982066 Mage

N=New



Security/Screen Door 2024-06-11 12:56:01 43.7767522, -79.4982066 Image



Security/Screen Door 2024-06-11 12:56:17 3 43.7767522, -79.4982066 Image

💵 Kitchen	CONDITION	🔀 ΑСΤΙΟΝ	
Cabinets/Drawers	D -	None	Drawers missing
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	N	None	
Sink/Disposal	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wood damage above door
Window/Lock/Screen	- S	None	

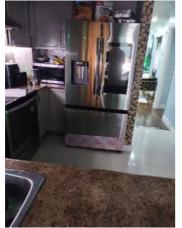


Cabinets/Drawers 2024-06-11 12:35:15 (2) 43.7764992, -79.4981389 Image



Light Fixture 2024-06-11 12:34:43 (43.7764992, -79.4981389

🛃 Image



Refrigerator 2024-06-11 12:34:23 43.7764992, -79.4981389 Image



660

Flooring/Baseboard 2024-06-11 12:34:49 3.7764992, -79.4981389 Image



Oven **1** 2024-06-11 12:34:36 **43.7764992, -79.4981389 1** Image



Refrigerator 2024-06-11 12:34:25 43.7764992, -79.4981389 Image



Sink/Disposal 2024-06-11 12:34:19 3 43.7764992, -79.4981389 Image

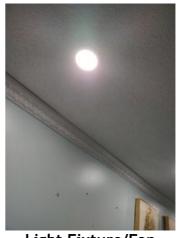


Window Covering 2024-06-11 12:34:08 43.7764992, -79.4981389 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	Pot lights
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	New sill
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-06-11 12:35:53 43.7764992, -79.4981389 Image



Light Fixture/Fan 2024-06-11 12:35:57 43.7764992, -79.4981389 Image

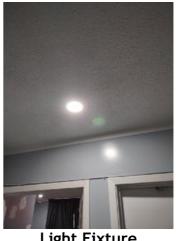
🔰 Hallway/Stairs: Hallway	CONDITION	🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Smoke/CO Detector	D -	None	Missing

Page 6 of 20

🕪 Hallway/Stairs: Hallway		🗙 ΑСΤΙΟΝ	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-11 12:41:07 (2) 43.7764971, -79.498216 Elimage



Light Fixture 2024-06-11 12:41:16 43.7764971, -79.498216 Image



Smoke/CO Detector 2024-06-11 12:41:28 43.7764971, -79.498216 Image

N Stairs: Stairs	CONDITION	🔀 ACTION	
Railing/Banister	- S	None	New floor



Railing/Banister 2024-06-11 12:40:41 (2) 43.7764971, -79.498216 [mage]

N Bedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Plastered over door
Window Covering	D -	None	Scaring
Window/Lock/Screen	- S	None	No screen ac



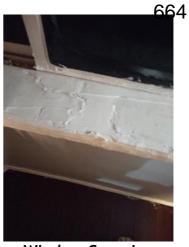
Flooring/Baseboard 2024-06-11 12:50:05 43.7766685, -79.4981616 Image



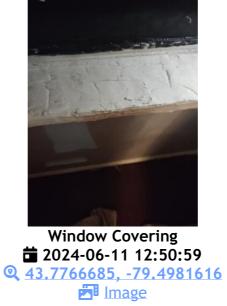
➡ 2024-06-11 12:50:11
 ♥ 43.7766685, -79.4981616
 ➡ Image



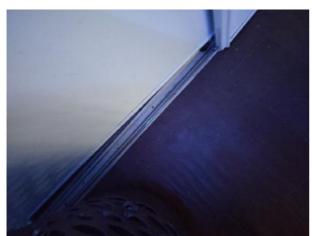
Wall/Ceiling **ä** 2024-06-11 12:50:30 Q 43.7766685, -79.4981616



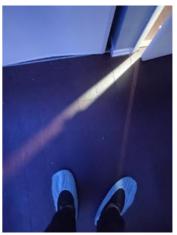
Window Covering **a** 2024-06-11 12:50:57 Q 43.7766685, -79.4981616 Image



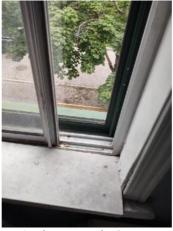
IN Bedroom 2: Bedroom 1	§ CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	No screen



Closet/Door/Track/Shelving 2024-06-11 12:43:04 43.776522, -79.498152 Image



Flooring/Baseboard 2024-06-11 12:43:13 43.776522, -79.498152 Image



Window/Lock/Screen 2024-06-11 12:43:51 43.776522, -79.498152 Image

Bedroom 3: Bedroom 2	© CONDITION	🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Damage plastered over
Window Covering	D -	None	Damaged sill
Window/Lock/Screen	D -	None	No screen



Closet/Door/Track/Shelving 2024-06-11 12:44:36 43.776522, -79.498152 Image



Light Fixture/Fan 2024-06-11 12:44:46 43.776522, -79.498152 Image

Wall/Ceiling 2024-06-11 12:45:06 43.7765412, -79.4981723 Image



Flooring/Baseboard 2024-06-11 12:44:41 (2) 43.776522, -79.498152 Image



Wall/Ceiling 2024-06-11 12:45:03 43.7765412, -79.4981723 Image



Window Covering 2024-06-11 12:45:33 43.7765412, -79.4981723 Image



Window Covering 2024-06-11 12:45:35 43.7765412, -79.4981723 Image



Window/Lock/Screen 2024-06-11 12:45:45 43.7765412, -79.4981723 Image

Bedroom 4: Bedroom 3		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Switch/Outlet	N	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	No screen



Flooring/Baseboard 2024-06-11 12:48:49 43.7767481, -79.498182 Image



Light Fixture/Fan 2024-06-11 12:48:54 43.7767481, -79.498182 Image



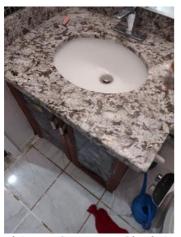
Switch/Outlet 2024-06-11 12:49:01 43.7767481, -79.498182 Image



Window/Lock/Screen 2024-06-11 12:49:26 43.7766685, -79.4981616 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Loud
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	D -	None	Handle missing
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	Mat stain
Wall/Ceiling	- S	None	





Cabinet/Counter/Shelving 2024-06-11 12:46:21 43.7765412, -79.4981723 Image



Flooring/Baseboard 2024-06-11 12:47:00 43.7765412, -79.4981723

🛃 Image



Medicine Cabinet/Mirror 2024-06-11 12:47:16 43.7765412, -79.4981723 Image



Exhaust Fan 2024-06-11 12:46:55 43.7765412, -79.4981723 Image



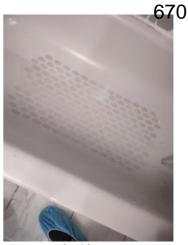
Light Fixture **1** 2024-06-11 12:47:04 **43.7765412, -79.4981723 1** Image



Sink/Faucet 2024-06-11 12:47:39 43.7767481, -79.498182 Image



Toilet **1** 2024-06-11 12:47:45 **1** 43.7767481, -79.498182 **1** Image



Tub/Shower 2024-06-11 12:48:08 43.7767481, -79.498182 Image

Bathroom 2: Powder Room		💥 ACTION	
Cabinet/Counter/Shelving	N	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Plumbing/Drain	- S	None	
Sink/Faucet	N	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	N	None	



Cabinet/Counter/Shelving 2024-06-11 12:53:27 43.7765523, -79.4981723 Image



Flooring/Baseboard 2024-06-11 12:53:40 43.7765, -79.4981535 Image Report generated by zInspector



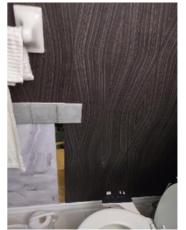
Light Fixture 2024-06-11 12:53:46 43.7765, -79.4981535 Image



Toilet **1** 2024-06-11 12:54:07 **1** 43.7765, -79.4981535 **1** Image



Sink/Faucet 2024-06-11 12:53:57 43.7765, -79.4981535 Image



Wall/Ceiling 2024-06-11 12:54:19 43.7765, -79.4981535 Image



Wall/Ceiling 2024-06-11 12:54:22 43.7765, -79.4981535 Image

Back Yard/Exterior	& CONDITION	💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	- S	None	

Back Yard/Exterior		🔀 ACTION	
Landscaping	- S	None	
Light Fixture	- S	None	
Patio/Deck/Balcony	N	None	
Porch/Stairs	N	None	



Patio/Deck/Balcony 2024-06-11 12:30:57 43.7767433, -79.4982017 Image



Patio/Deck/Balcony 2024-06-11 12:30:58 43.7767433, -79.4982017 Image

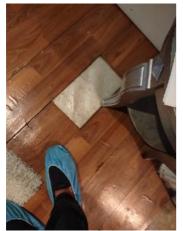


Porch/Stairs 2024-06-11 12:30:53 43.7767433, -79.4982017 Image

🕕 Basement		🗙 ΑCTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	Popping pieces missing
Light Fixture/Fan	N	None	Pot lights
Other	D -	None	Railing missing
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water damage ceiling in laundry room



Flooring/Baseboard 2024-06-11 12:38:15 (2) 43.7765266, -79.4981426 Elimage

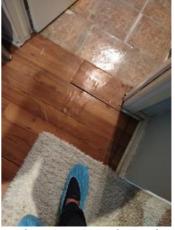


Flooring/Baseboard 2024-06-11 12:39:44 (2) 43.776581, -79.4981548

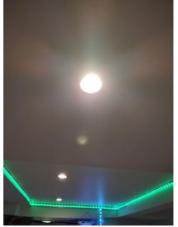
🛃 Image



Light Fixture/Fan 2024-06-11 12:40:15 43.776581, -79.4981548 Image



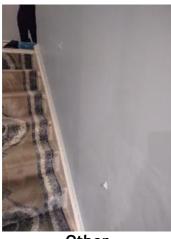
Flooring/Baseboard 2024-06-11 12:38:34 (2) 43.776581, -79.4981548 [mage]



Light Fixture/Fan 2024-06-11 12:38:45 43.776581, -79.4981548 Image



Other 2024-06-11 12:39:59 43.776581, -79.4981548 Image



Other **ä** 2024-06-11 12:40:01 Q 43.776581, -79.4981548 Image



Wall/Ceiling **ä** 2024-06-11 12:39:16 Q <u>43.776581, -79.4981548</u> Image

Front Yard/Exterior		🗙 ACTION	
Building Exterior	- S	None	
Landscaping	- S	None	overgrown
Light Fixture	- S	None	
Mailbox/Keyed Location	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Garage/Parking: Driveway		🗙 ΑCTION	
Cabinet/Counter	- S	None	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	

Page 19 of 20

🔰 Garage/Parking: Driveway		🗙 ACTION	675 COMMENTS
Garage Door	- S	None	
Light Fixture	- S	None	
Other Door/Knob/Lock	D -	None	Damage to frame
Switch/Outlet	- S	None	

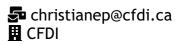


Other Door/Knob/Lock 2024-06-11 12:37:56 43.7765266, -79.4981426 Image

General Comments

Inspector / Agent





Annual Inspection

Property	Date	Agent / Inspector
TH 36 - Harry Sherman Crowe Co-op	2024-06-12	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.		
Tenants			
Pets	No pets observed.		
Smoke / CO Detectors	Smoke / CO Detectors tested okay.		
HVAC Filter (s)	Not Assessed.		
Critical Repairs			
Other Repairs			

i Condition Summary					
AREA	¶ DETAIL		🗙 ΑСΤΙΟΝ		🛃 MEDIA
Entry: Entrance Area	Other	D	None	Doors off track	🛃 Image
Kitchen	Cabinets/Drawers	D	None	Behind sink wd	Image Image Image Image Image
Kitchen	Faucet/Plumbing	D	None	Faucet head falls off	🛃 Image
Kitchen	Window/Lock/ Screen	D	None	Both glass doors hard to open + latch loose	년 Image 한 Image 한 Image
Hallway/Stair s: Hallway	Light Fixture	D	None	No cover	🛃 Image 🛃 Image
Bedroom: Master Bedroom	Window Covering	D	None	Wd	🗾 Image

Page 1 of 16

AREA	9 DETAIL		💥 ACTION		6Z7 📩 Media
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 3: Bedroom 2	Door/Knob/Lock	D	None	Unaligned	ही Image ही Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Doesn't work	🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Tiles dirty mat stain shower head falling off	Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Peel above shower mold on ceiling	Image Image Image Image Image
Back Yard/Exterior	Fence/Gate	D	None	Broken	nage Image Image
Back Yard/Exterior	Patio/Deck/Balcony	D	None	Loose fence	🛃 Image
Front Yard/Exterior	Building Exterior	D	None	Bricks deteriorating	🛃 Image
Front Yard/Exterior	Walk/Driveway	D	None	Uneven	📩 Image
Garage/Parki ng: Driveway	Garage Door	D	None	Panels peeling	nage Image Image Image

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Doorbell	N	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Other	D -	None	Doors off track
Security/Screen Door	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Doorbell 2024-06-12 12:20:16 43.776608, -79.498305 Image



D=Damaged

Light Fixture/Fan 2024-06-12 12:21:25 43.776608, -79.498305 Image



Other 2024-06-12 12:21:38 43.776608, -79.498305 Image

N=New

📢 Kitchen		🔀 ACTION	
Cabinets/Drawers	D -	None	Behind sink wd
Counter	- S	None	
Faucet/Plumbing	D -	None	Faucet head falls off
Flooring/Baseboard	- S	None	
Light Fixture	N	None	
Oven	N	None	
Range/Fan/Hood/Filter	N	None	
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	N	None	Backsplash
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Both glass doors hard to open + latch loose



Cabinets/Drawers 2024-06-12 12:36:55 43.7763627, -79.4982977 Image



Cabinets/Drawers 2024-06-12 12:36:57 43.7763627, -79.4982977 Image



Cabinets/Drawers 2024-06-12 12:36:59 43.7763627, -79.4982977 Image

Faucet/Plumbing **1** 2024-06-12 12:37:29 **43.7763627, -79.4982977 1** Image



Range/Fan/Hood/Filter 2024-06-12 12:38:11 (2) 43.7763627, -79.4982977 Image



Cabinets/Drawers 2024-06-12 12:37:01 (2) 43.7763627, -79.4982977 Image



Light Fixture 2024-06-12 12:37:49 43.7763627, -79.4982977

🛃 Image



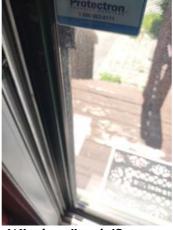
Refrigerator 2024-06-12 12:38:15 43.7763627, -79.4982977 Image



Window/Lock/Screen 2024-06-12 12:39:08 43.776365, -79.4983038 Image



Window/Lock/Screen 2024-06-12 12:39:10 43.776365, -79.4983038 Image



Window/Lock/Screen 2024-06-12 12:39:14 43.776365, -79.4983038 Image

Living Room: Living/Dining Room		💥 ΑCTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Light Fixture/Fan 2024-06-12 12:23:39 43.7764958, -79.4983027 Image

Hallway/Stairs: Hallway		🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	D -	None	No cover
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-12 12:27:56 43.7764397, -79.4982956 Image



Flooring/Baseboard 2024-06-12 12:27:59 43.7764397, -79.4982956 Image

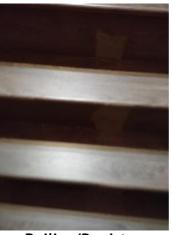


Light Fixture **1** 2024-06-12 12:28:15 **2** 43.7764397, -79.4982956 **1** Image



Light Fixture 2024-06-12 12:28:19 43.7764397, -79.4982956 Image

Stairs: Stairs	CONDITION	🗙 ACTION	
Railing/Banister	N	None	New stairs and light

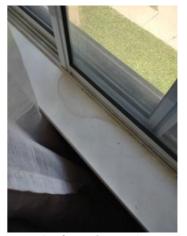


Railing/Banister 2024-06-12 12:27:46 43.7764397, -79.4982956 Image

NB Bedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-06-12 12:34:23 43.7763593, -79.4983084 Image



Window Covering 2024-06-12 12:34:49 (2) 43.7764758, -79.4983404 [Mage]

Bedroom 2: Bedroom 1	© CONDITION	💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	- S	None	Lock
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-12 12:28:47 43.7763818, -79.4983158 Image



Flooring/Baseboard 2024-06-12 12:28:59 43.7763818, -79.4983158 Image

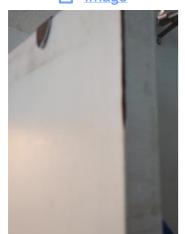
🚺 Bedroom 3: Bedroom 2	CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	No doors

Page 9 of 16

Bedroom 3: Bedroom 2		💥 ACTION	685 COMMENTS
Door/Knob/Lock	D -	None	Unaligned
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-12 12:29:48 43.7763818, -79.4983158 Image



Door/Knob/Lock 2024-06-12 12:31:11 (2) 43.7763646, -79.498296 Image



~ ~ -

Door/Knob/Lock 2024-06-12 12:31:09 43.7763646, -79.498296 Image





Flooring/Baseboard 2024-06-12 12:29:53 43.7763818, -79.4983158 Image

Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Doesn't work
Flooring/Baseboard	N	None	

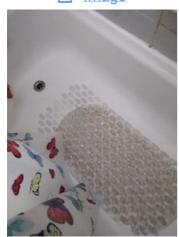
Page 10 of 16

. .

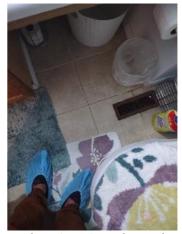
I∎ Bathroom: Main Bathroom		🔀 ACTION	686 Г сомментя
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	Loose
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Tiles dirty mat stain shower head falling off
Wall/Ceiling	D -	None	Peel above shower mold on ceiling



Exhaust Fan 2024-06-12 12:32:15 43.7763646, -79.498296 Image



Tub/Shower 2024-06-12 12:33:18 43.7763593, -79.4983084 Image



Flooring/Baseboard 2024-06-12 12:32:28 43.7763646, -79.498296 Image



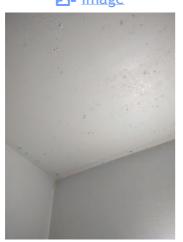
Tub/Shower 2024-06-12 12:33:20 43.7763593, -79.4983084 Image



Tub/Shower 2024-06-12 12:33:21 43.7763593, -79.4983084 Image



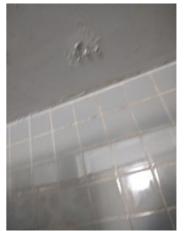
Wall/Ceiling 2024-06-12 12:33:05 43.7763593, -79.4983084 Image



Wall/Ceiling 2024-06-12 12:33:48 43.7763593, -79.4983084 Image



Tub/Shower 2024-06-12 12:35:37 43.7764758, -79.4983404 Image



Wall/Ceiling 2024-06-12 12:33:07 43.7763593, -79.4983084 Image



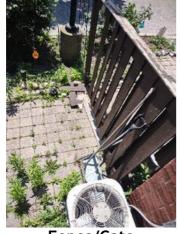
Wall/Ceiling 2024-06-12 12:33:49 43.7763593, -79.4983084 Image

N Bathroom 2: Powder Room		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	Everything original in powder room

Page 12 of 16

M Bathroom 2: Powder Room		🗙 ACTION	688 🖵 COMMENTS
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Plumbing/Drain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	

Back Yard/Exterior		🗙 ΑCTION	
Building Exterior	- S	None	
Fence/Gate	D -	None	Broken
Landscaping	- S	None	
Light Fixture	- S	None	
Patio/Deck/Balcony	D -	None	Loose fence
Porch/Stairs	- S	None	



Fence/Gate 2024-06-12 12:40:59 43.7763466, -79.4983061 Image



Fence/Gate 2024-06-12 12:41:03 43.7763466, -79.4983061 Image



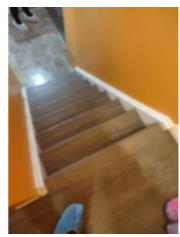


actor Deckr Datcony
 actor Deckr Datcony

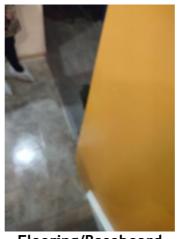
🚺 Basement		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-06-12 12:26:09 (2) 43.7764579, -79.4982811 Image



Flooring/Baseboard 2024-06-12 12:26:11 (2) 43.7764579, -79.4982811 End Image



Flooring/Baseboard 2024-06-12 12:26:16 43.7764579, -79.4982811 Image

Front Yard/Exterior	© CONDITION	💥 ACTION	
Building Exterior	D -	None	Bricks deteriorating
Landscaping	- S	None	
Light Fixture	- S	None	
Mailbox/Keyed Location	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	D -	None	Uneven





Ju Garage/Parking: Driveway		🗙 ACTION	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	
Garage Door	D -	None	Panels peeling

Page 15 of 16

∎ Garage/Parking: Driveway		💥 ACTION	
Light Fixture	- S	None	
Other Door/Knob/Lock	N	None	
Switch/Outlet	- S	None	



Garage Door 2024-06-12 12:25:10 43.7764579, -79.4982811 Image



Garage Door 2024-06-12 12:25:29 43.7764579, -79.4982811 Image

General Comments

Inspector / Agent



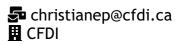
 $\sim \sim 1$

Garage Door 2024-06-12 12:25:26 43.7764579, -79.4982811 Image



Other Door/Knob/Lock 2024-06-12 12:25:57 43.7764579, -79.4982811 Image





Annual Inspection

Property	Date	Agent / Inspector
TH 38 - Harry Sherman Crowe Co-op	2024-06-13	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary					
AREA	P DETAIL	l	🗙 ΑCTION		🖻 MEDIA
Kitchen	Cabinets/Drawers	D	None	1 drawer not correct size	🛃 Image
Kitchen	Range/Fan/Hood/ Filter	D	None	Not sucking/ not clean	Image Image
Kitchen	Wall/Ceiling	D	None	Possible hole behind stove	🛃 Image
Kitchen	Window Covering	D	None	Wd	🛃 Image 🛃 Image
Living Room: Living/Dining Room	Window Covering	D	None	sill wd damage	🗗 Image 🗗 Image 🗗 Image
Living Room: Living/Dining Room	Window/Lock/ Screen	D	None	2nd window screen ripped	🛃 Image
Hallway/Stair s: Hallway	Railing/Banister	D	None	peeling	🛃 Image 🛃 Image

Page 1 of 17

AREA	P DETAIL	l	🗙 ΑСΤΙΟΝ		693 En Media
Stairs: Stairs	Railing/Banister	D	None	loose	🛃 Image
Bedroom: Master Bedroom	Window Covering	D	None	Major wd on sills thru entire unit	image image image image image
Bedroom 2: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No tracks	🛃 Image 🛃 Image
Bedroom 2: Bedroom 1	Window Covering	D	None	Wd	🛃 Image
Bedroom 3: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Hard to move	🛃 Image
Bedroom 3: Bedroom 2	Window Covering	D	None	Wd	🛃 Image 🛃 Image
Bedroom 4: Bedroom 3	Closet/Door/Track/ Shelving	D	None	No tracks	🛃 Image 🛃 Image
Bedroom 4: Bedroom 3	Window Covering	D	None	Wd sill bad	nage Image Image Image
Bathroom 2: Powder Room	Sink/Faucet	D	None	Rust and tap corroded	nage Image Image Image
Back Yard/Exterior	Fence/Gate	D	None	Loose	🛃 Image
Back Yard/Exterior	Landscaping	D	None	Uneven	🛃 Image हो Image
Front Yard/Exterior	Building Exterior	D	None	Bricks deteriorating / eavestroft not connected on roof. Water doesn't go down through pipes	🗗 Image ជា Image ជា Image
Garage/Parki ng: Driveway	Other Door/Knob/ Lock	D	None	Tough to close	🛃 Image
Side Yard/Exterior	Other	D	None	Door missing from bell box	🛃 Image

D=Damaged

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Doorbell	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Security/Screen Door	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

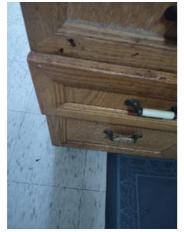


Light Fixture/Fan 2024-06-13 13:35:02 43.7764294, -79.4983637 Image

🔰 Kitchen		🔀 ACTION	
Cabinets/Drawers	D -	None	1 drawer not correct size
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	D -	None	Not sucking/ not clean
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Possible hole behind stove

N=New

🔰 Kitchen		🔀 ACTION	
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Cabinets/Drawers 2024-06-13 13:51:32 43.7762626, -79.4984394 Image



Range/Fan/Hood/Filter 2024-06-13 13:52:04 43.7762626, -79.4984394 Image



Window Covering 2024-06-13 13:53:07 43.7762558, -79.4983968 Image



Range/Fan/Hood/Filter 2024-06-13 13:51:57 (2) 43.7762626, -79.4984394 Image

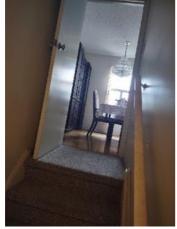


Wall/Ceiling 2024-06-13 13:52:25 43.7762626, -79.4984394 Image



Window Covering 2024-06-13 13:53:37 43.7762558, -79.4983968 Image

IN Living Room: Living/Dining Room		🗙 ΑCTION	696 Г сомментs
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	sill wd damage
Window/Lock/Screen	D -	None	2nd window screen ripped



Light Fixture/Fan 2024-06-13 13:38:09 43.7763974, -79.4984873 Image



Window Covering 2024-06-13 13:37:06 43.7763974, -79.4984873 Image



_ _ _

Window Covering 2024-06-13 13:37:04 43.7763974, -79.4984873 Image



Window Covering 2024-06-13 13:37:22 43.7763974, -79.4984873 Image



Window/Lock/Screen 2024-06-13 13:37:36 43.7763974, -79.4984873 Image

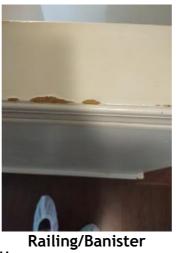
🔰 Hallway/Stairs: Hallway		🔀 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Railing/Banister	D -	None	peeling
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-06-13 13:41:44 43.7763951, -79.4984714 Image



Railing/Banister 2024-06-13 13:46:37 43.7763782, -79.4985645 Image



Railing/Banister 2024-06-13 13:46:39 43.7763782, -79.4985645 Image

N Stairs: Stairs	© CONDITION	🗙 ACTION	
Railing/Banister	D -	None	loose



Railing/Banister 2024-06-13 13:41:23 43.7763951, -79.4984714 Image

NBBedroom: Master Bedroom		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Major wd on sills thru entire unit
Window/Lock/Screen	- S	None	

Page 7 of 17

Report generated by \mathbf{z} Inspector



Flooring/Baseboard 2024-06-13 13:48:26 43.7763994, -79.4985547 Image



Window Covering 2024-06-13 13:48:51 (2) 43.7764336, -79.4984611

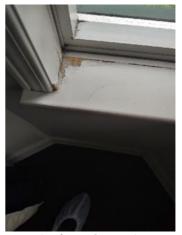
🛃 Image



Window Covering 2024-06-13 13:48:56 43.7764336, -79.4984611 Image

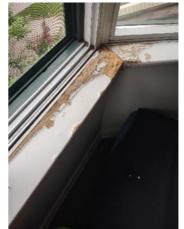


Flooring/Baseboard 2024-06-13 13:48:27 43.7763994, -79.4985547 Image



Window Covering 2024-06-13 13:48:53 43.7764336, -79.4984611

🛃 Image



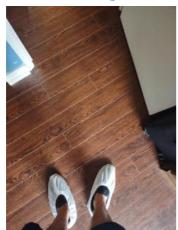
Window Covering 2024-06-13 13:48:58 43.7764336, -79.4984611 Image

Bedroom 2: Bedroom 1		🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	No tracks

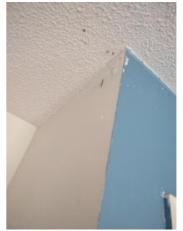
N Bedroom 2: Bedroom 1		🔀 ACTION	700 Comments
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-13 13:42:48 43.7763823, -79.4985617 Image



Flooring/Baseboard 2024-06-13 13:42:39 43.7763823, -79.4985617 Image



Closet/Door/Track/Shelving 2024-06-13 13:42:49 43.7763823, -79.4985617 Image



Window Covering 2024-06-13 13:43:21 43.7763823, -79.4985617 Image

Bedroom 3: Bedroom 2		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	Hard to move
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	

Page 9 of 17

Bedroom 3: Bedroom 2		🔀 ACTION	701
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-06-13 13:43:51 43.7763823, -79.4985617

Image

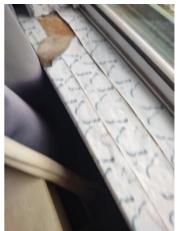


Window Covering 2024-06-13 13:44:18 43.7763823, -79.4985617 Image



Flooring/Baseboard 2024-06-13 13:44:00 43.7763823, -79.4985617

Image



Window Covering 2024-06-13 13:44:20 43.7763823, -79.4985617 Image

Bedroom 4: Bedroom 3		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	No tracks
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wd sill bad

Page 10 of 17

Window/Lock/Screen

- S - -

X ACTION





Closet/Door/Track/Shelving **ä** 2024-06-13 13:47:13 Q <u>43.7763994, -79.4985547</u>

Image

Closet/Door/Track/Shelving **ä** 2024-06-13 13:47:11

Q <u>43.7763994, -79.4985547</u>



Flooring/Baseboard **a** 2024-06-13 13:47:18 Q 43.7763994, -79.4985547 Image Image



Window Covering **ä** 2024-06-13 13:47:49 Q <u>43.7763994, -79.4985547</u> Image

🛃 Image



Window Covering **ä** 2024-06-13 13:47:46 Q 43.7763994, -79.4985547 🛃 Image

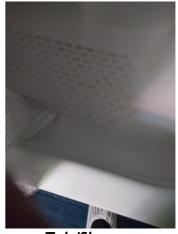


Window Covering **ä** 2024-06-13 13:47:51 Q 43.7763994, -79.4985547 Image

🚺 Bathroom: Main Bathroom		🔀 ACTION	703 ק comments
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	N	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	N	None	
Wall/Ceiling	- S	None	



Toilet **a** 2024-06-13 13:45:41 **a** 43.7763782, -79.4985645 **b** Image



Tub/Shower 2024-06-13 13:45:58 43.7763782, -79.4985645 Image

Bathroom 2: Powder Room		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	

N Bathroom 2: Powder Room		💥 ΑCTION	704
Plumbing/Drain	- S	None	
Sink/Faucet	D -	None	Rust and tap corroded
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Wall/Ceiling	- S	None	



Sink/Faucet 2024-06-13 13:35:59 3 43.7764294, -79.4983637 Image



Sink/Faucet 2024-06-13 13:36:01 43.7764294, -79.4983637 Image



Sink/Faucet **1** 2024-06-13 13:36:02 **43.7764294, -79.4983637 1** Image

Back Yard/Exterior		💥 ACTION	
Building Exterior	- S	None	
Fence/Gate	D -	None	Loose
Landscaping	D -	None	Uneven
Light Fixture	- S	None	

Page 13 of 17

Back Yard/Exterior		🔀 ACTION	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	



Fence/Gate 2024-06-13 13:54:55 43.7762558, -79.4983968 Image



Landscaping 2024-06-13 13:55:06 (2) 43.7762425, -79.498389 Image



Landscaping 2024-06-13 13:55:08 43.7762425, -79.498389 Image

🔰 Basement		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

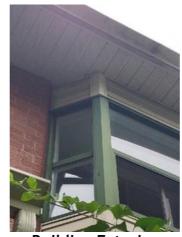
IN Front Yard/Exterior		🔀 ACTION	706
Building Exterior	D -	None	Bricks deteriorating / eavestroft not connected on roof. Water doesn't go down through pipes
Landscaping	- S	None	
Light Fixture	- S	None	
Mailbox/Keyed Location	- S	None	
Patio/Deck/Balcony	- S	None	
Porch/Stairs	- S	None	
Walk/Driveway	- S	None	



Building Exterior 2024-06-13 13:30:59 43.7764338, -79.4983531 Image



Building Exterior 2024-06-13 13:33:10 43.7764284, -79.4984177 Image



Building Exterior 2024-06-13 13:33:11 43.7764284, -79.4984177 Image

N Garage/Parking: Driveway		🔀 ACTION	
Driveway/Floor	- S	None	
Electrical/Exposed Wiring	- S	None	

Page 15 of 17

I∎ Garage/Parking: Driveway		🗙 ΑCTION	707 COMMENTS
Garage Door	- S	None	
Light Fixture	- S	None	
Other Door/Knob/Lock	D -	None	Tough to close
Other Storage/Shelving	- S	None	
Switch/Outlet	- S	None	



Other Door/Knob/Lock 2024-06-13 13:40:43 43.7763951, -79.4984714 Image

IN Side Yard/Exterior	CONDITION	💥 ACTION	
Building Exterior	- S	None	
Landscaping	- S	None	
Other	D -	None	Door missing from bell box



© 43.7762425, -79.498389 □ Image

General Comments

Page 16 of 17

Inspector / Agent



708





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 1st Floor Unit 105	51 The Chimneystack Road, Unit 105, Toronto, ON M3J 3L9, Canada	2024-02-13	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	¶ DETAIL		🔀 ACTION		🛃 MEDIA
Entry: Entrance Area	Other	D	None	Hard to move	🛃 Image
Kitchen: Kitchen	Faucet/Plumbing	D	None	Backing up faucet loose	🛃 Image 🛃 Image
Kitchen: Kitchen	Light Fixture	D	None	Cover missing	🛃 Image
Kitchen: Kitchen	Oven	D	None	Door hard to open / front left burner not working	📩 Image 📩 Image
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Missing pieces	📩 Image 📩 Image
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	missing parkay	📩 Image

AREA	P DETAIL	l	🔀 ACTION		710 MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No closet doors	🛃 Image 🛃 Image
Bedroom: Bedroom 1	Window Covering	D	None	Water damage on sill	Image Image Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No closet doors	🗗 Image
Bedroom 2: Bedroom 2	Wall/Ceiling	D	None	Small hole on ceiling in closet	🛃 Image
Bedroom 2: Bedroom 2	Window Covering	D	None	Water damage	image image image image image
Bedroom 3: Bedroom 3	Window Covering	D	None	Water damage lifting	🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	Base of countertop sinking in/ kickplate falling off	nage Image Image
Bathroom: Main Bathroom	Flooring/Baseboard	D	None	Cracks in tiles	🗗 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mat stain / regrotting needed. Shower water either too hot or too cold	🗗 Image 🗗 Image 🗗 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Cracks in wall/ paint peeling above shower	image المعود المعود المعود المعود المعود المعود
Other Room: Solarium	Window Covering	D	None	Water damage on sill	🛃 Image

& Additional Items of Interest or Concern

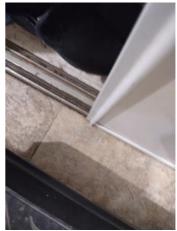
S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	No cover, tenant has it
Other	D -	None	Hard to move
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Flooring/Baseboard 2024-02-13 13:15:57 43.7761184, -79.4996022 Image



D=Damaged

Other **1** 2024-02-13 13:15:52 **2** 43.7761184, -79.4996022 **1** Image

🕕 Kitchen: Kitchen		🔀 ACTION	
Cabinets/Drawers	- S	None	Dishwasher + washing machine
Counter	- S	None	
Faucet/Plumbing	D -	None	Backing up faucet loose
Flooring/Baseboard	N	None	
Light Fixture	D -	None	Cover missing
Oven	D -	None	Door hard to open / front left burner not working
Range/Fan/Hood/Filter	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

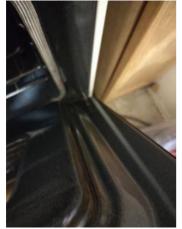


Faucet/Plumbing 2024-02-13 13:13:16 43.776041, -79.4996354 Image



Flooring/Baseboard 2024-02-13 13:14:59 43.776041, -79.4996354

Image



Oven 2024-02-13 13:13:51 (1) 43.776041, -79.4996354 [mage]



Faucet/Plumbing 2024-02-13 13:27:31 43.7761375, -79.4995928 Image



Light Fixture 2024-02-13 13:13:30 43.776041, -79.4996354 Image



Oven 2024-02-13 13:14:26 (2) 43.776041, -79.4996354 [mage]

Living Room: Living/Dining Room		🔀 ACTION		
Flooring/Baseboard	D -	None	Missing pieces	

Living Room: Living/Dining Room		🗙 ACTION	\Box COMMENTS
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-02-13 13:16:34 43.7761184, -79.4996022 Image



710

Flooring/Baseboard 2024-02-13 13:16:55 43.7761184, -79.4996022 Image

🔰 Hallway/Stairs: Hallway		🔀 ACTION	
Flooring/Baseboard	D -	None	missing parkay



Flooring/Baseboard **1** 2024-02-13 13:18:38 **2** 43.7761397, -79.4995806 **1** Image

🔰 Bedroom: Bedroom 1		🔀 ΑСΤΙΟΝ	
Closet/Door/Track/ Shelving	D -	None	No closet doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	

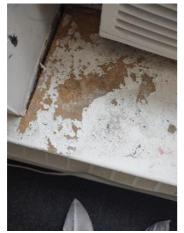
Page 5 of 13

N Bedroom: Bedroom 1		🗙 ACTION	☐ COMMENTS
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage on sill
Window/Lock/Screen	- S	None	No screen ac



Closet/Door/Track/Shelving 2024-02-13 13:22:44 43.7761402, -79.4996608

Image



Window Covering 2024-02-13 13:23:19 43.7761203, -79.4995786 Image



Closet/Door/Track/Shelving 2024-02-13 13:22:47 43.7761402, -79.4996608

Image



Window Covering 2024-02-13 13:23:22 43.7761203, -79.4995786 Image



➡ 2024-02-13 13:23:25
 ♥ 43.7761203, -79.4995786
 ➡ Image

Bedroom 2: Bedroom 2		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	No closet doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Small hole on ceiling in closet
Window Covering	D -	None	Water damage
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-02-13 13:23:57 43.7761203, -79.4995786 Image



Closet/Door/Track/Shelving 2024-02-13 13:24:00 43.7761203, -79.4995786 Image



Wall/Ceiling 2024-02-13 13:24:24 (2) 43.7761203, -79.4995786 Image



Window Covering 2024-02-13 13:24:39 43.7761203, -79.4995786 Image



Window Covering 2024-02-13 13:24:37 (2) 43.7761203, -79.4995786 Image



Window Covering 2024-02-13 13:24:44 (2, 43.7761203, -79.4995786) Image



Window Covering **a** 2024-02-13 13:24:49 **a** 43.7761203, -79.4995786 **b** Image

Bedroom 3: Bedroom 3		🗙 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	Lock

Page 8 of 13

Bedroom 3: Bedroom 3		💥 ACTION	717 COMMENTS
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage lifting
Window/Lock/Screen	- S	None	No screen ac



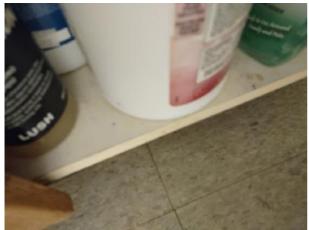
Window Covering 2024-02-13 13:26:20 43.7760246, -79.4996606 Image

🔰 Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	
∎ Bathroom: Main Bathroom		🔀 ΑCTION	
Cabinet/Counter/Shelving	D -	None	Base of countertop sinking in/ kickplate falling off
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	D -	None	Cracks in tiles
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	

🔰 Bathroom: Main Bathroom		💥 ACTION	718
Towel Rack	- S	None	
Tub/Shower	D -	None	Mat stain / regrotting needed. Shower water either too hot or too cold
Wall/Ceiling	D -	None	Cracks in wall/ paint peeling above shower



Cabinet/Counter/Shelving 2024-02-13 13:20:06 43.7761433, -79.4996629 Image



Cabinet/Counter/Shelving 2024-02-13 13:20:13 (2) 43.7761433, -79.4996629 Image



Cabinet/Counter/Shelving 2024-02-13 13:20:08 43.7761433, -79.4996629 Image



Flooring/Baseboard 2024-02-13 13:20:36 43.7761433, -79.4996629 Image



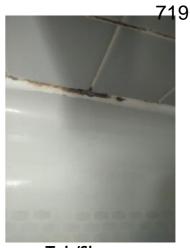
Tub/Shower 2024-02-13 13:21:53 43.7761402, -79.4996608 Image



Tub/Shower 2024-02-13 13:21:57 43.7761402, -79.4996608 Image



Wall/Ceiling 2024-02-13 13:21:19 43.7761402, -79.4996608 Image



Tub/Shower 2024-02-13 13:21:54 (2) 43.7761402, -79.4996608 Image



Wall/Ceiling 2024-02-13 13:21:15 43.7761402, -79.4996608 Image



Wall/Ceiling 2024-02-13 13:21:20 (2) 43.7761402, -79.4996608 Image



Wall/Ceiling 2024-02-13 13:21:24 (2) 43.7761402, -79.4996608 [mage]



Wall/Ceiling **a** 2024-02-13 13:21:28 **a** 43.7761402, -79.4996608 **b** Image

🚺 Other Room: Solarium	© CONDITION	🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage on sill
Window/Lock/Screen	N	None	Washing machine



Window Covering 2024-02-13 13:17:59 43.7761397, -79.4995806 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 2nd Floor Unit 205	51 The Chimneystack Road, Unit 205, Toronto, ON M3J 3L9, Canada	2024-02-08	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	All sockets need to be repaired and looked at
Other Repairs	

i Condition Summary								
AREA	🖤 AREA 🛛 📍 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA							
Entry: Entrance Area	Door/Knob/Lock	D	None	Stuck knob not working	🛃 Image 🛃 Image			
Entry: Entrance Area	Other	D	None	No closet doors	🛃 Image			
Kitchen: Kitchen	Cabinets/Drawers	D	None	Missing door and handles	image Image Image			
Kitchen: Kitchen	Faucet/Plumbing	D	None	P trap leaks	🛃 Image			
Kitchen: Kitchen	Sink/Disposal	D	None	Loose	🛃 Image			
Kitchen: Kitchen	Switch/Outlet	D	None	Missing outlet cover	🛃 Image			

AREA	9 DETAIL		🗙 ACTION		723
Living Room: Living / Dining Room	Flooring/Baseboard	D	None	No baseboard in living	🛃 Image
Living Room: Living / Dining Room	Light Fixture/Fan	D	None	Light missing	🛃 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Stuck	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Missing	🛃 Image
Bedroom: Bedroom 1	Door/Knob/Lock	D	None	Lock on door/ dragging	image Image
Bedroom: Bedroom 1	Flooring/Baseboard	D	None	Peeling	image Image
Bedroom: Bedroom 1	Window Covering	D	None	Lifting	🛃 Image
Bedroom: Bedroom 1	Window/Lock/ Screen	D	None	No screen	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom 2: Bedroom 2	Door/Knob/Lock	D	None	No knob	🛃 Image
Bedroom 2: Bedroom 2	Flooring/Baseboard	D	None	Peeling / need replacement, smells	Image Image Image Image
Bedroom 2: Bedroom 2	Switch/Outlet	D	None	No outlet cover	🛃 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving	D	None	No doors	📩 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not turning on	📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mat stain mildew	Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Bubbling	📩 Image

Additional Items of Interest or Concern

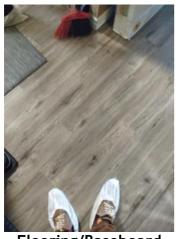
S=Satisfactory

🚺 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	D -	None	Stuck knob not working
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	No closet doors
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

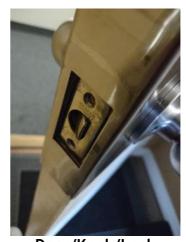


N=New

Door/Knob/Lock 2024-02-08 11:37:18 43.7764805, -79.4989088 Image



Flooring/Baseboard 2024-02-08 11:37:51 43.7764805, -79.4989088 Image



D=Damaged

Door/Knob/Lock 2024-02-08 11:37:42 43.7764805, -79.4989088 Image



Other 2024-02-08 11:38:11 43.7764989, -79.4989279 Image

🕕 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	D -	None	Missing door and handles
Counter	- S	None	

Page 3 of 13

💵 Kitchen: Kitchen		💥 ACTION	725 □ COMMENTS
Faucet/Plumbing	D -	None	P trap leaks
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	N	None	
Sink/Disposal	D -	None	Loose
Switch/Outlet	D -	None	Missing outlet cover
Wall/Ceiling	- S	None	



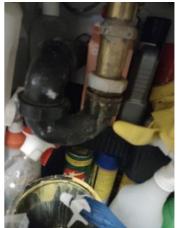
Cabinets/Drawers 2024-02-08 11:39:17 43.7764989, -79.4989279 Image



Cabinets/Drawers 2024-02-08 11:39:27 (2) 43.7764989, -79.4989279 Image



Cabinets/Drawers 2024-02-08 11:39:18 43.7764989, -79.4989279 Image



Faucet/Plumbing 2024-02-08 11:38:57 43.7764989, -79.4989279 Image



Flooring/Baseboard 2024-02-08 11:38:30 43.7764989, -79.4989279 Image

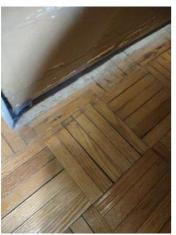


Sink/Disposal 2024-02-08 11:39:56 3.7764989, -79.4989279 Image



Switch/Outlet 2024-02-08 11:40:21 43.7764778, -79.4989396 Image

Living Room: Living / Dining Room		💥 ACTION	
Flooring/Baseboard	D -	None	No baseboard in living
Light Fixture/Fan	D -	None	Light missing
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard **1** 2024-02-08 11:51:51 **3** 43.7764895, -79.4989462 **1** Image



Light Fixture/Fan 2024-02-08 11:41:07 43.7764778, -79.4989396 Image

🔰 Other Room: Solarium	& CONDITION	💥 ACTION		
Door/Knob/Lock	D -	None	Stuck	
Flooring/Baseboard	N	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		
Window Covering	- S	None		
Window/Lock/Screen	- S	None	No screen ac	

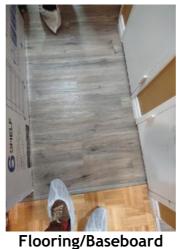


Door/Knob/Lock 2024-02-08 11:41:45 43.7764778, -79.4989396 Image



Flooring/Baseboard 2024-02-08 11:42:01 43.7764857, -79.4989365 Image

🔰 Hallway/Stairs: Hallway	CONDITION	🗙 ACTION	
Flooring/Baseboard	N	None	



Flooring/Baseboard **1** 2024-02-08 11:43:06 **43.7764857, -79.4989365 1** Image

N Storage: Storage Room	© CONDITION	💥 ACTION	
Light Fixture	- S	None	

🔰 Bedroom: Bedroom 1		🗙 ACTION	
Closet/Door/Track/ Shelving	D -	None	Missing
Door/Knob/Lock	D -	None	Lock on door/ dragging
Flooring/Baseboard	D -	None	Peeling
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Lifting
Window/Lock/Screen	D -	None	No screen



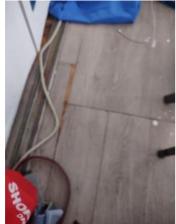
Closet/Door/Track/Shelving 2024-02-08 11:49:42 43.7764713, -79.4988906 Image



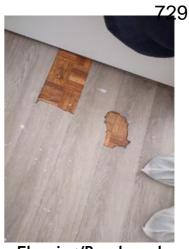
Door/Knob/Lock 2024-02-08 11:50:27 43.7764895, -79.4989462 Image



Door/Knob/Lock **ä** 2024-02-08 11:50:30 Q 43.7764895, -79.4989462 Image



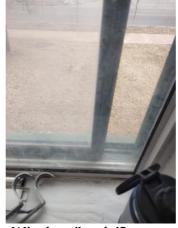
Flooring/Baseboard **ä** 2024-02-08 11:49:53 Q 43.7764713, -79.4988906 Image



Flooring/Baseboard **ä** 2024-02-08 11:49:51 Q 43.7764713, -79.4988906 Image



Window Covering **a** 2024-02-08 11:50:57 Q 43.7764895, -79.4989462 Image



Window/Lock/Screen **ä** 2024-02-08 11:51:05 Q 43.7764895, -79.4989462 Image

Bedroom 2: Bedroom 2		🗙 ΑСΤΙΟΝ	
Closet/Door/Track/ Shelving	D -	None	No doors
Door/Knob/Lock	D -	None	No knob

Page 8 of 13

Report generated by zInspector

Bedroom 2: Bedroom 2		💥 ACTION	730 □ COMMENTS
Flooring/Baseboard	D -	None	Peeling / need replacement, smells
Light Fixture/Fan	- S	None	
Switch/Outlet	D -	None	No outlet cover
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen ac



Closet/Door/Track/Shelving 2024-02-08 11:47:39 43.7764883, -79.4988875 Image



Flooring/Baseboard 2024-02-08 11:49:11 (2) 43.7764713, -79.4988906 Image



Door/Knob/Lock 2024-02-08 11:47:49 43.7764883, -79.4988875 Image



Flooring/Baseboard **1** 2024-02-08 11:49:13 **43.7764713, -79.4988906 1** Image

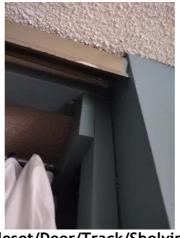


Flooring/Baseboard 2024-02-08 11:49:19 43.7764713, -79.4988906 Image



Switch/Outlet 2024-02-08 11:48:57 43.7764713, -79.4988906 Image

Bedroom 3: Master Bedroom		💥 ACTION		
Closet/Door/Track/ Shelving	D -	None	No doors	
Door/Knob/Lock	- S	None		
Flooring/Baseboard	- S	None		
Light Fixture/Fan	N	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		
Window Covering	- S	None		
Window/Lock/Screen	- S	None	No screen ac	

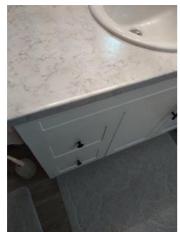


Closet/Door/Track/Shelving 2024-02-08 11:46:18 43.7764883, -79.4988875 Image

Bathroom: Main Bathroom	CONDITION X ACTION			
Cabinet/Counter/Shelving	N	None		

Report generated by zInspector

N Bathroom: Main Bathroom		🗙 ACTION	732 COMMENTS
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Not turning on
Flooring/Baseboard	N	None	
Light Fixture	N	None	
Medicine Cabinet/Mirror	N	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mat stain mildew
Wall/Ceiling	D -	None	Bubbling



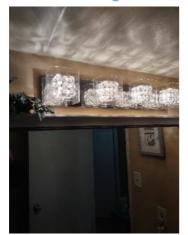
Cabinet/Counter/Shelving 2024-02-08 11:44:12 43.7764832, -79.4988721 Image



Cabinet/Counter/Shelving 2024-02-08 11:45:53 43.7764832, -79.4988721 Image



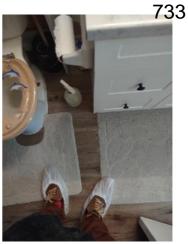
Exhaust Fan 2024-02-08 11:44:02 43.7764832, -79.4988721 Image



Light Fixture **1** 2024-02-08 11:45:46 **43.7764832, -79.4988721 1** Image



Tub/Shower 2024-02-08 11:45:08 43.7764832, -79.4988721 Image



Flooring/Baseboard 2024-02-08 11:44:17 43.7764832, -79.4988721 Image



Medicine Cabinet/Mirror 2024-02-08 11:45:42 43.7764832, -79.4988721

Image



Tub/Shower 2024-02-08 11:45:10 43.7764832, -79.4988721 Image



Tub/Shower 2024-02-08 11:45:12 43.7764832, -79.4988721 Image



Wall/Ceiling 2024-02-08 11:45:33 43.7764832, -79.4988721 Image



Tub/Shower 2024-02-08 11:45:14 (2) 43.7764832, -79.4988721 Image



Wall/Ceiling 2024-02-08 11:45:34 (2) 43.7764832, -79.4988721 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 2nd Floor Unit 211	51 The Chimneystack Road, Unit 211, Toronto, ON M3J 3L9, Canada	2024-02-06	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	¶ DETAIL	۵	🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	Off	🛃 Image 🛃 Image
Kitchen: Kitchen	Sink/Disposal	D	None	Loose and dripping from tap	🛃 Image 🛃 Image
Living Room: Living / Dining Room	Light Fixture/Fan	D	None	New fixture falling out	🖻 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	मि Image मि Image मि Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	Hinge broken	🖻 Image

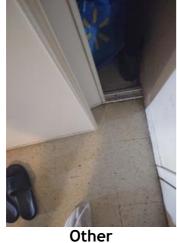
Page 1 of 10

MI AREA	9 DETAIL	ß	🗙 ACTION		7.36 🗗 Media
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not Turing on	📩 Image
Bathroom: Main Bathroom	Plumbing/Drain	D	None	Sink baking up	📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mildew and rust in tub	Image Image Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Mold on ceiling	Image Image Image Image

& Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		🔀 ΑCTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Off
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



N=New

Other **a** 2024-02-06 12:32:44 **a** 43.7763269, -79.4994269 **b** Image



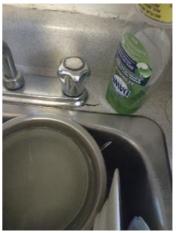
D=Damaged

Other 2024-02-06 12:32:48 43.7763269, -79.4994269 Image

🕕 Kitchen: Kitchen		💥 ACTION	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	D -	None	Loose and dripping from tap
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Sink/Disposal 2024-02-06 12:33:49 3.7763269, -79.4994269 Image



Sink/Disposal 2024-02-06 12:33:58 43.7763269, -79.4994269 Image

Living Room: Living / Dining Room		🗙 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	New fixture falling out
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Image

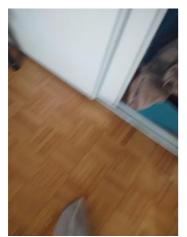
N Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

III Other Room: Solarium	& CONDITION	🗙 ACTION	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	

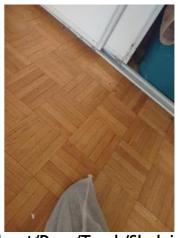


Window Covering 2024-02-06 12:35:56 43.776315, -79.4993956 Image

Bedroom: Bedroom 1	& CONDITION	🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	

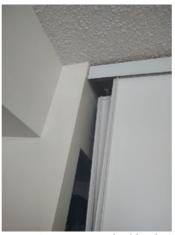


Closet/Door/Track/Shelving 2024-02-06 12:36:28 43.7762905, -79.4993583 Image



Closet/Door/Track/Shelving 2024-02-06 12:36:31 43.7762905, -79.4993583 Image

Report generated by zInspector



Closet/Door/Track/Shelving 2024-02-06 12:36:37 43.7762905, -79.4993583 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-02-06 12:37:58 43.7762905, -79.4993583 Image

N Bathroom: Main Bathroom		💥 ΑCTION	
Cabinet/Counter/Shelving	D -	None	Hinge broken

			741
N Bathroom: Main Bathroom		💥 ACTION	
Door/Knob/Lock	N	None	
Exhaust Fan	D -	None	Not Turing on
Flooring/Baseboard	- S	None	Scuffed
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	D -	None	Sink baking up
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mildew and rust in tub
Wall/Ceiling	D -	None	Mold on ceiling



Cabinet/Counter/Shelving 2024-02-06 12:39:36 43.7761727, -79.4994902 Image



. . .



Flooring/Baseboard 2024-02-06 12:38:59 (2) 43.7761727, -79.4994902 Image



Tub/Shower 2024-02-06 12:40:23 43.7763166, -79.4994448 Image



Tub/Shower 2024-02-06 12:40:27 (2) 43.7763166, -79.4994448 Image



Plumbing/Drain 2024-02-06 12:39:57 (2) 43.7761727, -79.4994902 [mage]



Tub/Shower 2024-02-06 12:40:25 43.7763166, -79.4994448

Image



Tub/Shower 2024-02-06 12:40:30 43.7763166, -79.4994448 Image



Tub/Shower 2024-02-06 12:40:32 43.7763166, -79.4994448 Image



Tub/Shower 2024-02-06 12:40:37 43.7763166, -79.4994448 Image



Wall/Ceiling 2024-02-06 12:40:56 43.7763166, -79.4994448 Image

General Comments

Inspector / Agent, Tenant Signature



Tub/Shower 2024-02-06 12:40:34 (2) 43.7763166, -79.4994448 Image



Wall/Ceiling 2024-02-06 12:40:53 43.7763166, -79.4994448





Wall/Ceiling 2024-02-06 12:40:58 43.7763166, -79.4994448 Image







Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 2nd Floor Unit 215	51 The Chimneystack Road, Unit 215, Toronto, ON M3J 3L9, Canada	2024-01-31	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary						
AREA	¶ DETAIL	ß	🔀 ACTION		🚰 MEDIA	
Entry: Entrance Area	Flooring/Baseboard	D	None	Broken baseboard behind door	🛃 Image	
Entry: Entrance Area	Other	D	None	No closet doors	🛃 Image	
Kitchen: Kitchen	Counter	D	None	Water damage	image المعود المعود المعود المعود المعود	
Kitchen: Kitchen	Faucet/Plumbing	D	None	Petrap leaks	🛃 Image	
Living Room: Living / Dining Room	Flooring/Baseboard	D	None	Parkay loose	📩 Image	

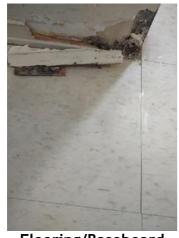
🕅 AREA	¶ DETAIL	١	💥 ACTION		746 Media
Living Room: Living / Dining Room	Other	D	None	Thermostat not working	🛃 Image
Living Room: Living / Dining Room	Switch/Outlet	D	None	Top outlet beside tv doesn't work	🎦 Image
Other Room: Solarium	Wall/Ceiling	D	None	Water damage on ceiling	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Tap drips	🎦 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Recaulking needed / tub peeling/ chips	Image Image Image Image Image Image Image Image Image

${\ensuremath{\$}}$ Additional Items of Interest or Concern

S=Satisfactory

D=Damaged

III Entry: Entrance Area		🔀 ΑСΤΙΟΝ	
Flooring/Baseboard	D -	None	Broken baseboard behind door
Light Fixture/Fan	- S	None	
Other	D -	None	No closet doors
Switch/Outlet	- S	None	

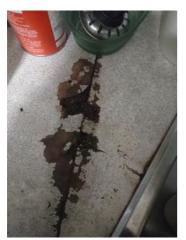


Flooring/Baseboard **1** 2024-01-31 11:57:28 **43.7763384, -79.4996959 1** Image



Other 2024-01-31 11:56:49 43.7763384, -79.4996959 Image

💵 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	D -	None	Water damage
Faucet/Plumbing	D -	None	Petrap leaks
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	Missing handle
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Counter **1** 2024-01-31 11:58:18 **2** 43.7763247, -79.4996964 **1** Image



Counter **1** 2024-01-31 11:59:17 **1** 43.7763247, -79.4996964 **1** Image



Counter **1** 2024-01-31 11:59:42 **1** 43.7763625, -79.499716 **1** Image



Counter **1** 2024-01-31 11:58:20 **1** 43.7763247, -79.4996964 **1** Image



Counter **1** 2024-01-31 11:59:40 **1** 43.7763625, -79.499716 **1** Image





Refrigerator 2024-01-31 11:59:30 43.7763247, -79.4996964 Image

Living Room: Living / Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Parkay loose
Light Fixture/Fan	- S	None	
Other	D -	None	Thermostat not working
Switch/Outlet	D -	None	Top outlet beside tv doesn't work
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-31 12:01:34 (2) 43.7763625, -79.499716 [mage]



Other 2024-01-31 12:00:34 (2) 43.7763625, -79.499716 Image



Switch/Outlet 2024-01-31 12:01:18 43.7763625, -79.499716 Image

NOTHER ROOM: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water damage on ceiling
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Image
muge

N Storage: Storage Room	§ CONDITION	💥 ACTION	
Light Fixture	- S	None	
🚺 Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/ Shelving	D -	None	Off track
	1		

Page 6 of 9

Report generated by zInspector

🔰 Bedroom: Bedroom 1		🔀 ACTION	751 □ COMMENTS
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-01-31 12:03:29 43.7763565, -79.4997469 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/ Shelving	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	

Bathroom: Main Bathroom		🗙 ACTION	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	

🔰 Bathroom: Main Bathroom		🗙 ΑCTION	752 ק сомментs
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Tap drips
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Recaulking needed / tub peeling/ chips



Sink/Faucet 2024-01-31 12:06:42 43.7763276, -79.4997077 Image



Tub/Shower 2024-01-31 12:07:31 (2) 43.7763276, -79.4997077 Image



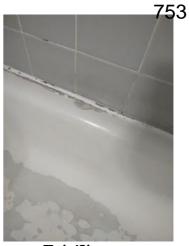
Tub/Shower 2024-01-31 12:07:29 43.7763276, -79.4997077 Image



Tub/Shower 2024-01-31 12:07:33 43.7763276, -79.4997077 Image



Tub/Shower 2024-01-31 12:07:34 (2) 43.7763004, -79.499716 Image



Tub/Shower 2024-01-31 12:07:36 43.7763004, -79.499716 Image



Tub/Shower 2024-01-31 12:07:40 43.7763004, -79.499716 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 2nd Floor Unit 216	51 The Chimneystack Road, Unit 216, Toronto, ON M3J 3L9, Canada	2024-01-31	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
IN AREA	P DETAIL		🗙 ACTION		MEDIA
Kitchen: Kitchen	Counter	D	None	Water damage	🛃 Image
Kitchen: Kitchen	Faucet/Plumbing	D	None	Repaired. Poorly	현 Image 현 Image 현 Image
Living Room: Living / Dining Room	Switch/Outlet	D	None	One outlet burnt out	🎦 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Stuck	🛃 Image
Other Room: Solarium	Window/Lock/ Screen	D	None	Hole in screen	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image

AREA	🕈 DETAIL	ı	💥 ACTION		755 E MEDIA
Bathroom: Main Bathroom	Cabinet/Counter/ Shelving	D	None	Water damage. Damage by member	📩 Image 📩 Image
Bathroom: Main Bathroom	Toilet Paper Holder	D	None	Fell off	📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Rechaulk needed	Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Peeling above shower	📩 Image

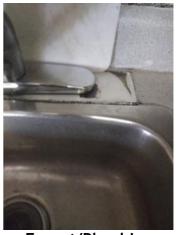
& Additional Items of Interest or Concern

N=New	S=Satisfactory		D=Damaged	
🕅 Entry: Entrance Area		💥 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	- S	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		

🔰 Kitchen: Kitchen		🔀 ΑСΤΙΟΝ	
Cabinets/Drawers	- S	None	
Counter	D -	None	Water damage
Faucet/Plumbing	D -	None	Repaired. Poorly
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Counter **2024-01-31 12:10:41 43.7763706, -79.4994836 1** Image



Faucet/Plumbing 2024-01-31 12:11:22 43.7763706, -79.4994836 Image



Faucet/Plumbing 2024-01-31 12:11:25 43.7763706, -79.4994836 Image



Faucet/Plumbing 2024-01-31 12:11:28 43.7763706, -79.4994836 Image

Living Room: Living / Dining Room		💥 ΑCTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	
Switch/Outlet	D -	None	One outlet burnt out
Wall/Ceiling	- S	None	



Switch/Outlet **a** 2024-01-31 12:12:22 **a** 43.7763574, -79.4994865 **b** Image

NOTHER ROOM: Solarium		🔀 ACTION	
Door/Knob/Lock	D -	None	Stuck
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill

🔰 Other Room: Solarium		💥 ACTION	758 COMMENTS
Window/Lock/Screen	D -	None	Hole in screen



Door/Knob/Lock 2024-01-31 12:12:57 43.7763574, -79.4994865 Image



Window/Lock/Screen 2024-01-31 12:13:27 43.7763574, -79.4994865 Image



Window/Lock/Screen 2024-01-31 12:13:31 43.7763574, -79.4994865 Image

Storage: Storage Room	© CONDITION	🗙 ACTION	
Light Fixture	- S	None	
Other	- S	None	Hole in door



Other 2024-01-31 12:15:55 (2) 43.7764261, -79.4996666 [mage]

💵 Bedroom: Bedroom 1		🔀 ΑСΤΙΟΝ	
Closet/Door/Track/ Shelving	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-01-31 12:14:31 43.776395, -79.4995195 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/ Shelving	- S	None	

Page 6 of 9

Report generated by \mathbf{z} Inspector

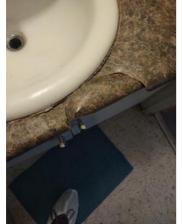
Bedroom 2: Bedroom 2		💥 ACTION	760 ק comments
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2024-01-31 12:16:11 43.7764261, -79.4996666 Image

NB Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	D -	None	Water damage. Damage by member
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	D -	None	Fell off
Towel Rack	- S	None	

N Bathroom: Main Bathroom		🗙 ACTION	761
Tub/Shower	D -	None	Rechaulk needed
Wall/Ceiling	D -	None	Peeling above shower



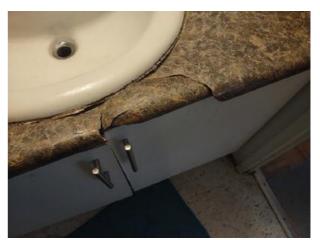
Cabinet/Counter/Shelving 2024-01-31 12:19:26 43.7764176, -79.4995639 Image



Toilet Paper Holder 2024-01-31 12:17:59 43.7764176, -79.4995639 Image



Tub/Shower 2024-01-31 12:18:29 43.7764176, -79.4995639 Image



Cabinet/Counter/Shelving 2024-01-31 12:19:41 43.7763878, -79.4995435 Image



Tub/Shower 2024-01-31 12:18:25 43.7764176, -79.4995639 Image



Tub/Shower 2024-01-31 12:18:31 43.7764176, -79.4995639 Image

Report generated by zInspector



Tub/Shower 2024-01-31 12:18:33 43.7764176, -79.4995639 Image



Tub/Shower 2024-01-31 12:18:35 43.7764176, -79.4995639 Image



Wall/Ceiling 2024-01-31 12:18:53 43.7764176, -79.4995639 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 304	51 The Chimneystack Road, Unit 304, Toronto, ON M3J 3L9, Canada	2024-01-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	i Condition Summary						
AREA	🕅 AREA 🛛 📍 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA						
Entry: Entrance Area	Other	D	None	One door missing/ door warped	🛃 Image		
Kitchen	Counter	D	None	Damage by sink and stove	🛃 Image 🛃 Image		
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Scuffed tiles	🛃 Image		
Hallway/Stair s: Hallway	Wall/Ceiling	D	None	Damage on wall	🛃 Image 🛃 Image		
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Missing parkay/ scuff	🗗 Image 🗗 Image 🗗 Image		
Bedroom 2: Bedroom 2	Wall/Ceiling	D	None	Damage under window	Image Image		

MI AREA	9 DETAIL	۵	🗙 ACTION		764 MEDIA
Bathroom: Main Bathroom	Tub/Shower	D	None	Recaulking needed	📩 Image 📩 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Off hingee	🛃 Image 🛃 Image
Other Room: Solarium	Flooring/Baseboard	D	None	Broken tile	🖻 Image

D=Damaged

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	One door missing/ door warped
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other 2024-01-30 12:11:41 (2) 43.7764542, -79.4989328 Image

🔰 Kitchen		🗙 ΑСΤΙΟΝ	
Cabinets/Drawers	- S	None	Different drawer
Counter	D -	None	Damage by sink and stove
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	Stove burner not working
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

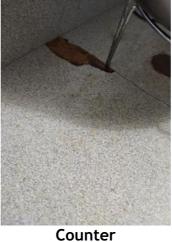
N=New



Cabinets/Drawers 2024-01-30 12:12:31 43.7764567, -79.4989316 Image



Counter **2024-01-30 12:12:19 43.7764567, -79.4989316 Image**



© 43.7764567, -79.4989316 ☐ Image

🔰 Hallway/Stairs: Hallway	© CONDITION	🗙 ACTION	
Flooring/Baseboard	D -	None	Scuffed tiles
Wall/Ceiling	D -	None	Damage on wall



Flooring/Baseboard 2024-01-30 12:17:45 43.7764904, -79.49894 Image



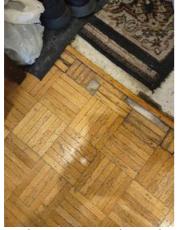
Wall/Ceiling 2024-01-30 12:17:58 43.7764904, -79.49894 Image



Wall/Ceiling 2024-01-30 12:18:01 43.7764904, -79.49894 Image

N Storage: Storage Room	& CONDITION	🔀 ACTION	
Light Fixture	- S	None	
🔰 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	

IN Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Missing parkay/ scuff
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-30 12:13:47 43.7764567, -79.4989316 Image



Flooring/Baseboard 2024-01-30 12:13:49 43.7764567, -79.4989316 Image



Flooring/Baseboard 2024-01-30 12:13:52 43.7764567, -79.4989316 Image

Bedroom 2: Bedroom 2	CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Damage under window

Report generated by zInspector

Bedroom 2: Bedroom 2		🔀 ACTION	769 □ COMMENTS
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Wall/Ceiling 2024-01-30 12:19:28 43.7764754, -79.4989238 Image



Wall/Ceiling 2024-01-30 12:19:42 (2) 43.7764754, -79.4989238 Image

N Bathroom: Main Bathroom		🗙 ΑCTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Recaulking needed
Wall/Ceiling	- S	None	



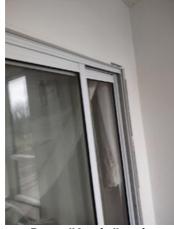


Tub/Shower 2024-01-30 12:21:15 43.776442, -79.4990415 Image

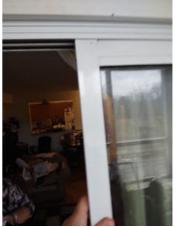


Tub/Shower 2024-01-30 12:21:19 43.776442, -79.4990415 Image

🔰 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	D -	None	Off hingee
Flooring/Baseboard	D -	None	Broken tile
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	Ac no screen



Door/Knob/Lock 2024-01-30 12:14:53 43.776482, -79.4989269 Image



Door/Knob/Lock 2024-01-30 12:14:55 43.776482, -79.4989269 Image



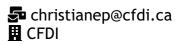
Flooring/Baseboard 2024-01-30 12:15:57 (2) 43.776482, -79.4989269 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 308	51 The Chimneystack Road, Unit 308, Toronto, ON M3J 3L9, Canada	2024-01-25	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

	i Condition Summary				
AREA	¶ DETAIL	l	🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	Closet door broken	🛃 Image
Kitchen	Counter	D	None	Rot	🛃 Image
Bedroom 2: Bedroom 2	Window Covering	D	None	Water damage on sill / popping	🛃 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud	📩 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Aerator missing	📩 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Shower head loose, doesn't stay up	📩 Image

AREA	9 DETAIL		🔀 ACTION		773 E MEDIA
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Paint peeling possible leak from above	🛃 Image 🛃 Image

D=Damaged

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Closet door broken
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other **1** 2024-01-25 13:39:09 **2** 43.7763515, -79.4991654 **1** Image

💵 Kitchen		💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	D -	None	Rot
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

N=New

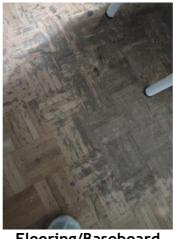


Counter 2024-01-25 13:40:26 43.7763425, -79.4991646 Image

N Storage: Storage Room	CONDITION	💥 ACTION	
Light Fixture	- S	None	

N Bedroom: Bedroom 1		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	- S	None	Scuff
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



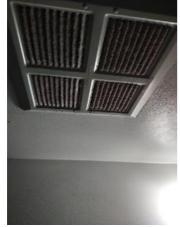
Flooring/Baseboard 2024-01-25 13:41:04 43.7763425, -79.4991646 Image

Bedroom 2: Bedroom 2		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage on sill / popping
Window/Lock/Screen	- S	None	No screen/ ac

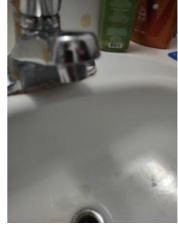


Window Covering 2024-01-25 13:44:54 43.7763467, -79.4990693 Image

I∎ Bathroom: Main Bathroom		🗙 ΑCTION	777 COMMENTS
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Loud
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Other	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Aerator missing
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Shower head loose, doesn't stay up
Wall/Ceiling	D -	None	Paint peeling possible leak from above



Exhaust Fan 2024-01-25 13:45:58 43.7763447, -79.4991506 Image



Sink/Faucet 2024-01-25 13:46:28 43.7763447, -79.4991506 Image



Tub/Shower 2024-01-25 13:48:07 43.7763809, -79.4991582 Image



Wall/Ceiling 2024-01-25 13:47:41 43.7763447, -79.4991506 Image



Wall/Ceiling 2024-01-25 13:47:44 (2) 43.7763447, -79.4991506 Image

🔰 Other Room: Solarium	& CONDITION	🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Report generated by **z**Inspector

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 310	51 The Chimneystack Road, Unit 310, Toronto, ON M3J 3L9, Canada	2024-01-24	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

i Condition Summary					
M AREA	¶ DETAIL	l	🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	Both doors off track	🛃 Image
Entry: Entrance Area	Switch/Outlet	D	None	Missing covers	🛃 Image 🛃 Image
Storage: Storage Room	Other	D	None	Door of hinge falling over	🛃 Image 🛃 Image
Bedroom: Bedroom 1	Window Covering	D	None	Water damage/ lifting	🛃 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Paint peeling on ceiling	🛃 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Hard to move tracks possibly dirty	🖪 Image
Other Room: Solarium	Flooring/Baseboard	D	None	Tiles broken	🖪 Image 🗗 Image

Page 1 of 8

Report generated by zInspector

& Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Both doors off track
Switch/Outlet	D -	None	Missing covers
Wall/Ceiling	- S	None	



Other 2024-01-24 14:16:06 43.7763485, -79.499373 Image



D=Damaged

Switch/Outlet 2024-01-24 14:16:20 43.7763485, -79.499373 Image



Switch/Outlet 2024-01-24 14:16:23 43.7763485, -79.499373 Image

🔰 Kitchen		💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	

Page 3 of 8

N=New

Report generated by zInspector

💵 Kitchen		🗙 ACTION	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🕅 Storage: Storage Room		🗙 ACTION	
Light Fixture	- S	None	
Other	D -	None	Door of hinge falling over



Other **1** 2024-01-24 14:17:28 **2** 43.7763388, -79.4993122 **1** Image



Other 2024-01-24 14:17:32 43.7763388, -79.4993122 Image

N Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	Scuff
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage/ lifting
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-01-24 14:21:16 43.7763335, -79.4993466 Image



Window Covering 2024-01-24 14:22:32 43.7763335, -79.4993466 Image

Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	- S	None	Scuffed up
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-24 14:17:59 43.7763388, -79.4993122 Image

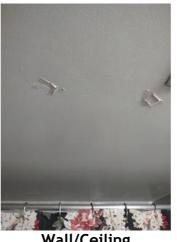


Flooring/Baseboard 2024-01-24 14:18:01 43.7763388, -79.4993122 Image



Flooring/Baseboard 2024-01-24 14:18:26 43.7763388, -79.4993122 Image

N Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	D -	None	Paint peeling on ceiling



Wall/Ceiling 2024-01-24 14:23:33 (2) 43.7763365, -79.4993362 Image

III Other Room: Solarium	& CONDITION	🔀 ACTION	
Door/Knob/Lock	D -	None	Hard to move tracks possibly dirty
Flooring/Baseboard	D -	None	Tiles broken
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile on sill
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2024-01-24 14:18:46 43.7763388, -79.4993122 Image



Flooring/Baseboard 2024-01-24 14:19:32 43.7763313, -79.4993682 Image



Flooring/Baseboard 2024-01-24 14:19:35 43.7763313, -79.4993682 Image



Window Covering 2024-01-24 14:20:30 43.7763313, -79.4993682 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 313	51 The Chimneystack Road, Unit 313, Toronto, ON M3J 3L9, Canada	2024-01-24	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

i Condition Summary								
AREA	🔰 AREA 🛛 📍 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA							
Entry: Entrance Area	Other	D	None	Off track	🛃 Image			
Entry: Entrance Area	Wall/Ceiling	D	None	Hole behind door	🛃 Image			
Kitchen	Cabinets/Drawers	D	None	1 drawer missing/ handle missing	🛃 Image			
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Parkay pieces missing	🛃 Image			
Bedroom: Bedroom 1	Light Fixture/Fan	D	None	Missing cover	🛃 Image			
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Some parkay popping	🛃 Image 🚰 Image			

AREA	¶ DETAIL		💥 ACTION		789 🗗 Media
Bedroom 3: Master Bedroom	Light Fixture/Fan	D	None	Missing cover	🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/Sh elving	D	None	Missing shelf / new	📩 Image 🔁 Image
Bathroom: Main Bathroom	Shower Door/Rail/Curtain	D	None	Bent	🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Caulking	🛃 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Damage above shower/ holes in walls	🛃 Image 🛃 Image 🛃 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Tracks dirty hard to move door	🛃 Image
Other Room: Solarium	Flooring/Baseboard	D	None	Stick tiles peeling	🛃 Image 🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	N	None	
Other	D -	None	Off track
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole behind door



N=New

Flooring/Baseboard 2024-01-24 13:47:45 43.7761141, -79.4996359

Image



Other 2024-01-24 13:48:12 43.7761141, -79.4996359 Image



D=Damaged

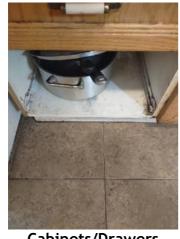
Light Fixture/Fan 2024-01-24 13:47:54 43.7761141, -79.4996359 Image



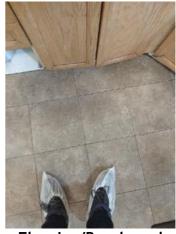
Wall/Ceiling 2024-01-24 13:48:27 43.7761141, -79.4996359 Image

🕕 Kitchen		🔀 ACTION	
Cabinets/Drawers	D -	None	1 drawer missing/ handle missing

🕅 Kitchen		💥 ACTION	791 COMMENTS
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2024-01-24 13:49:17 43.776191, -79.4996884 Image

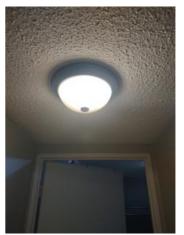


Flooring/Baseboard 2024-01-24 13:49:30 43.776191, -79.4996884 Image

🔰 Hallway/Stairs: Hallway	§ CONDITION	🔀 ACTION	
Flooring/Baseboard	D -	None	Parkay pieces missing
Light Fixture	N	None	



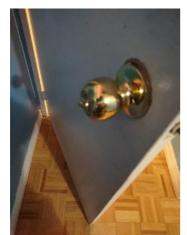
Flooring/Baseboard 2024-01-24 13:52:51 43.7762653, -79.4997171 Image



Light Fixture 2024-01-24 13:52:58 43.7762653, -79.4997171 Image

N Storage: Storage Room	CONDITION	🔀 ACTION	
Light Fixture	- S	None	

Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	Missing cover
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen/ Ac unit



Door/Knob/Lock 2024-01-24 13:53:40 (2) 43.7761176, -79.4996849 Image



Light Fixture/Fan 2024-01-24 13:53:53 43.7761176, -79.4996849 Image

IN Living Room: Living/Dining Room		💥 ACTION	793 Comments
Flooring/Baseboard	D -	None	Some parkay popping
Light Fixture/Fan	N	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2024-01-24 13:56:23 43.7761406, -79.4997196 Image



Flooring/Baseboard 2024-01-24 13:56:33 43.7761406, -79.4997196 Image

Bedroom 2: Bedroom 2		🔀 ΑCTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen / ac

Bedroom 3: Master Bedroom			
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	D -	None	Missing cover
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Page 6 of 10

Report generated by \mathbf{z} Inspector

Bedroom 3: Master Bedroom		🗙 ΑCTION	794 COMMENTS	
Window Covering	- S	None		
Window/Lock/Screen	- S	None	No screen/ ac	



🔰 Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	D -	None	Missing shelf / new
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	D -	None	Bent
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Caulking
Wall/Ceiling	D -	None	Damage above shower/ holes in walls



Cabinet/Counter/Shelving 2024-01-24 13:50:11 43.776191, -79.4996884 Image



Flooring/Baseboard 2024-01-24 13:50:33 (2) 43.776191, -79.4996884

🛃 Image



Tub/Shower 2024-01-24 13:51:42 43.7762653, -79.4997171 Image



Cabinet/Counter/Shelving 2024-01-24 13:50:20 43.776191, -79.4996884 Image



Shower Door/Rail/Curtain 2024-01-24 13:51:06 43.776191, -79.4996884 Image



Wall/Ceiling 2024-01-24 13:51:56 (2) 43.7762653, -79.4997171 Image



Wall/Ceiling 2024-01-24 13:52:17 43.7762653, -79.4997171 Image



Wall/Ceiling 2024-01-24 13:52:19 43.7762653, -79.4997171 Image

🔰 Other Room: Solarium		🗙 ACTION	
Door/Knob/Lock	D -	None	Tracks dirty hard to move door
Flooring/Baseboard	D -	None	Stick tiles peeling
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	No screen/ ac



Door/Knob/Lock 2024-01-24 13:57:36 43.7761494, -79.4996758 Image



Flooring/Baseboard 2024-01-24 13:57:49 43.7761494, -79.4996758 Image



Flooring/Baseboard 2024-01-24 13:57:51 43.7761494, -79.4996758 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 3rd Floor Unit 316	51 The Chimneystack Road, Unit 316, Toronto, ON M3J 3L9, Canada	2024-01-23	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

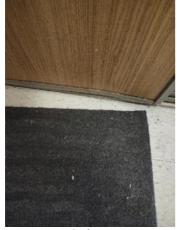
🐴 Condition Summary					
AREA	¶ DETAIL	l	🗙 ACTION		🗗 MEDIA
Entry: Entrance Area	Wall/Ceiling	D	None	Small hole behind door	🛃 Image
Kitchen	Oven	D	None	Front burners not working	🛃 Image 🛃 Image
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Parkay falling out. Superglued back in	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track both doors	🛃 Image 🛃 Image
Bedroom: Bedroom 1	Window Covering	D	None	Sill popping up water damage both corners	🛃 Image 🛃 Image
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Parkay missing pieces	📩 Image

MI AREA	9 DETAIL	ß	🗙 ACTION		799 MEDIA
Bathroom: Main Bathroom	Tub/Shower	D	None	Mildew and rust on tiles on bath	ा Image मि दि Image दि Image
Other Room: Solarium	Window Covering	D	None	Wear and tear on sill	🛃 Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Holes in screen	🛃 Image

& Additional Items of Interest or Concern

S=Satisfactory

🚺 Entry: Entrance Area		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	Warped at bottom. Works
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Small hole behind door



Other 2024-01-23 12:09:11 (2) 43.7763427, -79.4994594 [mage]



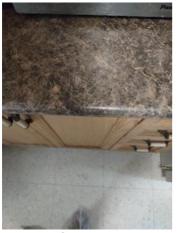
D=Damaged

Wall/Ceiling 2024-01-23 12:09:31 43.7763535, -79.4994437 Image

🚺 Kitchen		🔀 ACTION	
Cabinets/Drawers	- S	None	
Counter	N	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	D -	None	Front burners not working
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

N=New





Counter 2024-01-23 12:11:27 43.7763535, -79.4994437 Image



Oven 2024-01-23 12:10:51 (2) 43.7763535, -79.4994437 Image



Oven **1** 2024-01-23 12:10:53 **1** 43.7763535, -79.4994437 **1** Image

🔰 Hallway/Stairs: Hallway	CONDITION	🗙 ACTION	
Flooring/Baseboard	D -	None	Parkay falling out. Superglued back in



Flooring/Baseboard **1** 2024-01-23 12:13:08 **2** 43.7763425, -79.4994342 **1** Image

N Storage: Storage Room	© CONDITION	💥 ACTION	
Light Fixture	- S	None	

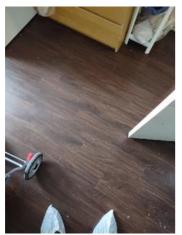
Bedroom: Bedroom 1		🗙 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off track both doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Sill popping up water damage both corners
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2024-01-23 12:15:58 43.7763918, -79.4995479 Image



Closet/Door/Track/Shelving 2024-01-23 12:16:02 43.7763918, -79.4995479 Image



Flooring/Baseboard 2024-01-23 12:16:10 43.7763918, -79.4995479 Image



Window Covering 2024-01-23 12:16:53 43.7763918, -79.4995479 Image



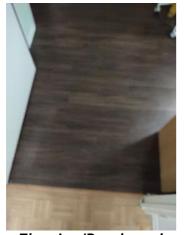
Window Covering 2024-01-23 12:16:58 43.7763918, -79.4995479 Image

IN Living Room: Living/Dining Room	CONDITION	💥 ΑCTION	
Flooring/Baseboard	D -	None	Parkay missing pieces
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	

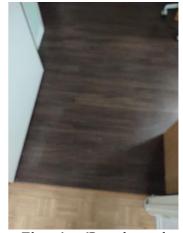


Flooring/Baseboard **1** 2024-01-23 12:12:11 **2** 43.7763425, -79.4994342 **1** Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	N	None	Ceramic tile
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2024-01-23 12:13:18 43.7763425, -79.4994342 Image



Flooring/Baseboard 2024-01-23 12:13:20 43.7763425, -79.4994342 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	

Report generated by zInspector

N Bathroom: Main Bathroom		🔀 ACTION	805 Г соммент я
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mildew and rust on tiles on bath
Wall/Ceiling	- S	None	



Tub/Shower 2024-01-23 12:19:57 43.7763901, -79.4995243 Image



Tub/Shower 2024-01-23 12:20:01 (2) 43.7763901, -79.4995243 Image

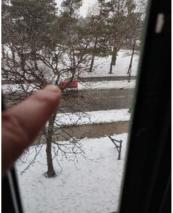


Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower Iub/snower

🔰 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Wear and tear on sill
Window/Lock/Screen	D -	None	Holes in screen



Window Covering 2024-01-23 12:14:33 43.7764327, -79.499535 Image



Window/Lock/Screen 2024-01-23 12:15:00 43.7764327, -79.499535 Image

General Comments

Inspector / Agent, Tenant Signature







Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 404	51 The Chimneystack Road, Unit 404, Toronto, ON M3J 3L9, Canada	2023-12-14	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	i Condition Summary					
AREA	¶ DETAIL	8	🗙 ACTION		📥 MEDIA	
Entry: Entrance Hallway	Other	D	None	Doors fell off, tenant kept	nage 🗗	
Kitchen: Kitchen	Cabinets/Drawers	D	None	Missing drawer	🛃 Image	
Kitchen: Kitchen	Counter	D	None	Hole by sink	🛃 Image 🛃 Image	
Kitchen: Kitchen	Faucet/Plumbing	D	None	Peetrap leaking	🗗 Image 🗗 Image	
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Missing filter	🛃 Image	
Living Room: Living / Dining Room	Flooring/Baseboard	D	None	Scuff	📩 Image	

MI AREA	¶ DETAIL		💥 ACTION		809 🚰 MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off bottom track	🛃 Image
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	Repairs	Sill very water damaged	Image Image Image Image Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Recaulking needed	🛃 Image 🛃 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Peeling / mold above shower	Image Image Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Crack in window	Image Image Image Image

& Additional Items of Interest or Concern

N=New S=Satisfactory		D=Damaged	! - Action
M Entry: Entrance Hallway		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Doors fell off, tenant kept
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard **1** 2023-12-14 13:29:28 **43.7764841, -79.4989213 1** Image

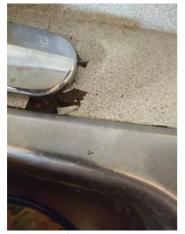


Other 2023-12-14 13:29:23 43.7764841, -79.4989213 Image

🔰 Kitchen: Kitchen		🔀 ACTION	
Cabinets/Drawers	D -	None	Missing drawer
Counter	D -	None	Hole by sink
Faucet/Plumbing	D -	None	Peetrap leaking
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	D -	None	Missing filter
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers ä 2023-12-14 13:30:26 Q 43.7765001, -79.4989218 Image



Counter **ä** 2023-12-14 13:30:52 Q 43.7765001, -79.4989218 Image



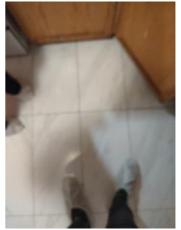
Faucet/Plumbing **a** 2023-12-14 13:31:11 Q 43.7765001, -79.4989218



Counter **ä** 2023-12-14 13:30:50 Q 43.7765001, -79.4989218 🛃 Image



Faucet/Plumbing **a** 2023-12-14 13:31:10 Q 43.7765001, -79.4989218 Image Image



Flooring/Baseboard **a** 2023-12-14 13:31:19 Q 43.7765001, -79.4989218 Image



Range/Fan/Hood/Filter 2023-12-14 13:31:44 43.7764968, -79.49894 Image

Living Room: Living / Dining Room		💥 ΑCTION	
Flooring/Baseboard	D -	None	Scuff
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-14 13:32:17 43.7764968, -79.49894 Image

Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off bottom track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	

N Bedroom: Bedroom 1		🗙 ACTION	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Condensation coming in



Closet/Door/Track/Shelving 2023-12-14 13:34:37 43.7765059, -79.4989367 Image



Flooring/Baseboard 2023-12-14 13:34:43 43.7765059, -79.4989367 Image



Window/Lock/Screen 2023-12-14 13:35:25 43.7765059, -79.4989367 Image

Bedroom 2: Bedroom 2		🗙 ΑСΤΙΟΝ	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	Condensation
Window/Lock/Screen	D !	Repairs	Sill very water damaged

Page 6 of 11

Report generated by zInspector



Flooring/Baseboard 2023-12-14 13:36:08 (2) 43.7764991, -79.4989325 Elimage



Window/Lock/Screen 2023-12-14 13:37:35 43.776504, -79.4989364 Image



Window/Lock/Screen 2023-12-14 13:37:43 43.776504, -79.4989364 Image



814

Window Covering 2023-12-14 13:36:56 43.7764991, -79.4989325 Image



Window/Lock/Screen 2023-12-14 13:37:38 43.776504, -79.4989364 Image

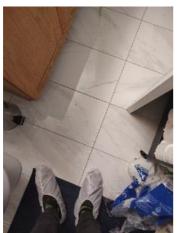


Window/Lock/Screen 2023-12-14 13:37:49 43.776504, -79.4989364 Image



Window/Lock/Screen 2023-12-14 13:37:52 43.776504, -79.4989364 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	N	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	Missing handle
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Recaulking needed
Wall/Ceiling	D -	None	Peeling / mold above shower



Flooring/Baseboard 2023-12-14 13:40:19 43.7764768, -79.4989386 Image



Tub/Shower 2023-12-14 13:38:49 43.776504, -79.4989364 Image



Wall/Ceiling 2023-12-14 13:39:22 43.776504, -79.4989364 Image



Medicine Cabinet/Mirror 2023-12-14 13:40:11 (2) 43.7764768, -79.4989386 Mage



Tub/Shower 2023-12-14 13:38:53 43.776504, -79.4989364 Image



Wall/Ceiling 2023-12-14 13:39:26 43.776504, -79.4989364 Image



Wall/Ceiling 2023-12-14 13:39:29 43.776504, -79.4989364 Image

N Storage: Storage Room	© CONDITION	💥 ACTION	
Light Fixture	- S	None	

🔰 Other Room: Solarium		🗙 ΑCTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Crack in window



Window/Lock/Screen 2023-12-14 13:33:35 43.7765059, -79.4989367 Image



Window/Lock/Screen 2023-12-14 13:33:37 43.7765059, -79.4989367 Image



Window/Lock/Screen 2023-12-14 13:33:41 43.7765059, -79.4989367 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 409	51 The Chimneystack Road, Unit 409, Toronto, ON M3J 3L9, Canada	2023-12-12	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining. tenant does not live here no food in fridge no sign of life water and beer in the fridge. Clocks not set due to last power outage. Toilet bowl empty no water due to lack of flushing		
Tenants			
Pets	No pets observed.		
Smoke / CO Detectors	Smoke / CO Detectors tested okay.		
HVAC Filter (s)	Not Assessed.		
Critical Repairs			
Other Repairs			

	Condition Summary					
M AREA	P DETAIL	l	💥 ΑCTION		MEDIA	
Bedroom: Bedroom 1	Window Covering	D	None	Sill damaged	🛃 Image	
Bathroom: Main Bathroom	Door/Knob/Lock	D	None	Peeling on door	🖪 Image	
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not running	🛃 Image	
Bathroom: Main Bathroom	Sink/Faucet	D	None	Mildew	🎦 Image	

M AREA	P DETAIL	ß	🗙 ACTION		820 🗗 MEDIA
Bathroom: Main Bathroom	Tub/Shower	D	None	Mildew / rust	년 Image 한 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Whole in ceiling. Peeling	년 Image 년 Image 년 Image
Other Room: Solarium	Door/Knob/Lock	D	None	Off rail	🛃 Image
Other Room: Solarium	Window Covering	D	None	Damaged sill	년 Image 한 Image 한 Image

& Additional Items of Interest or Concern

S=Satisfactory

D=Damaged

∎ Entry: Entrance Hallway		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Kitchen: Kitchen	& CONDITION	💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Living Room: Living / Dining Room		💥 ΑCTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Paint peeling on door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	

Page 3 of 7

Report generated by \mathbf{z} Inspector

🔰 Bedroom: Bedroom 1		🔀 ACTION	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Sill damaged
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-12-12 14:20:07 43.7763182, -79.4991627 Image



Flooring/Baseboard 2023-12-12 14:21:08 43.7763265, -79.4991617 Image



Flooring/Baseboard 2023-12-12 14:21:04 43.7763265, -79.4991617 Image



Window Covering 2023-12-12 14:20:32 43.7763182, -79.4991627 Image

N Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	D -	None	Peeling on door
Exhaust Fan	D -	None	Not running
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	

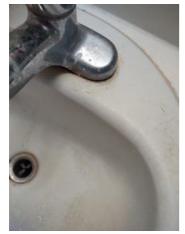
Page 4 of 7

Report generated by zInspector

🔰 Bathroom: Main Bathroom		💥 ACTION	823
Sink/Faucet	D -	None	Mildew
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mildew / rust
Wall/Ceiling	D -	None	Whole in ceiling. Peeling



Door/Knob/Lock 2023-12-12 14:21:49 43.7763265, -79.4991617 Image



Sink/Faucet 2023-12-12 14:22:33 (2) 43.7763265, -79.4991617 Image



Exhaust Fan 2023-12-12 14:22:12 (2) 43.7763265, -79.4991617 Image



Tub/Shower 2023-12-12 14:23:22 43.77632, -79.499164 Image



Tub/Shower 2023-12-12 14:23:24 43.77632, -79.499164 Image



Wall/Ceiling 2023-12-12 14:24:38 (2) 43.7763286, -79.4991801 [mage]



Wall/Ceiling 2023-12-12 14:24:16 43.77632, -79.499164 Image



Wall/Ceiling 2023-12-12 14:24:41 (2) 43.7763286, -79.4991801 [mage]

M Other Room: Solarium	CONDITION	💥 ACTION	
Door/Knob/Lock	D -	None	Off rail
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Damaged sill
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-12-12 14:18:27 (2) 43.7763133, -79.4991683 Image



Window Covering 2023-12-12 14:18:59 43.7763182, -79.4991627 Image



Window Covering 2023-12-12 14:18:56 43.7763182, -79.4991627 Image



Window Covering 2023-12-12 14:19:02 (2) 43.7763182, -79.4991627 [mage]

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 4th Floor Unit 413	51 The Chimneystack Road, Unit 413, Toronto, ON M3J 3L9, Canada	2023-12-12	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

	i Condition Summary					
AREA	¶ DETAIL	ß	🗙 ACTION		📥 MEDIA	
Entry: Entrance Hallway	Other	D	None	Closet door off track	🛃 Image	
Kitchen: Kitchen	Cabinets/Drawers	D	None	Broken drawer and cabinet off hidge	🛃 Image ट्री Image	
Kitchen: Kitchen	Faucet/Plumbing	D	None	Loose faucet/ peetrap leaks when water is turned on	🛃 Image 🛃 Image	
Living Room: Living / Dining Room	Flooring/Baseboard	D	None	Broken baseboard	📩 Image	
Hallway/Stair s: Hallway	Closet/Cabinet	D	None	Floor is black in hallway small closet	🛃 Image	
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Missing parkay pieces	🛃 Image	

Page 1 of 11

Report generated by $\mathbf{z} \mathsf{Inspector}$

🕅 AREA	P DETAIL	١	💥 ACTION		827 🗗 MEDIA
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off bottom track / missing panel	🛃 Image
Bedroom: Bedroom 1	Window Covering	D	None	Listing on sill	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving	D	None	Missing panel on closet	🛃 Image
Bedroom 3: Master Bedroom	Wall/Ceiling	D	None	Hole in wall behind door	📩 Image
Bedroom 3: Master Bedroom	Window Covering	D	None	Water damage on sill	🛃 Image
Bathroom: Main Bathroom	Shower Door/Rail/Curtain	D	None	Rusted rail	🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Rust on tub floor near drain/ regrout on top where tiles meet ceiling	Image Image Image Image Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Crack in window / screen ripped	न्न Image ना Image ना Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	,	D=Damaged
M Entry: Entrance Hallway		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Closet door off track
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other **1** 2023-12-12 11:44:53 **1** 43.7762019, -79.4996383 **1** Image

🔰 Kitchen: Kitchen	CONDITION	🔀 ACTION	
Cabinets/Drawers	D -	None	Broken drawer and cabinet off hidge
Counter	- S	None	
Faucet/Plumbing	D -	None	Loose faucet/ peetrap leaks when water is turned on
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	N	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	N	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	

Page 3 of 11

Report generated by \mathbf{z} Inspector

🔰 Kitchen: Kitchen		💥 ACTION	829 □ comments
Wall/Ceiling	- S	None	



Cabinets/Drawers ä 2023-12-12 11:45:28 Q 43.7762019, -79.4996383





Faucet/Plumbing **a** 2023-12-12 11:46:30 Q <u>43.7761962, -79.4996445</u> Image



Cabinets/Drawers **ä** 2023-12-12 11:50:57 Q <u>43.7762082, -79.4996426</u> Image



Faucet/Plumbing
2023-12-12 11:46:45 Q 43.7761962, -79.4996445 Image

Living Room: Living / Dining Room		💥 ΑCTION	
Flooring/Baseboard	D -	None	Broken baseboard
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-12-12 11:48:03 43.776195, -79.4996426 Image

🔰 Hallway/Stairs: Hallway		💥 ACTION	
Closet/Cabinet	D -	None	Floor is black in hallway small closet
Flooring/Baseboard	D -	None	Missing parkay pieces
Light Fixture	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Closet/Cabinet 2023-12-12 11:53:01 43.7761386, -79.4996296 Image



Flooring/Baseboard 2023-12-12 11:52:20 43.7762082, -79.4996426 Image

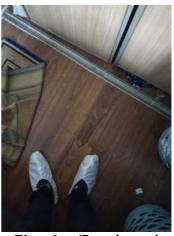
N Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off bottom track / missing panel
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	

Report generated by zInspector

🕅 Bedroom: Bedroom 1		🔀 ACTION	831 COMMENTS
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Listing on sill
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-12-12 11:54:10 43.7761386, -79.4996296 Image



Flooring/Baseboard 2023-12-12 11:54:17 (2) 43.7761386, -79.4996296 Image



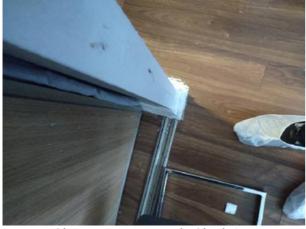
Window Covering 2023-12-12 11:54:44 (2) 43.7761589, -79.4996363 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	

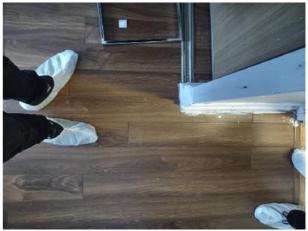
Page 6 of 11

Report generated by zInspector

Bedroom 2: Bedroom 2		🔀 ACTION	
Window/Lock/Screen	- S	None	Ac unit no screen



Closet/Door/Track/Shelving 2023-12-12 11:56:44 43.7760539, -79.4996033 Image



Flooring/Baseboard 2023-12-12 11:56:52 43.7760539, -79.4996033 Image

Bedroom 3: Master Bedroom		🗙 ΑCTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing panel on closet
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole in wall behind door
Window Covering	D -	None	Water damage on sill
Window/Lock/Screen	- S	None	Ac unit no screen



Closet/Door/Track/Shelving 2023-12-12 11:58:11 43.7760539, -79.4996033 Image



Flooring/Baseboard 2023-12-12 11:58:27 43.7760675, -79.4996129 Image



Wall/Ceiling 2023-12-12 11:58:53 (2) 43.7760675, -79.4996129 [mage]



Window Covering 2023-12-12 11:59:13 (2) 43.7760675, -79.4996129 Image

🔰 Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	D -	None	Rusted rail
Sink/Faucet	- S	None	Water changes temperature frequently
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Rust on tub floor near drain/ regrout on top where tiles meet ceiling
Wall/Ceiling	- S	None	



Shower Door/Rail/Curtain 2023-12-12 12:01:00 43.7761871, -79.4996445 Image



Tub/Shower 2023-12-12 12:02:12 43.7761871, -79.4996445 Image



Tub/Shower 2023-12-12 12:02:11 (2) 43.7761871, -79.4996445 Image



Tub/Shower 2023-12-12 12:02:15 43.7761871, -79.4996445 Image



Tub/Shower **1** 2023-12-12 12:02:18 **2** 43.7761871, -79.4996445 **1** Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

🔰 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Crack in window / screen ripped



Window/Lock/Screen 2023-12-12 11:49:16 43.776195, -79.4996426 Image



~ ~ -

Window/Lock/Screen 2023-12-12 11:49:21 43.776195, -79.4996426 Image



Window/Lock/Screen 2023-12-12 11:49:29 43.776195, -79.4996426 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 5th Floor Unit 506	51 The Chimneystack Road, Unit 506, Toronto, ON M3J 3L9, Canada	2023-12-05	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	is Condition Summary					
IN AREA	P DETAIL	l	🗙 ACTION		MEDIA	
Hallway/Stair s: Hallways	Light Fixture	D	None	No light cover	🛃 Image	
Kitchen: Kitchen	Oven	D	None	Burners are rusting	ही Image ही Image	
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Fan loud and not working	🛃 Image	
Kitchen: Kitchen	Wall/Ceiling	D	None	Peeling	🛃 Image	
Other Room: Solarium	Wall/Ceiling	D	None	Water damage	🛃 Image	
Bedroom: Bedroom 1	Wall/Ceiling	D	None	Damage in wall by window	🛃 Image	
Bedroom 2: Bedroom 2	Window Covering	D	None	Water damage on sill	🔁 Image	

M AREA	9 DETAIL	l	🗙 ACTION		838 📩 Media
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud	🗂 Image
Bathroom: Main Bathroom	Toilet Paper Holder	D	None	No holder	📩 Image
Bathroom: Main Bathroom	Wall/Ceiling		Repairs	Hole was patched up poorly paint peeling	Image Image Image Image Image

& Additional Items of Interest or Concern

N=New	S=Satisfactory	D=Damaged	! - Action
N Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🚺 Hallway/Stairs: Hallways		🗙 ΑCTION	
Flooring/Baseboard	- S	None	
Light Fixture	D -	None	No light cover



Light Fixture 2023-12-05 13:03:40 43.7763887, -79.4988802 Image

🔰 Kitchen: Kitchen	& CONDITION	🔀 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	Hot water taking a long time to heat up faucet
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	D -	None	Burners are rusting
Range/Fan/Hood/Filter	D -	None	Fan loud and not working
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Page 3 of 9			Report generated by zInspector

🕕 Kitchen: Kitchen		💥 ACTION	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Peeling



Oven 2023-12-05 12:55:42 43.7763987, -79.498878 Image



Range/Fan/Hood/Filter 2023-12-05 12:56:15 43.7763987, -79.498878 Image



Oven 2023-12-05 12:55:44 (2) 43.7763987, -79.498878 [mage]



Wall/Ceiling 2023-12-05 12:55:03 43.7764656, -79.4988783 Image

N Living Room: Living/Dining Room		🗙 ΑСΤΙΟΝ	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Other Room: Solarium		🗙 ACTION	
Door/Knob/Lock	- S	None	Off / tenants have it in storage
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	

Page 4 of 9

Report generated by zInspector

🔰 Other Room: Solarium		🔀 ACTION	841 COMMENTS
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water damage
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Ac

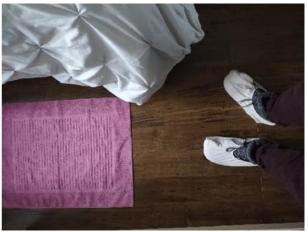


Wall/Ceiling 2023-12-05 12:59:23 43.7764216, -79.498897 Image

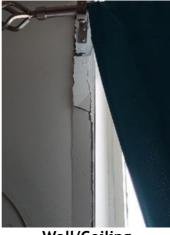
Bedroom: Bedroom 1	CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Damage in wall by window
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-12-05 13:00:34 (2) 43.7764216, -79.498897 Elimage



Flooring/Baseboard 2023-12-05 13:00:39 (2) 43.7764216, -79.498897 Elimage



Wall/Ceiling 2023-12-05 13:01:12 43.7764216, -79.498897 Image

Bedroom 2: Bedroom 2	CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	D -	None	Water damage on sill
Window/Lock/Screen	- S	None	



Flooring/Baseboard **1** 2023-12-05 13:01:46 **2** 43.7763922, -79.4988718 **1** Image



Window Covering 2023-12-05 13:02:07 43.7763922, -79.4988718 Image

Bedroom 3: Master Bedroom		💥 ΑCTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Flooring/Baseboard 2023-12-05 13:03:10 43.7763922, -79.4988718 Image

N Bathroom: Main Bathroom		💥 ΑCTION	844 Г сомментs
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Loud
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	D -	None	No holder
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	!	Repairs	Hole was patched up poorly paint peeling



Exhaust Fan 2023-12-05 13:04:37 (2) 43.7763887, -79.4988802 Image



Toilet Paper Holder 2023-12-05 13:05:33 43.7763887, -79.4988802 Image



Wall/Ceiling 2023-12-05 13:06:21 (2) 43.7764101, -79.4988702 Image



Wall/Ceiling 2023-12-05 13:06:29 43.7764101, -79.4988702 Image



Wall/Ceiling 2023-12-05 13:06:27 43.7764101, -79.4988702 Image



Wall/Ceiling 2023-12-05 13:06:33 43.7764101, -79.4988702 Image

N Storage: Storage Closet		🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 5th Floor Unit 513	51 The Chimneystack Road, Unit 513, Toronto, ON M3J 3L9, Canada	2023-11-30	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

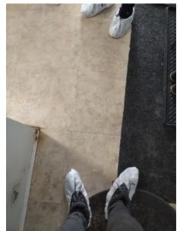
i Condition Summary					
M AREA	¶ DETAIL	l	🗙 ACTION		🛃 MEDIA
Entry: Entrance Area	Light Fixture/Fan	D	None	Not turning on	🛃 Image
Entry: Entrance Area	Other	D	None	Closet doors broken	🛃 Image 🛃 Image
Entry: Entrance Area	Wall/Ceiling	D	None	Holes	🛃 Image
Hallway/Stair s: Hallways	Flooring/Baseboard	D	None	Scuff	🛃 Image
Hallway/Stair s: Hallways	Wall/Ceiling	D	None	Hole	🛃 Image
Kitchen: Kitchen	Cabinets/Drawers	D	None	Some drawers not opening correctly	🛃 Image
Kitchen: Kitchen	Counter	D	None	Raised water damage beside sink	🛃 Image 🛃 Image

AREA	¶ DETAIL		💥 ACTION		847 MEDIA
Kitchen: Kitchen	Faucet/Plumbing	D	None	No arator	🛃 Image
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Noisy fan no light	🛃 Image
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Scuff damage	🛃 Image
Other Room: Solarium	Wall/Ceiling	D	None	Hole	🛃 Image
Other Room: Solarium	Window Covering	D	None	Sill water damage	🛃 Image ट्री Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Screen damaged	🛃 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Missing	🛃 Image
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	Off	🚰 Image
Bedroom 3: Master Bedroom	Closet/Door/Track/ Shelving	D	None	Broken off track	🛃 Image
Bedroom 3: Master Bedroom	Door/Knob/Lock	D	None	Holes in door	🎦 Image
Bathroom: Main Bathroom	Exhaust Fan	D	None	Loud	🛃 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Cold handle leaking	🎦 Image
Bathroom: Main Bathroom	Toilet	D	None	Loud when flushes	🎦 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Hole in tiles	🛃 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Paint peeling in shower	🖻 Image
Storage: Storage Closet	Other	D	None	Holes in doors	🛃 Image

Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	D -	None	Not turning on
Other	D -	None	Closet doors broken
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Holes



N=New

Flooring/Baseboard 2023-11-30 14:27:09 43.7764498, -79.4992143 Image

Other 2023-11-30 14:27:36 43.7764498, -79.4992143 Image

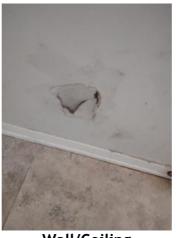


D=Damaged

Light Fixture/Fan 2023-11-30 14:27:21 43.7764498, -79.4992143 Image

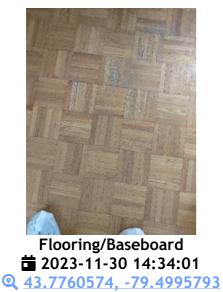


Other 2023-11-30 14:27:45 (2) 43.7760763, -79.4995905 Image



Wall/Ceiling 2023-11-30 14:28:00 43.7760763, -79.4995905 Image

🔰 Hallway/Stairs: Hallways		🗙 ACTION	
Flooring/Baseboard	D -	None	Scuff
Light Fixture	- S	None	
Wall/Ceiling	D -	None	Hole



Image



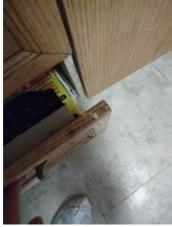
Wall/Ceiling 2023-11-30 14:41:37 43.776076, -79.4996164 Image

III Kitchen: Kitchen	© CONDITION	💥 ACTION	
Cabinets/Drawers	D -	None	Some drawers not opening correctly
Counter	D -	None	Raised water damage beside sink
Faucet/Plumbing	D -	None	No arator
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	

Page 4 of 12

Report generated by zInspector

III Kitchen: Kitchen		💥 ACTION		
Range/Fan/Hood/Filter	D -	None	Noisy fan no light	
Refrigerator	- S	None		
Sink/Disposal	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		



Cabinets/Drawers 2023-11-30 14:28:47 (2) 43.7760763, -79.4995905 Image



Counter 2023-11-30 14:29:40 (2) 43.7760763, -79.4995905 Image



_ _ _

Counter **1** 2023-11-30 14:29:37 **1** 43.7760763, -79.4995905 **1** Image



Faucet/Plumbing 2023-11-30 14:29:16 43.7760763, -79.4995905 Image



Range/Fan/Hood/Filter 2023-11-30 14:30:04 43.7760794, -79.4995824 Image



Refrigerator 2023-11-30 14:30:20 43.7760794, -79.4995824 Image



Refrigerator 2023-11-30 14:30:21 43.7760794, -79.4995824 Image

Living Room: Living/Dining Room	© CONDITION	🗙 ACTION		
Flooring/Baseboard	D -	None	Scuff damage	
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		



Flooring/Baseboard 2023-11-30 14:31:21 43.7760794, -79.4995824 Image

N Other Room: Solarium	& CONDITION	💥 ACTION		
Door/Knob/Lock	- S	None	Doesn't close all the way	
Flooring/Baseboard	- S	None		
Light Fixture/Fan	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	D -	None	Hole	
Window Covering	D -	None	Sill water damage	
Window/Lock/Screen	D -	None	Screen damaged	



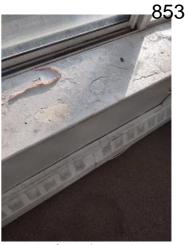
Door/Knob/Lock 2023-11-30 14:32:17 43.7760838, -79.4995827 Image



Wall/Ceiling 2023-11-30 14:32:50 43.7760838, -79.4995827 Image



Window Covering 2023-11-30 14:33:07 (2) 43.7760838, -79.4995827 Image



Window Covering 2023-11-30 14:33:10 43.7760838, -79.4995827 Image



Window/Lock/Screen 2023-11-30 14:33:21 43.7760838, -79.4995827 Image

🔰 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Missing
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Some holes
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-30 14:40:28 43.776076, -79.4996164 Image

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Off
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-30 14:38:17 43.776047, -79.4995841 Image

NB Bedroom 3: Master Bedroom		💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	Broken off track
Door/Knob/Lock	D -	None	Holes in door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-30 14:39:26 43.776047, -79.4995841 Image



Door/Knob/Lock 2023-11-30 14:39:55 43.776076, -79.4996164 Image

N Bathroom: Main Bathroom		🗙 ACTION		
Cabinet/Counter/Shelving	- S	None		
Door/Knob/Lock	- S	None		
Exhaust Fan	D -	None	Loud	
Flooring/Baseboard	N	None		
Light Fixture	- S	None		
Medicine Cabinet/Mirror	- S	None		
Plumbing/Drain	- S	None	Draining loud	
Shower Door/Rail/Curtain	- S	None		
Sink/Faucet	D -	None	Cold handle leaking	
Switch/Outlet	- S	None		
Toilet	D -	None	Loud when flushes	
Toilet Paper Holder	- S	None		

Page 10 of 12

Report generated by \mathbf{z} Inspector

N Bathroom: Main Bathroom		🗙 ACTION	856 口 сомментs
Towel Rack	- S	None	
Tub/Shower	D -	None	Hole in tiles
Wall/Ceiling	D -	None	Paint peeling in shower



Exhaust Fan 2023-11-30 14:35:52 43.7760574, -79.4995793 Image



Toilet **1** 2023-11-30 14:36:54 **2** 43.7760855, -79.4996126 **1** Image



Sink/Faucet 2023-11-30 14:36:23 43.7760855, -79.4996126 Image



Tub/Shower 2023-11-30 14:37:10 43.7760855, -79.4996126 Image



Wall/Ceiling 2023-11-30 14:37:32 43.7760855, -79.4996126 Image

N Storage: Storage Closet		🗙 ACTION	
Light Fixture	- S	None	
Other	D -	None	Holes in doors



Other 2023-11-30 14:38:55 43.776047, -79.4995841 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 6th Floor Unit 602	51 The Chimneystack Road, Unit 602, Toronto, ON M3J 3L9, Canada	2023-11-15	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

is Condition Summary					
AREA	9 DETAIL	ß	🗙 ΑСΤΙΟΝ		MEDIA
Bathroom: Main Bathroom	Plumbing/Drain	D	None	Calcium buildup	🗗 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Calcium buildup	🖻 Image 🖻 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Mold / calcium	🖻 Image 🗗 Image

& Additional Items of Interest or Concern

S=Satisfactory

D=Damaged

🔰 Entry: Entrance Area	CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Kitchen: Kitchen	© CONDITION	🔀 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	Bulb in oven not working
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	- S	None	Wear and tear
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🕕 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Other Room: Solarium		🔀 ACTION	860 COMMENTS
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

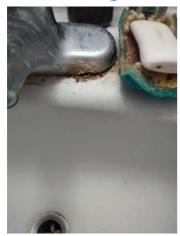
N Bedroom: Bedroom 1		🗙 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	D -	None	Calcium buildup
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Calcium buildup
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Mold / calcium





Plumbing/Drain 2023-11-15 11:39:40 43.7764502, -79.49927 Image



Sink/Faucet 2023-11-15 11:40:02 43.7764502, -79.49927 Image



Sink/Faucet 2023-11-15 11:39:59 43.7764502, -79.49927 Image



Tub/Shower 2023-11-15 11:40:35 43.7764502, -79.49927 Image



Tub/Shower 2023-11-15 11:40:39 43.7764502, -79.49927 Image

N Storage: Storage Closet		🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 6th Floor Unit 608	51 The Chimneystack Road, Unit 608, Toronto, ON M3J 3L9, Canada	2023-11-14	Jonathan Buckstein

Summary Items

General Condition	Tenants are Adequately Maintaining.
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	i Condition Summary						
AREA	¶ DETAIL	l	🗙 ACTION		MEDIA		
Entry: Entrance Area	Other	D	None	Closet off track	🛃 Image		
Entry: Entrance Area	Wall/Ceiling	D	None	Damage	🛃 Image		
Hallway/Stair s: Hallway	Flooring/Baseboard	D	None	Missing	🛃 Image 🛃 Image		
Kitchen: Kitchen	Cabinets/Drawers	D	None	Missing drawer / a few handles missing	🛃 Image 🛃 Image		
Kitchen: Kitchen	Counter	D	None	Rising/ cracking	🛃 Image 🛃 Image		
Kitchen: Kitchen	Faucet/Plumbing	D	None	Loose faucet	🛃 Image		
Kitchen: Kitchen	Light Fixture	D	None	Fell off	🛃 Image		

M AREA	🕈 DETAIL	l	💥 ACTION		864 En Media
Kitchen: Kitchen	Oven	D	None	Front glass broke off	🛃 Image
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Light doesn't work	🛃 Image
Living Room: Living/Dining Room	Flooring/Baseboard	D	None	Scuffed up	🗾 Image
Living Room: Living/Dining Room	Light Fixture/Fan	D	None	Fell down	🗾 Image
Other Room: Solarium	Wall/Ceiling	D	None	Water damage/ potentially a wasps net	호텔 Image 호텔 Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	No doors	🛃 Image
Bedroom: Bedroom 1	Flooring/Baseboard	D	None	Scuffed / missing	🛃 Image
Bedroom: Bedroom 1	Other	D	None	Missing piece of vent	🛃 Image
Bedroom 2: Bedroom 2	Switch/Outlet	D	None	Missing covers	🛃 Image 🛃 Image
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	None	Water damage	🛃 Image 🛃 Image
Bathroom: Main Bathroom	Cabinet/Counter/Sh elving	D	None	Separating from wall	🗾 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Rust	🛃 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Crack/ stain on tub/ mildew	Image Image Image Image Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Water damage	🗾 Image

& Additional Items of Interest or Concern

S=Satisfactory

Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	N	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Closet off track
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Damage



N=New

Flooring/Baseboard 2023-11-14 12:50:54 43.7763163, -79.499186 Image



D=Damaged

Other 2023-11-14 12:51:50 (43.7763163, -79.499186) Image



Wall/Ceiling 2023-11-14 12:52:00 43.7763163, -79.499186 Image

🕅 Hallway/Stairs: Hallway		🔀 ACTION	
Flooring/Baseboard	D -	None	Missing
Light Fixture	- S	None	

Page 3 of 11

Report generated by zInspector

🕅 Hallway/Stairs: Hallway		🗙 ΑCTION	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

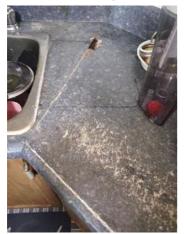


Flooring/Baseboard 2023-11-14 12:59:05 43.7763042, -79.4991813 Image

💵 Kitchen: Kitchen		🗙 ΑСΤΙΟΝ	
Cabinets/Drawers	D -	None	Missing drawer / a few handles missing
Counter	D -	None	Rising/ cracking
Faucet/Plumbing	D -	None	Loose faucet
Flooring/Baseboard	- S	None	
Light Fixture	D -	None	Fell off
Oven	D -	None	Front glass broke off
Range/Fan/Hood/Filter	D -	None	Light doesn't work
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	Stains on ceiling



Cabinets/Drawers 2023-11-14 12:52:38 (2) 43.7763075, -79.4992131 [mage]



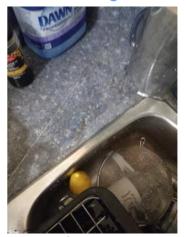
Counter **1** 2023-11-14 12:51:06 **1** 43.7763163, -79.499186 **1** Image



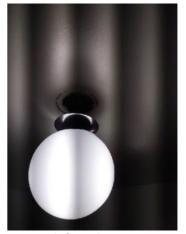
Faucet/Plumbing 2023-11-14 12:52:53 43.7763075, -79.4992131 Image



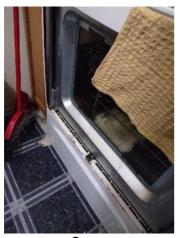
Cabinets/Drawers 2023-11-14 12:52:41 (2) 43.7763075, -79.4992131 Image



Counter **1** 2023-11-14 12:51:12 **1** 43.7763163, -79.499186 **1** Image



Light Fixture 2023-11-14 12:53:14 (2) 43.7763075, -79.4992131 Image



Oven 2023-11-14 12:53:30 (2) <u>43.7763075, -79.4992131</u> [mage]



Range/Fan/Hood/Filter 2023-11-14 12:53:52 43.7763075, -79.4992131 Image



Refrigerator 2023-11-14 12:54:24 43.7763084, -79.4991778 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	D -	None	Scuffed up
Light Fixture/Fan	D -	None	Fell down
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-11-14 12:55:27 (2) 43.7763084, -79.4991778 Image



Light Fixture/Fan 2023-11-14 12:55:08 43.7763084, -79.4991778 Image

🔰 Other Room: Solarium	© CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water damage/ potentially a wasps net
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Wall/Ceiling 2023-11-14 12:56:42 43.776317, -79.4991836 Image



Wall/Ceiling 2023-11-14 12:56:45 43.776317, -79.4991836 Image

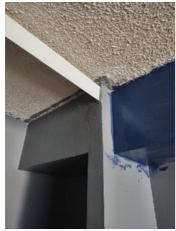
🔰 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	No doors
Door/Knob/Lock	- S	None	Lock on door

Page 7 of 11

Report generated by zInspector

869

N Bedroom: Bedroom 1		🔀 ACTION	870 Comments
Flooring/Baseboard	D -	None	Scuffed / missing
Light Fixture/Fan	- S	None	
Other	D -	None	Missing piece of vent
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	





Flooring/Baseboard 2023-11-14 12:57:51 43.776317, -79.4991836 Image



Other 2023-11-14 12:58:19 43.776317, -79.4991836 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	Scuff
Light Fixture/Fan	- S	None	

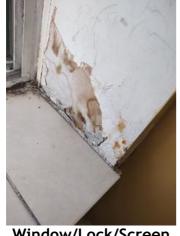
Page 8 of 11

Report generated by zInspector

Bedroom 2: Bedroom 2		💥 ACTION	871
Switch/Outlet	D -	None	Missing covers
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Water damage



Switch/Outlet 2023-11-14 13:00:10 43.7763042, -79.4991813 Image



Window/Lock/Screen 2023-11-14 13:00:33 43.7763042, -79.4991813 Image



Switch/Outlet 2023-11-14 13:01:05 (1) 43.7763042, -79.4991813 Image



Window/Lock/Screen 2023-11-14 13:00:37 43.7763042, -79.4991813 Image

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	D -	None	Separating from wall
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	

Page 9 of 11

Report generated by zInspector

N Bathroom: Main Bathroom		🗙 ACTION	872
Sink/Faucet	D -	None	Rust
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Crack/ stain on tub/ mildew
Wall/Ceiling	D -	None	Water damage



Cabinet/Counter/Shelving 2023-11-14 13:03:15 43.7763909, -79.4990523 Image



Tub/Shower 2023-11-14 13:04:29 43.776343, -79.4991423 Image



Sink/Faucet 2023-11-14 13:02:26 43.7763909, -79.4990523 Image



Tub/Shower 2023-11-14 13:04:33 43.776343, -79.4991423 Image



Tub/Shower 2023-11-14 13:04:40 (2) 43.776343, -79.4991423 Image



Tub/Shower 2023-11-14 13:04:45 43.776343, -79.4991423 Image



Tub/Shower 2023-11-14 13:04:43 43.776343, -79.4991423 Image



Wall/Ceiling 2023-11-14 13:04:05 43.776343, -79.4991423 Image

NI Storage: Storage Closet 🜡 CONDITION		🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 6th Floor Unit 610	51 The Chimneystack Road, Unit 610, Toronto, ON M3J 3L9, Canada	2023-11-09	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	🐴 Condition Summary				
AREA	9 DETAIL	l	🗙 ACTION		MEDIA
Entry: Entrance Area	Other	D	None	Closet doors off rail	🛃 Image
Kitchen: Kitchen	Faucet/Plumbing	D	None	Broken faucet	🛃 Image
Kitchen: Kitchen	Refrigerator		Appliance	Fridge is not working	🛃 Image
Other Room: Solarium	Wall/Ceiling	D	None	Paint peeling in corner / water damage on ceiling	मि Image मि Image मि Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Sill lifting / cracked window	image Image Image Image Image
Bedroom: Bedroom 1	Closet/Door/Track/ Shelving	D	None	Off track	🛃 Image

Page 1 of 8

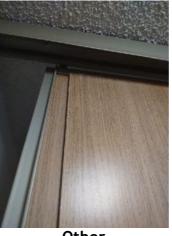
Report generated by $\mathbf{z} \mathsf{Inspector}$

M AREA	P DETAIL	l	💥 ACTION		875 🛱 MEDIA
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not working	🎦 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Sink chipped	🖻 Image
Bathroom: Main Bathroom	Tub/Shower	D	None	Dirt	🎦 Image
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Damage on wall/ ceiling	n Image Image

& Additional Items of Interest or Concern

S=Satisfactory	D=Damaged	! - Action

	🔀 ACTION	
- S	None	
- S	None	
- S	None	
D -	None	Closet doors off rail
- S	None	
- S	None	
	- S - S - S D - - S	- S None - S None - S None - S None D - None - S None



Other 2023-11-09 12:57:10 43.7763204, -79.4993445 Image

💵 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	D -	None	Broken faucet
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	Bulb missing
Refrigerator	!	Appliance	Fridge is not working
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



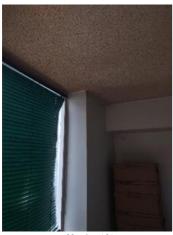
Faucet/Plumbing 2023-11-09 13:05:26 43.7763094, -79.4993394 Image



Refrigerator 2023-11-09 13:06:16 43.7763094, -79.4993394 Image

Living Room: Living/Dining Room	CONDITION	🔀 ΑСΤΙΟΝ	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🕕 Other Room: Solarium		🗙 ΑСΤΙΟΝ	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Paint peeling in corner / water damage on ceiling
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Sill lifting / cracked window



Wall/Ceiling 2023-11-09 12:55:12 (2) 43.7762375, -79.4993316 [mage]



Wall/Ceiling 2023-11-09 12:55:39 43.7762375, -79.4993316 Image

Window/Lock/Screen 2023-11-09 12:55:56 43.7762375, -79.4993316 Image



Wall/Ceiling 2023-11-09 12:55:34 (2) 43.7762375, -79.4993316 [mage]



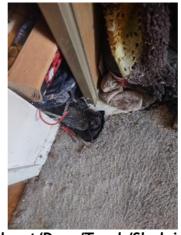
Window/Lock/Screen 2023-11-09 12:55:53 43.7762375, -79.4993316 Image

Window/Lock/Screen 2023-11-09 12:56:01 43.7762375, -79.4993316 Image



Window/Lock/Screen 2023-11-09 13:00:42 43.7760832, -79.4993892 Image

🕅 Bedroom: Bedroom 1		🔀 ΑСΤΙΟΝ	
Closet/Door/Track/Shelvi ng	D -	None	Off track
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-11-09 12:59:02 43.7763093, -79.4993124 Image

NI Bathroom: Main Bathroom		💥 ACTION	
Cabinet/Counter/Shelving	- S	None	

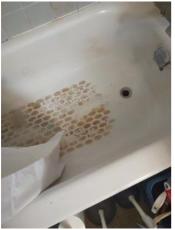
N Bathroom: Main Bathroom		🗙 ACTION	880
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Not working
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Sink chipped
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	D -	None	Dirt
Wall/Ceiling	D -	None	Damage on wall/ ceiling



Exhaust Fan 2023-11-09 13:02:01 43.7760832, -79.4993892 Image



Sink/Faucet 2023-11-09 13:02:35 (2) 43.7763236, -79.4993366 [mage]



Tub/Shower 2023-11-09 13:04:33 (2) 43.7763094, -79.4993394 Image



Wall/Ceiling 2023-11-09 13:04:06 43.7763236, -79.4993366 Image



Wall/Ceiling **a** 2023-11-09 13:04:09 **a** 43.7763236, -79.4993366 **b** Image

Storage: Storage Closet	CONDITION	🗙 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein

881





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 704	51 The Chimneystack Road, Unit 704, Toronto, ON M3J 3L9, Canada	2023-11-02	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

i Condition Summary					
AREA	9 DETAIL		🗙 ACTION		MEDIA
Entry: Entrance Area	Other: Closet	D	None	Closet door off rail	🛃 Image
Kitchen: Kitchen	Wall/Ceiling	D	None	Water damage on wall and ceiling	मि Image मि Image मि Image
Other Room: Solarium	Wall/Ceiling	D	None	Water damage	🛃 Image 🛃 Image
Other Room: Solarium	Window/Lock/Scree n	D	None	Sill cracking/lifting	image ☐ Image ☐ Image ☐ Image ☐ Image
Bedroom 2: Bedroom 2	Window/Lock/Scree n	D	None	Window sill cracking and lifting	🛃 Image 🛃 Image 🛃 Image

IN AREA	¶ DETAIL	l	🔀 ACTION		883 MEDIA
Bathroom: Main Bathroom	Wall/Ceiling	D	None	Water damage in shower / stains on wall	मि Image मि Image हो Image

${\ensuremath{\$}}$ Additional Items of Interest or Concern

S=Satisfactory P=Poor

D=Damaged

💵 Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other: Closet	D -	None	Closet door off rail
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other 2023-11-02 12:22:41 43.7764847, -79.4989759 Image

🕕 Kitchen: Kitchen	© CONDITION	💥 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	Makes a noise (range)
Refrigerator	- S	None	Old fridge, makes noise occasionally
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	

🔰 Kitchen: Kitchen		🔀 ACTION	
Wall/Ceiling	D -	None	Water damage on wall and ceiling



Range/Fan/Hood/Filter 2023-11-02 12:25:14 43.776499, -79.4990131 Image



Wall/Ceiling 2023-11-02 12:26:39 43.7764927, -79.4989938 Image



Refrigerator 2023-11-02 12:23:45 43.776499, -79.4990131 Image



Wall/Ceiling 2023-11-02 12:26:44 (2) 43.7764927, -79.4989938 Image



Wall/Ceiling **1** 2023-11-02 12:26:49 **1** 43.7764927, -79.4989938 **1** Image

Living Room: Living/Dining Room		🗙 ACTION	886
Flooring/Baseboard	- S	None	Scuff marks parquet floor
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Flooring/Baseboard 2023-11-02 12:27:34 43.7764927, -79.4989938 Image

N Other Room: Solarium		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Water damage
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Sill cracking/lifting



Wall/Ceiling 2023-11-02 12:36:10 43.776495, -79.4990268 Image



Window/Lock/Screen 2023-11-02 12:35:42 43.7765027, -79.4990794

🛃 Image



Window/Lock/Screen 2023-11-02 12:35:48 43.776495, -79.4990268 Image



Wall/Ceiling 2023-11-02 12:36:13 43.776495, -79.4990268 Image



Window/Lock/Screen 2023-11-02 12:35:45 43.776495, -79.4990268 Image



Window/Lock/Screen 2023-11-02 12:36:26 43.776495, -79.4990268 Image

Hallway/Stairs: Hallways		🗙 ACTION	
Closet/Cabinet	- S	None	

Page 6 of 11

Report generated by zInspector

🔰 Hallway/Stairs: Hallways		💥 ACTION	888 COMMENTS
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Bedroom: Bedroom 1	& CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	One door rickety
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Sill cracking/ lifting



Closet/Door/Track/Shelving 2023-11-02 12:37:42 43.776495, -79.4990268 Image



➡ 2023-11-02 12:38:43
 ♥ 43.7765083, -79.4990269
 ➡ Image

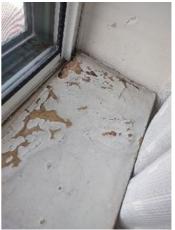


Window/Lock/Screen 2023-11-02 12:38:48 43.7765083, -79.4990269 Image

Bedroom 2: Bedroom 2		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	D -	None	Window sill cracking and lifting

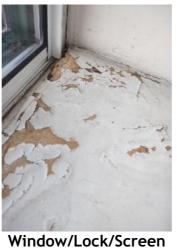


Window/Lock/Screen 2023-11-02 12:33:59 43.7765027, -79.4990794 Image



889

Window/Lock/Screen 2023-11-02 12:34:03 43.7765027, -79.4990794 Image



➡ 2023-11-02 12:34:08
 ● 43.7765027, -79.4990794
 ➡ Image

N Storage: Storage Room		🔀 ACTION	
Light Fixture	- S	None	

I∎ Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Other	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- P	None	Recaulking needed
Wall/Ceiling	D -	- None Water damage in s stains on wa	



Tub/Shower 2023-11-02 12:31:31 43.7765312, -79.4989712 Image



Wall/Ceiling 2023-11-02 12:32:08 43.7764809, -79.4989907 Image



Tub/Shower 2023-11-02 12:31:35 43.7765312, -79.4989712 Image



Wall/Ceiling 2023-11-02 12:32:12 (2) 43.7764809, -79.4989907 Image



Wall/Ceiling 2023-11-02 12:32:15 (2) 43.7764809, -79.4989907 [mage]

General Comments

Inspector / Agent, Tenant Signature

Page 10 of 11

Jonathan Buckstein





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 710	51 The Chimneystack Road, Unit 710, Toronto, ON M3J 3L9, Canada	2023-10-31	Jonathan Buckstein

Summary Items

General Condition	Tenants are Adequately Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

Condition Summary					
AREA	¶ DETAIL	l	🗙 ΑCTION		🗗 MEDIA
Entry: Entrance Area	Other: Closet	D	None	closet doors missing	🛃 Image
Entry: Entrance Area	Wall/Ceiling	D	None	Hole in wall behind door/ in hallway	Image Image
Kitchen: Kitchen	Cabinets/Drawers	D	None	Missing cabinets/ some off hinges	Image Image
Other Room: Solarium	Door/Knob/Lock	D	None	Door out	🛃 Image
Other Room: Solarium	Other	D	None	Window sill has damage/ vent cover off	🛃 Image 🛃 Image
Hallway/Stair s: Hallways	Wall/Ceiling	D	None	hole is wall	🛃 Image
Bedroom: Bedroom 1	Door/Knob/Lock	D	None	Missing door knob	🛃 Image

Page 1 of 11

Report generated by zInspector

AREA	¶ DETAIL	l	🔀 ACTION		894 🛱 Media
Bedroom 2: Bedroom 2	Closet/Door/Track/ Shelving	D	None	no closet doors	🛃 Image
Bathroom: Main Bathroom	Sink/Faucet	D	None	Corrosion on faucet	🛃 Image

$\ensuremath{\$}$ Additional Items of Interest or Concern

S=Satisfactory P=Poor

D=Damaged

III Entry: Entrance Area		💥 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other: Closet	D -	None	closet doors missing
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Hole in wall behind door/ in hallway



Other 2023-10-31 14:08:15 43.7763255, -79.4993242 Image



Wall/Ceiling **a** 2023-10-31 14:08:33 **a** 43.7763255, -79.4993242 **b** Image



Wall/Ceiling 2023-10-31 14:09:51 43.7763255, -79.4993242 Image

🔰 Kitchen: Kitchen	CONDITION	🔀 ACTION	COMMENTS
--------------------	-----------	----------	----------

🕅 Kitchen: Kitchen		💥 ACTION	
Cabinets/Drawers	D -	None	Missing cabinets/ some off hinges
Counter	- S	None	
Faucet/Plumbing	- P	None	Faucet is loose
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	Handle missing
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-31 14:09:23 (2) 43.7763255, -79.4993242 Image



Oven **1** 2023-10-31 14:18:03 **2** 43.7760657, -79.4994684 **1** Image

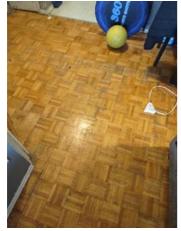


Cabinets/Drawers 2023-10-31 14:09:25 43.7763255, -79.4993242 Image



Refrigerator 2023-10-31 14:18:33 43.7761884, -79.499407 Image

IN Living Room: Living/Dining Room		🗙 ACTION	897 Comments
Flooring/Baseboard	- P	None	Scuff marks
Light Fixture/Fan	- S	None	
Other	- S	None	Thermostat broken
Switch/Outlet	- S	None	
Wall/Ceiling	- P	None	



Flooring/Baseboard 2023-10-31 14:13:24 43.7762696, -79.4994271 Image



Other 2023-10-31 14:16:52 43.7760657, -79.4994684 Image



Wall/Ceiling 2023-10-31 14:13:53 43.7762696, -79.4994271 Image

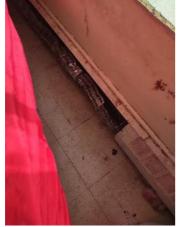
IN Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	D -	None	Door out
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	D -	None	Window sill has damage/ vent cover off
Switch/Outlet	- S	None	

Page 5 of 11

N Other Room: Solarium		🔀 ACTION	
Wall/Ceiling	- P	None	Hole in wall
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Screen missing



Door/Knob/Lock 2023-10-31 14:14:56 43.7760578, -79.4994768 Image



Other 2023-10-31 14:15:30 43.7760578, -79.4994768 Image



Other 2023-10-31 14:15:19 (2) 43.7760578, -79.4994768 Image

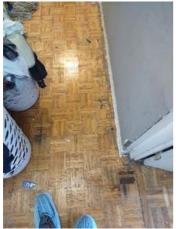


Wall/Ceiling 2023-10-31 14:15:50 43.7760578, -79.4994768 Image



Window/Lock/Screen 2023-10-31 14:16:05 43.7760578, -79.4994768 Image

Hallway/Stairs: Hallways		💥 ACTION	
Closet/Cabinet	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Smoke/CO Detector	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	hole is wall



Flooring/Baseboard 2023-10-31 14:10:35 43.776018, -79.4994955 Image



Wall/Ceiling 2023-10-31 14:19:08 43.7761884, -79.499407 Image

🔰 Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	- P	None	Doors off tracks
Door/Knob/Lock	D -	None	Missing door knob
Flooring/Baseboard	- S	None	

🕅 Bedroom: Bedroom 1		🔀 ACTION	900 COMMENTS
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Closet/Door/Track/Shelving 2023-10-31 14:21:51 43.7760244, -79.4995109 Image



Closet/Door/Track/Shelving 2023-10-31 14:21:53 43.7760244, -79.4995109 Image



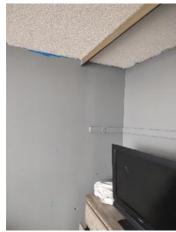
Door/Knob/Lock 2023-10-31 14:21:37 43.7760244, -79.4995109 Image

Bedroom 2: Bedroom 2	& CONDITION	💥 ACTION	
Closet/Door/Track/Shelvi ng	D -	None	no closet doors
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- P	None	Multiple scuff marks /paint on baseboard
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	

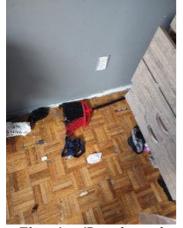
Page 8 of 11

Report generated by zInspector

Bedroom 2: Bedroom 2		💥 ACTION	901
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	Ripped screen



Closet/Door/Track/Shelving 2023-10-31 14:19:36 43.7761884, -79.499407



Flooring/Baseboard 2023-10-31 14:20:18 (2) 43.7760244, -79.4995109 Image



Flooring/Baseboard 2023-10-31 14:20:15 43.7760244, -79.4995109 Image



Window/Lock/Screen 2023-10-31 14:20:58 43.7760244, -79.4995109 Image

Storage: Storage Room		🛪 ACTION	COMMENTS لہا
Light Fixture	- S	None	
🔰 Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	Cabinets off hidges
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	

ACTION

I∎ Bathroom: Main Bathroom		🗙 ACTION	902 ק comments
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Corrosion on faucet
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- P	None	Needs recaulking



Sink/Faucet 2023-10-31 14:12:35 3 43.7762696, -79.4994271 Image



Tub/Shower 2023-10-31 14:12:57 (2) 43.7762696, -79.4994271 Image



Tub/Shower 2023-10-31 14:12:59 43.7762696, -79.4994271 Image

General Comments

Inspector / Agent, Tenant Signature Page 10 of 11

Jonathan Buckstein

903





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 713	51 The Chimneystack Road, Unit 713, Toronto, ON M3J 3L9, Canada	2023-10-25	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.	
Tenants		
Pets	No pets observed.	
Smoke / CO Detectors	Smoke / CO Detectors tested okay.	
HVAC Filter (s)	Not Assessed.	
Critical Repairs		
Other Repairs		

n Condition Summary				
¶ DETAIL	٨	💥 ΑCTION		
Counter		Repairs	Water damage on	

Kitchen: Kitchen	Counter		Repairs	Water damage on counter. Mold + hole	📩 Image 🛃 Image
Kitchen: Kitchen	Range/Fan/Hood/Fil ter	D	None	Rust mold by filter	🛃 Image 🛃 Image
Bedroom 3: Master Bedroom	Door/Knob/Lock	D	None		🚰 Image 🚰 Image

🗗 MEDIA

🔰 AREA

& Additional Items of Interest or Concern

N=New	w S=Satisfactory		! - Action	
Entry: Entrance Area		💥 ACTION		
Door/Knob/Lock	- S	None		
Flooring/Baseboard	- S	None		
Light Fixture/Fan	- S	None		
Other: Closet	- S	None		
Switch/Outlet	- S	None		
Wall/Ceiling	- S	None		

🔰 Kitchen: Kitchen		🗙 ACTION	
Cabinets/Drawers	- S	None	Hidge loose
Counter	!	Repairs	Water damage on counter. Mold + hole
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	D -	None	Rust mold by filter
Refrigerator	- S	None	
Sink/Disposal	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-25 11:36:19 43.7761304, -79.4995918 Image



Counter **1** 2023-10-25 11:34:37 **1** 43.7761304, -79.4995918 **1** Image



Counter **1** 2023-10-25 11:34:40 **2** <u>43.7761304, -79.4995918</u> <u>1 Image</u>



Range/Fan/Hood/Filter 2023-10-25 11:35:39 43.7761304, -79.4995918 Image



Range/Fan/Hood/Filter 2023-10-25 11:35:31 (2) 43.7761304, -79.4995918 Image



Refrigerator 2023-10-25 11:48:17 43.776065, -79.4995767 Image

IV Living Room: Living/Dining Room		💥 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	N	None	Own fan
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Light Fixture/Fan 2023-10-25 11:38:54 43.7760418, -79.4995948 Image

N Other Room: Solarium	& CONDITION	💥 ACTION	
Door/Knob/Lock	- S	None	Glass door hard to move
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

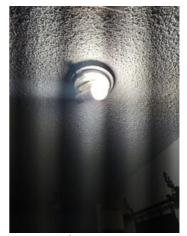


Door/Knob/Lock 2023-10-25 11:39:56 43.7760288, -79.4995936 Image

🔰 Hallway/Stairs: Hallways		💥 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	Missing cover

🔰 Hallway/Stairs: Hallways		🗙 ACTION	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	





Light Fixture 2023-10-25 11:38:45 (1.1.38:45)

🕅 Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Bedroom 2: Bedroom 2		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

M Bedroom 3: Master Bedroom		🗙 ACTION	909 ק comments
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	D -	None	Knob loose / no door stopper
Flooring/Baseboard	- S	None	Floor lifting in between hallway and master bedroom
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-10-25 11:42:22 43.7761598, -79.4995748 Image



Door/Knob/Lock 2023-10-25 11:42:47 43.7761598, -79.4995748 Image



Flooring/Baseboard 2023-10-25 11:49:26 43.7761198, -79.4995018 Image

N Storage: Storage Room		🔀 ACTION	910 ק сомментs
Light Fixture	- S	None	
M Bathroom: Main Bathroom		🔀 ACTION	
Cabinet/Counter/Shelving	- S	None	Cabinet door screw loose
Door/Knob/Lock	- S	None	
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	- S	None	
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	- S	None	
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein



Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op 7th Floor Unit 716	51 The Chimneystack Road, Unit 716, Toronto, ON M3J 3L9, Canada	2023-10-25	Jonathan Buckstein

Summary Items

General Condition	Tenants are Properly Maintaining.
Tenants	
Pets	Observed, but no significant issues.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	i Condition Summary					
M AREA	¶ DETAIL	۵	🗙 ACTION		🛃 MEDIA	
Entry: Entrance Area	Other: Closet	D	None	Closet off track	🛃 Image	
Kitchen: Kitchen	Sink/Disposal	D	None	Hole under sink	🛃 Image ट्री Image	
Kitchen: Kitchen	Wall/Ceiling	D	None	Paint peeling	🛃 Image	
Bathroom: Main Bathroom	Exhaust Fan	D	None	Not working	🖪 Image	
Bathroom: Main Bathroom	Plumbing/Drain	D	None	P-trap corroded with calcium	🔁 Image	
Bathroom: Main Bathroom	Sink/Faucet	D	None	Faucet has continuous flow	🔁 Image	

Page 1 of 8

Report generated by $\mathbf{z} \mathsf{Inspector}$

AREA	P DETAIL	🔀 ACTION		912 MEDIA
Bathroom: Main Bathroom	Wall/Ceiling	Repairs	Hole in ceiling above shower	मा Image ना Image ना Image

! - Action

& Additional Items of Interest or Concern

D=Damaged

S=Satisfactory P=Poor

💵 Entry: Entrance Area		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other: Closet	D -	None	Closet off track
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Other 2023-10-25 10:50:19 43.776386, -79.4995087 Image

💵 Kitchen: Kitchen	& CONDITION	🗙 ACTION	
Cabinets/Drawers	- S	None	
Counter	- S	None	
Faucet/Plumbing	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- S	None	
Refrigerator	- S	None	
Sink/Disposal	D -	None	Hole under sink
Switch/Outlet	- S	None	
Wall/Ceiling	D -	None	Paint peeling



Refrigerator 2023-10-25 11:01:27 (2) 43.7763539, -79.4994673 Image



Sink/Disposal 2023-10-25 10:51:57 (2) 43.7763979, -79.4995119 Image



Sink/Disposal 2023-10-25 10:51:53 (2) 43.7763979, -79.4995119 Image



Wall/Ceiling 2023-10-25 10:52:09 43.7763979, -79.4995119 Image

Living Room: Living/Dining Room		🗙 ΑCTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- P	None	Hole in wall

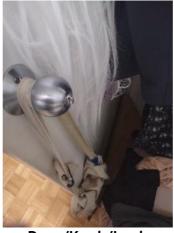


Wall/Ceiling 2023-10-25 10:53:40 43.7764615, -79.4995211 Image

🔰 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

Hallway/Stairs: Hallways	& CONDITION	🗙 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Switch/Outlet	- S	None	

🕅 Bedroom: Bedroom 1		🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	Lock on door
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



Door/Knob/Lock 2023-10-25 11:00:33 43.7764111, -79.4995154 Image

Bedroom 2: Bedroom 2	& CONDITION	🔀 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Storage: Storage Room	© CONDITION	🔀 ACTION	
Light Fixture	- S	None	

N Bathroom: Main Bathroom		🗙 ACTION	
Cabinet/Counter/Shelving	- S	None	
Door/Knob/Lock	- S	None	
Exhaust Fan	D -	None	Not working
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	D -	None	P-trap corroded with calcium
Shower Door/Rail/Curtain	- S	None	

🔰 Bathroom: Main Bathroom		🗙 ACTION	917
Sink/Faucet	D -	None	Faucet has continuous flow
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	
Wall/Ceiling	!	Repairs	Hole in ceiling above shower



Exhaust Fan 2023-10-25 10:58:24 (43.7763875, -79.4995058)



Sink/Faucet 2023-10-25 10:58:06 3.43.7763875, -79.4995058 Image



Plumbing/Drain 2023-10-25 10:55:50 43.7764552, -79.4995283 Image



Wall/Ceiling 2023-10-25 10:56:29 43.7764552, -79.4995283 Image



Wall/Ceiling 2023-10-25 10:56:32 43.7764552, -79.4995283 Image



Wall/Ceiling 2023-10-25 10:56:34 (2) 43.7764552, -79.4995283 Image

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein

918





Annual Inspection

Property	Address	Date	Agent / Inspector
Harry Sherman Crowe Co-op Unit 802	51 The Chimneystack Road, Unit 802, Toronto, ON M3J 3L9, Canada	2023-10-18	Jonathan Buckstein

Summary Items

General Condition	Unsatisfactory.Hoarding
Tenants	
Pets	No pets observed.
Smoke / CO Detectors	Smoke / CO Detectors tested okay.
HVAC Filter (s)	Not Assessed.
Critical Repairs	
Other Repairs	

	Condition Summary					
IN AREA	¶ DETAIL	l	🗙 ΑСΤΙΟΝ		MEDIA	
Kitchen: Kitchen	Faucet/Plumbing		Maintenance	Faucet replacement/ peetrap leaking	मा Image ना Image ना Image	
Bathroom: Main Bathroom	Plumbing/Drain	D	None	Crack/ calcium buildup	🛃 Image 🛃 Image	
Bathroom: Main Bathroom	Sink/Faucet	D	None	Leaking	🛃 Image	

! - Action

& Additional Items of Interest or Concern

D=Damaged

S=Satisfactory
P=Poor

🚺 Entry: Entry Hall		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	

🔰 Kitchen: Kitchen		🔀 ACTION	
Cabinets/Drawers	- S	None	Loose handle/ dead cockroaches
Counter	- S	None	
Faucet/Plumbing	!	Maintenance	Faucet replacement/ peetrap leaking
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Oven	- S	None	
Range/Fan/Hood/Filter	- P	None	Fan dirty/ light shorted
Refrigerator	- S	None	Gasket falling out/ handle missing
Sink/Disposal	- S	None	Leaking
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	



Cabinets/Drawers 2023-10-18 10:50:18 (2) 43.7764246, -79.4992302 [mage]



Faucet/Plumbing 2023-10-18 10:52:03 43.7763536, -79.4992157

🛃 Image



Range/Fan/Hood/Filter 2023-10-18 10:53:31 43.7765366, -79.4992065 Image



Faucet/Plumbing 2023-10-18 10:51:52 43.7763536, -79.4992157 Image



Faucet/Plumbing 2023-10-18 10:52:14 43.7763536, -79.4992157 Image

Refrigerator 2023-10-18 10:54:57 (1) 43.7765366, -79.4992065 [mage]



Refrigerator 2023-10-18 10:54:59 43.7765366, -79.4992065 Image

Living Room: Living/Dining Room		🗙 ACTION	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	Cover too small
Wall/Ceiling	- S	None	



Switch/Outlet **a** 2023-10-18 11:00:08 **a** 43.7765297, -79.4991893 **b** Image

🔰 Other Room: Solarium		🔀 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Other		None	Window ledge wear and tear
Switch/Outlet	- S	None	

N Other Room: Solarium		🗙 ACTION	
Wall/Ceiling	- S	None	Hole in ceiling from previous fire alarm
Window Covering	- S	None	
Window/Lock/Screen	- S	None	



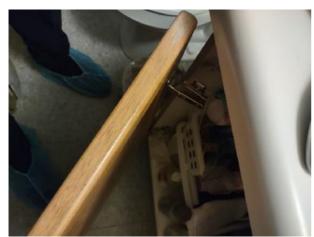
Other **1** 2023-10-18 11:01:35 **2** 43.7765029, -79.4991942 **1** Image



000

Wall/Ceiling 2023-10-18 11:01:10 (1) 43.7765297, -79.4991893 Image

N Bathroom: Main Bathroom		💥 ΑCTION	
Cabinet/Counter/Shelving	- P	None	Hinge off
Exhaust Fan	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture	- S	None	
Medicine Cabinet/Mirror	- S	None	
Plumbing/Drain	D -	None	Crack/ calcium buildup
Shower Door/Rail/Curtain	- S	None	
Sink/Faucet	D -	None	Leaking
Switch/Outlet	- S	None	
Toilet	- S	None	
Toilet Paper Holder	- S	None	
Towel Rack	- S	None	
Tub/Shower	- S	None	Diverter rusting
Wall/Ceiling	- S	None	



Cabinet/Counter/Shelving 2023-10-18 11:03:35 43.7764865, -79.499196 Image



Plumbing/Drain 2023-10-18 11:05:12 43.7764865, -79.499196 Image



Plumbing/Drain 2023-10-18 11:03:00 43.7765029, -79.4991942 Image



Sink/Faucet 2023-10-18 11:03:15 (1) 43.7765029, -79.4991942 [mage]



Tub/Shower 2023-10-18 11:04:35 43.7764865, -79.499196 Image

III Bedroom: Bedroom 1		💥 ACTION	
Closet/Door/Track/Shelvi ng	- S	None	

🕅 Bedroom: Bedroom 1		🗙 ACTION	
Door/Knob/Lock	- S	None	
Flooring/Baseboard	- S	None	
Light Fixture/Fan	- S	None	
Switch/Outlet	- S	None	
Wall/Ceiling	- S	None	
Window Covering	- S	None	
Window/Lock/Screen	- S	None	

N Storage: Storage Closet		🔀 ACTION	
Light Fixture	- S	None	

General Comments

Inspector / Agent, Tenant Signature

Jonathan Buckstein

~~~





#### Annual Inspection

| Property                              | Address                                                                  | Date       | Agent / Inspector  |
|---------------------------------------|--------------------------------------------------------------------------|------------|--------------------|
| Harry Sherman Crowe<br>Co-op Unit 805 | 51 The Chimneystack<br>Road, Unit 805,<br>Toronto, ON M3J 3L9,<br>Canada | 2023-11-08 | Jonathan Buckstein |

#### Summary Items

| General Condition    | Tenants are Adequately Maintaining. |
|----------------------|-------------------------------------|
| Tenants              |                                     |
| Pets                 | No pets observed.                   |
| Smoke / CO Detectors | Smoke / CO Detectors tested okay.   |
| HVAC Filter (s)      | Not Assessed.                       |
| Critical Repairs     |                                     |
| Other Repairs        |                                     |

| in Condition Summary                  |                 |   |          |                                                            |                                                                      |
|---------------------------------------|-----------------|---|----------|------------------------------------------------------------|----------------------------------------------------------------------|
| AREA                                  | <b>P</b> DETAIL | ٨ | 🔀 ACTION |                                                            | MEDIA                                                                |
| Kitchen:<br>Kitchen                   | Faucet/Plumbing | D | None     | Leaking / needs<br>new washer / leak<br>coming from faucet | 🛃 Image                                                              |
| Kitchen:<br>Kitchen                   | Wall/Ceiling    | D | Roofing  | Paint peeling from<br>water damage /<br>hole in ceiling    | image<br>☐ Image<br>☐ Image<br>☐ Image<br>☐ Image                    |
| Living Room:<br>Living/Dining<br>Room | Wall/Ceiling    | D | Roofing  | Multiple water<br>damage spots on<br>ceiling               | image<br>image<br>image<br>image<br>image<br>image<br>image<br>image |
| Other Room:<br>Solarium               | Door/Knob/Lock  | D | None     | Door missing/<br>replaced with<br>wooden                   | 🗾 Image                                                              |

#### & Additional Items of Interest or Concern

| N=New               | S=Satisfactory | D=Damaged | ! - Action |
|---------------------|----------------|-----------|------------|
| 🚺 Entry: Entry Hall |                | 💥 ACTION  |            |
| Door/Knob/Lock      | - S            | None      |            |
| Flooring/Baseboard  | - S            | None      |            |
| Light Fixture/Fan   | - S            | None      |            |
| Switch/Outlet       | - S            | None      |            |
| Wall/Ceiling        | - S            | None      |            |

| 🔰 Kitchen: Kitchen    | CONDITION | 🔀 ACTION |                                                            |
|-----------------------|-----------|----------|------------------------------------------------------------|
| Cabinets/Drawers      | - S       | None     |                                                            |
| Counter               | - S       | None     |                                                            |
| Faucet/Plumbing       | D -       | None     | Leaking / needs new<br>washer / leak coming<br>from faucet |
| Flooring/Baseboard    | N         | None     |                                                            |
| Light Fixture         | N         | None     |                                                            |
| Oven                  | - S       | None     |                                                            |
| Range/Fan/Hood/Filter | - S       | None     |                                                            |
| Refrigerator          | N         | None     |                                                            |
| Sink/Disposal         | - S       | None     |                                                            |
| Switch/Outlet         | - S       | None     |                                                            |
| Wall/Ceiling          | D !       | Roofing  | Paint peeling from water damage / hole in ceiling          |



Faucet/Plumbing 2023-11-08 11:57:39 43.7765166, -79.4990256 Image



Wall/Ceiling **a** 2023-11-08 11:54:59 **a** 43.7764969, -79.4990076 **b** Image



#### Wall/Ceiling 2023-11-08 11:55:57 (2) 43.7764969, -79.4990076 Image



Wall/Ceiling 2023-11-08 11:55:59 (2) 43.7764969, -79.4990076 Image



| Wall/Ceiling                     |  |  |  |  |
|----------------------------------|--|--|--|--|
| <b>ä</b> 2023-11-08 11:56:02     |  |  |  |  |
| Q <u>43.7764969, -79.4990076</u> |  |  |  |  |
| 🛃 Image                          |  |  |  |  |

| Living Room:<br>Living/Dining Room |     | 🗙 ΑCTION |                                        |
|------------------------------------|-----|----------|----------------------------------------|
| Flooring/Baseboard                 | - S | None     |                                        |
| Light Fixture/Fan                  | - S | None     |                                        |
| Switch/Outlet                      | - S | None     |                                        |
| Wall/Ceiling                       | D ! | Roofing  | Multiple water damage spots on ceiling |



Wall/Ceiling 2023-11-08 11:49:15 43.7765859, -79.4989813 Image



#### Wall/Ceiling **1** 2023-11-08 11:49:27 **1** 43.7765859, -79.4989813 **1** Image



Wall/Ceiling 2023-11-08 11:49:37 43.7765859, -79.4989813 Image



Wall/Ceiling 2023-11-08 11:49:19 43.7765859, -79.4989813 Image



Wall/Ceiling 2023-11-08 11:49:34 (Q. 43.7765859, -79.4989813 Image



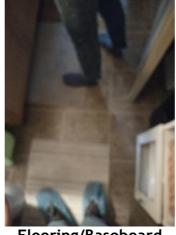
Wall/Ceiling 2023-11-08 11:49:42 43.7765859, -79.4989813 Image

| N Bathroom: Main<br>Bathroom |     | 🗙 ACTION |  |
|------------------------------|-----|----------|--|
| Cabinet/Counter/Shelving     | - S | None     |  |

Page 5 of 9

Report generated by zInspector

| 🔰 Bathroom: Main<br>Bathroom |     | 🔀 ΑCTION | 931<br><b>□ COMMENTS</b> |
|------------------------------|-----|----------|--------------------------|
| Door/Knob/Lock               | - S | None     | Door slanted             |
| Exhaust Fan                  | - S | None     |                          |
| Flooring/Baseboard           | N   | None     |                          |
| Light Fixture                | N   | None     |                          |
| Medicine Cabinet/Mirror      | N   | None     |                          |
| Plumbing/Drain               | - S | None     |                          |
| Shower Door/Rail/Curtain     | N   | None     |                          |
| Sink/Faucet                  | - S | None     |                          |
| Switch/Outlet                | - S | None     |                          |
| Toilet                       | - S | None     |                          |
| Toilet Paper Holder          | - S | None     |                          |
| Towel Rack                   | - S | None     |                          |
| Tub/Shower                   | - S | None     |                          |
| Wall/Ceiling                 | - S | None     |                          |



Flooring/Baseboard 2023-11-08 11:44:36 43.7766241, -79.4990584 Image

| N Bedroom: Bedroom 1           | CONDITION | 💥 ACTION |             |
|--------------------------------|-----------|----------|-------------|
| Closet/Door/Track/Shelvi<br>ng | N         | None     | Own curtain |
| Door/Knob/Lock                 | - S       | None     |             |
| Flooring/Baseboard             | - S       | None     |             |
| Light Fixture/Fan              | N         | None     | Fan         |
| Switch/Outlet                  | - S       | None     |             |
| Wall/Ceiling                   | - S       | None     |             |

| <b>N</b> Bedroom: Bedroom 1 |     | 💥 ACTION |  |
|-----------------------------|-----|----------|--|
| Window Covering             | - S | None     |  |
| Window/Lock/Screen          | - S | None     |  |

| Bedroom 2: Bedroom 2           |     | 💥 ACTION |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<br>ng | - S | None     |  |
| Door/Knob/Lock                 | - S | None     |  |
| Flooring/Baseboard             | - S | None     |  |
| Light Fixture/Fan              | - S | None     |  |
| Switch/Outlet                  | - S | None     |  |
| Wall/Ceiling                   | - S | None     |  |
| Window Covering                | - S | None     |  |
| Window/Lock/Screen             | - S | None     |  |



Closet/Door/Track/Shelving 2023-11-08 11:40:51 (2) 43.776598, -79.4990585 E Image

| NB Bedroom 3: Master<br>Bedroom |     | 💥 ACTION |                    |
|---------------------------------|-----|----------|--------------------|
| Closet/Door/Track/Shelvi<br>ng  | - S | None     | Put up own curtain |
| Door/Knob/Lock                  | - S | None     |                    |
| Flooring/Baseboard              | - S | None     |                    |
| Light Fixture/Fan               | - S | None     | Own fan            |
| Switch/Outlet                   | - S | None     |                    |
| Wall/Ceiling                    | - S | None     |                    |
| Window Covering                 | - S | None     |                    |
| Window/Lock/Screen              | - S | None     |                    |

| 🛍 Other Room: Solarium |     | 🔀 ACTION |                                       |
|------------------------|-----|----------|---------------------------------------|
| Door/Knob/Lock         | D - | None     | Door missing/ replaced<br>with wooden |
| Flooring/Baseboard     | N   | None     |                                       |
| Light Fixture/Fan      | - S | None     |                                       |
| Switch/Outlet          | - S | None     |                                       |
| Wall/Ceiling           | - S | None     |                                       |
| Window Covering        | - S | None     |                                       |
| Window/Lock/Screen     | - S | None     |                                       |



Door/Knob/Lock 2023-11-08 11:47:05 43.7765513, -79.4989818 Image



Flooring/Baseboard 2023-11-08 11:47:15 43.7765513, -79.4989818 Image

| N Storage: Storage Closet | CONDITION | 🔀 ACTION |  |
|---------------------------|-----------|----------|--|
| Light Fixture             | - S       | None     |  |

| 🚺 Hallway/Stairs: Hallway |     | 🔀 ACTION |  |
|---------------------------|-----|----------|--|
| Closet/Cabinet            | - S | None     |  |
| Flooring/Baseboard        | - S | None     |  |
| Light Fixture             | - S | None     |  |
| Switch/Outlet             | - S | None     |  |
| Wall/Ceiling              | - S | None     |  |

**General Comments** 

Inspector / Agent, Tenant Signature

Jonathan Buckstein

## APPENDIX M Document #25



#### 16 attachments (33 MB)

IMG\_0805.jpeg; IMG\_0807.jpeg; IMG\_0808.jpeg; IMG\_0809.jpeg; IMG\_0810.jpeg; IMG\_0811.jpeg; IMG\_0812.jpeg; processed E69E257 AD51-4D22-B5DF-0CF1C13DFDEF.jpeg; processed-D1995428-C939-4DCD-945C-EFDE0EE4ED61.jpeg; processed-119DD2FD-27AC-48D7 A198-BC87E5CFFAA6.jpeg; processed-853F3F48-78FA-45B8-A85D-2F661C712B2D.jpeg; processed 478C3A50-1281-4E55-8A2A-AF8067CF1730.jpeg; processed-738C4395-4A90-44A7-A805-7C2D3E5D972E.jpeg; processed-8756A17E-D807-49BC-A7C9-2754AE15EAF8.jpeg; processed-3F648260-2C46-4AD8-9A17-89D83D7A5784.jpeg; processed 382AD487-B709-4483-B444-A84ECAF4EA72.jpeg;

936

#### Elizabeth,

Here is the letter I was referring to back in 2021. I have also included WhatsApp conversations that I had with Ms. Kerr regarding the letter and other repairs in my home. Although she knew about the issue from 2020, the letter to Metrolinx wasn't submitted until July 2021 and I stopped asking about what the outcome was in a January 2022 because it was obvious the issues in my home were not a priority to her. Pictures have also been added that were just taken today or further damage that has been noticed since 2021. The stairs are separating from the wall on all levels and nails are starting to protrude in the master bedroom.

Let me know if you have any questions and I will try my best to fill in any missing information.

Esther Burey TH12

From: Esther Burey <est\_bur@msn.com> Date: Wednesday, July 14, 2021 at 5:05 PM To: HARRY SHERMAN OFFICE <harrysherman@bellnet.ca>, rosellkerr@gmail.com <rosellkerr@gmail.com> Subject: Structural Damage in Townhouse 12

To Whom It May Concern:

This letter is as per the conversation I had with Board President Rosell Kerr on Wednesday July 14th, 2021. Last week in a private WhatsApp conversation I stated to President Kerr about several issues I have within my unit, but the one I felt was most important and worrisome was that of a crack in the concrete of my basement floor that I believe has compromised the structural safety of my home.

I moved into Townhouse 12 in September of 2010. When I moved in, I did not notice any cracks of damage to the basement floor. At the time old rugs were place over half of the floor. Approximately a year later rubber mats were bought to be put in the basement to make it more inviting for my children who were afraid to play down there. A couch and some boxes had to be moved to place the mats. At that time I noticed a substantial crack in the basement floor and upon further investigation realized it went from one wall to the other (running paralell to Ian MacDonald Blvd) and was approximately 1-1/2 inches in width.

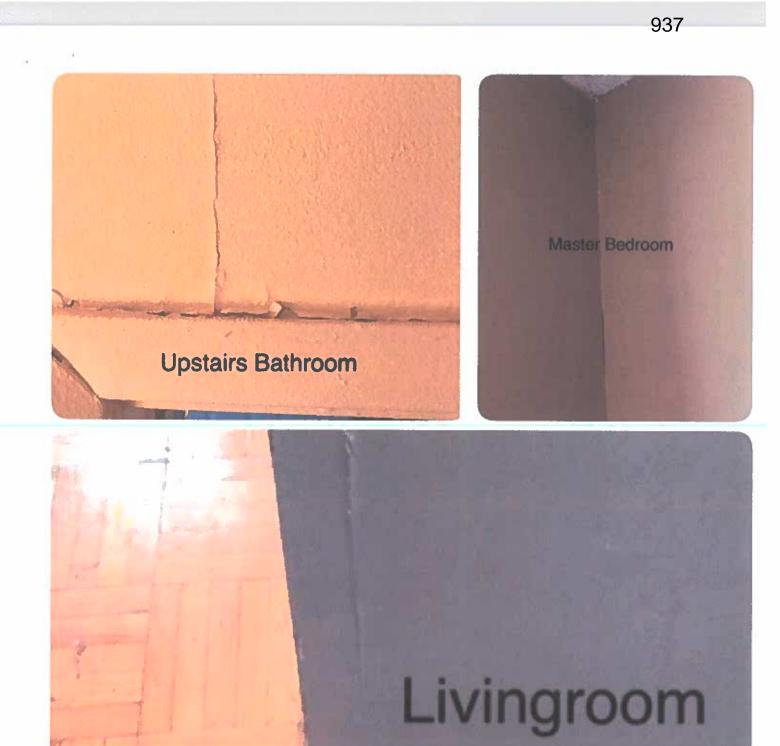
Not knowing too much about homes and their structural foundation at the time I really didn't worry to much about it, but over the next couple years it because evident that my home was sloping in different directions. The front of the home (facing Ian MacDonald Blvd) leans to the west and the side of my home (facing Vanier Lane) slopes to the south. This is made apparent by the parquet floors in my room which have slid under the baseboards leaving a big gap in my floor, the objects that roll to certain direction when placed both upstairs in the hallway and in the livingroom floor because the floors are no longer level. Even the bricks and concrete around my back porch are horribly uneven and collect water when it rains. I have also noticed cracks in my walls and nails that have began to pop through paint. My own personal investigating as to what could cause these things all pointed to a compromised structure.

I had made several requests to have it looked at an in 2014 a structural engineer did come over with the Property Management manager at the time and said for now, some "minimal" things could be done to secure the foundation and joked "Don't going having any parties anytime soon, we don't want anyone crashing through the floors!" This was just after Thanksgiving and I was worried as Christmas was going to be at my home. I have not had a family gathering since, out of fear.

Unfortunately, after that Property Management company was no longer employed by Harry Sherman, the papers regarding the inspection by the structural engineer were evidently destroyed. For the past 7 years I have made several requests to all the Property Management companies that have worked at Harry Sherman but to no avail. I would be told no records of any such issue existed but when I would ask for another structural engineer to be sent out, nothing would happen. With the recent tragedy in Miami that sounds like it could have been avoided because it was know there was a foundation problem years ago, it hits close to home and worries me. I just want to know that me and my children are safe in our home.

Please find attached some pictures and videos supporting my concerns.

Respectfully Yours,





Esther Burey



### Crack in basement floor is length of the whole basement



940

Get Outlook for iOS

# Good Afternoon Rosell, Jul 27, 2021

No one got back to me so I'm not sure if got the email I cc'd you on to the office. I was just checking in to make sure you it was received

don't know if the office did either. I will Hello, I did not received that email and check with them soon. Oh wow. Ok. Please do. Thank you.

You should know that we are working on having a structural inspection done on your TH.

I realized I left the "5" off your email address in the original email. I just forwarded it to you.

Thank you.

The office did received your email pictures and I just did as well.

3

Ok amazing. Thank you for getting be

941

#### Oct 25, 2021

#### Good Afternoon Rosell.

I just wanted to check in and follow up about the letter I sent that you requested in the summer. Just in regards to the structural damage I stated and if York has had any response?

I also wanted to ask if there has been a date given for when my upstairs bathroom with be repaired. It has been over a year since I was told it would be stripped of the mildew/mold and renovated, and is getting worse with every passing month.

l eagerly await a response.

Esther Burey TH12

12:14 PM 📈

Sorry. Didn't mean to call.

1:54 PM 🥢

#### You

Sorry. Didn't mean to call.

Hello Esther, It's not York that we are waiting on for structural assessment, rather metro link. Our lawyer is on it.

In regards to your bathroom, hopefully in a few months. 11:05 PM

#### Rosell,

I just want to remind you that is has been over 15 months since measurements were taken by Andrew for my bathroom vanities and I was told those would be replaced, neither have been.

It has been a year since I asked Mr. Blake to assist in hanging a door I got on my own since I was told there were no doors to be placed on my broken bathroom door.

It has been 7 months since YOU yourself told me renovations would be done by the end of the summer, beginning of fall and two months I've been waiting for the bathroom door, Andrew measured when you both came here and saw we don't have a bathroom door on hinges. You told me there was a townhouse renovation before me and a apartment renovation. But now you are saying TH6 is before me even though TH7 was completed this month.

I'm just curious how certain people can move from a renovated apartment to a fully renovated townhouse, complete with ceiling lights in all the bedrooms before I can get a working bathroom door. You keep asking me to be patient Rosell and I feel I have been more than that.

When it comes time to have my place renovated I hope I get all the "nice things" other members have gotten. I gave no problem paying for what I want just hope all members are getting the same privileges.

Happy New Year

4:30 PM 🏑

#### Jan 2, 2022

Happy New Year Esther. Townhouse 6 is in worse state than yours. Plus, she was the first and only occupant in that same Townhouse thirty years ago. She has been so patient and never once has she confronted the office, text or email me asking about her turn. She understand that the board is not under any obligation to renovate her unit. Repairs yes, but no renovations.

12:49 PM

And it is the REPAIRS in my home that I am asking about Rosell. You are the one who said that renovations were scheduled to happen as well. I never approached about renovations, only repairs. I brought up renovations being done when I am waiting for repairs in unit. You came to my home and even added more things to the repair list than

#### what I was requesting.

Whenever I have an issue, question or concern I email the office....IT IS NOT **CONFRONTATION** and I take serious offence to such an accusation. As mentioned in every email and text I sent I am concerned about the mold in my bathroom. When you came here in October I said I'm not concerned about the renovations...I was questioning when the repairs were happening. Waiting 15 months for a moldy bathroom to be fixed and a year for a bathroom door to be hung when people are getting renovations makes no sense and is unfair. How did a member of the board get a renovated apartment and then townhouse in one year when people can't get a new oven door?

YOU said I was on this mysterious "list" for renovations that no one is privy to, for the kitchen. For floors to be replaced, carpet to be taken out. Those were not my requests.

There are people with no working light in their kitchen, have to be using the light from their stove...that's a repair that someone has been waiting months for.

Had the mold been properly taken cared of in 2018 when the issue was first addressed we wouldn't still be dealing with the same problem in 2022.

#### with the same provient in 2022.

Jan 2, 2022 And also, what is the verdict with Metrolink and the crack in my basement floor? Has there been any advancements regarding that matter?

I don't know what this is all about, but it's very unnecessary. When Lessley was being assaulted and constantly harassed the only person that was willing to assist was the lady living in #7. The courts crown asked that the Co-op lawyer move Lessley from that floor, and #7, was more than willing to do the switch, instead she decided to move entirely out of the neighborhood.

All the harassment Lessley endure was because of renovations. I so regret starting this process as I can see that it will never stop, it will only get worse.

The report that I saw in regards to mold in your bathroom was not mold. However, your bathroom like all the other townhouses and units are old and deteriorating and all of them need to be gutted including the kitchens. I don't know what else to say to you but for you to continue waiting which is not what you want to hear.

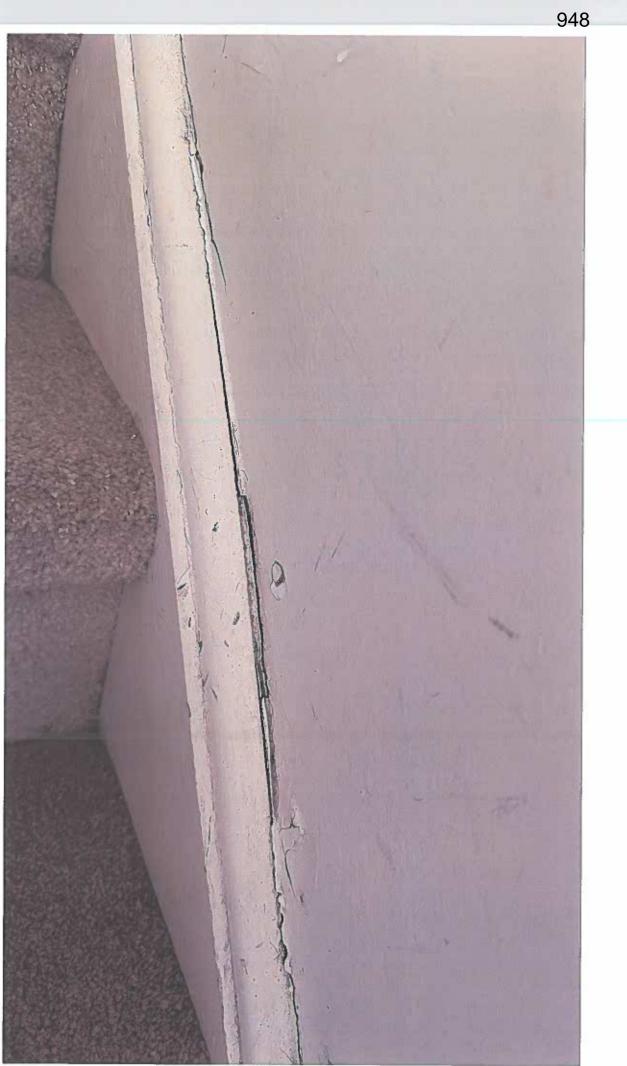
There are emergency situations that will always take preference and that will never change. Moreover, we are working 8:12 PM 刘

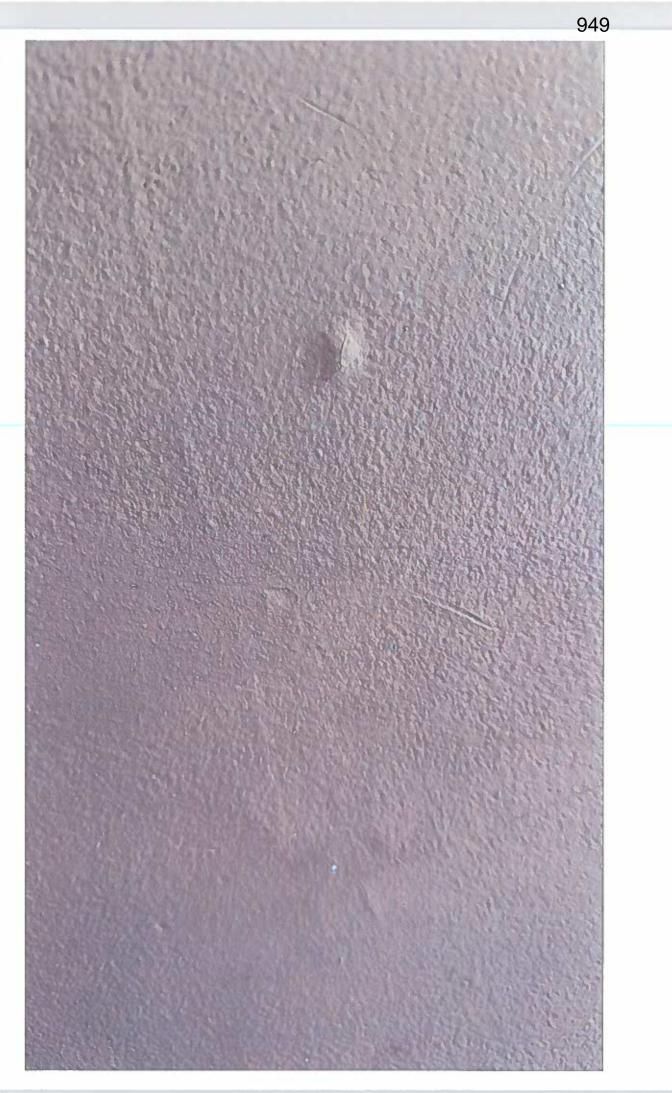
other townhouses and units are old and deteriorating and all of them need to be gutted including the kitchens. I don't know what else to say to you but for you to continue waiting which is not what you want to hear.

There are emergency situations that will always take preference and that will never change. Moreover, we are working with a small budget and continue to ignore the city's warning to stop renovations as we are running a deficit.

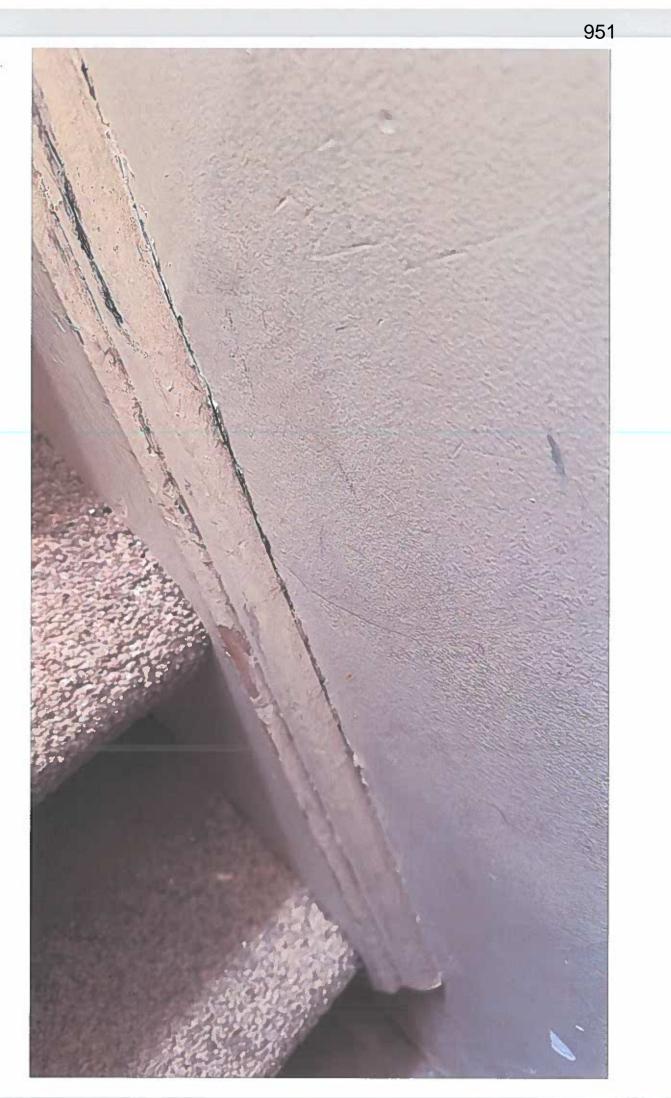
In addition, there are so many challenges to keep this project going. Materials takes longer to get and paying the contractors is a challenge. As I have told you the renovations is not about particular members but it's the board's desire to renovate the entire Co-op by any means necessary. Frankly it's a sensible investment. With that said, the board will speak to the office regarding all your work orders for repair and start there.

We have not heard back from metrolink when they will be sending someone out. York asked us to keep a record of complaints from townhouse members but so far it's only you that has complained and you said the crack was there before the subway begin. <u>11:07 PM</u>

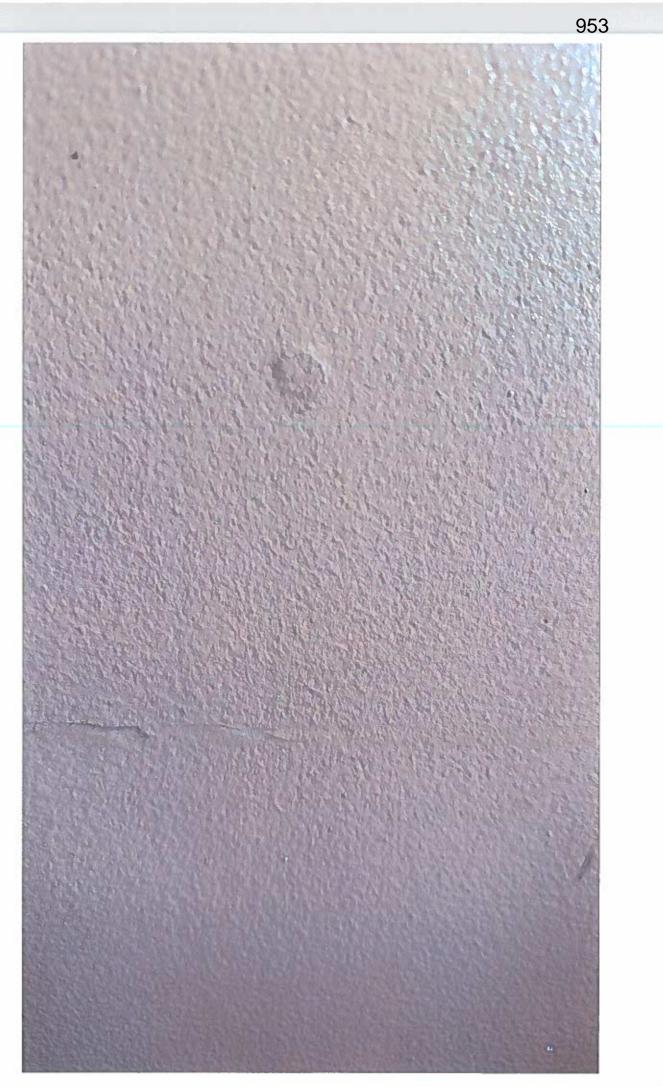


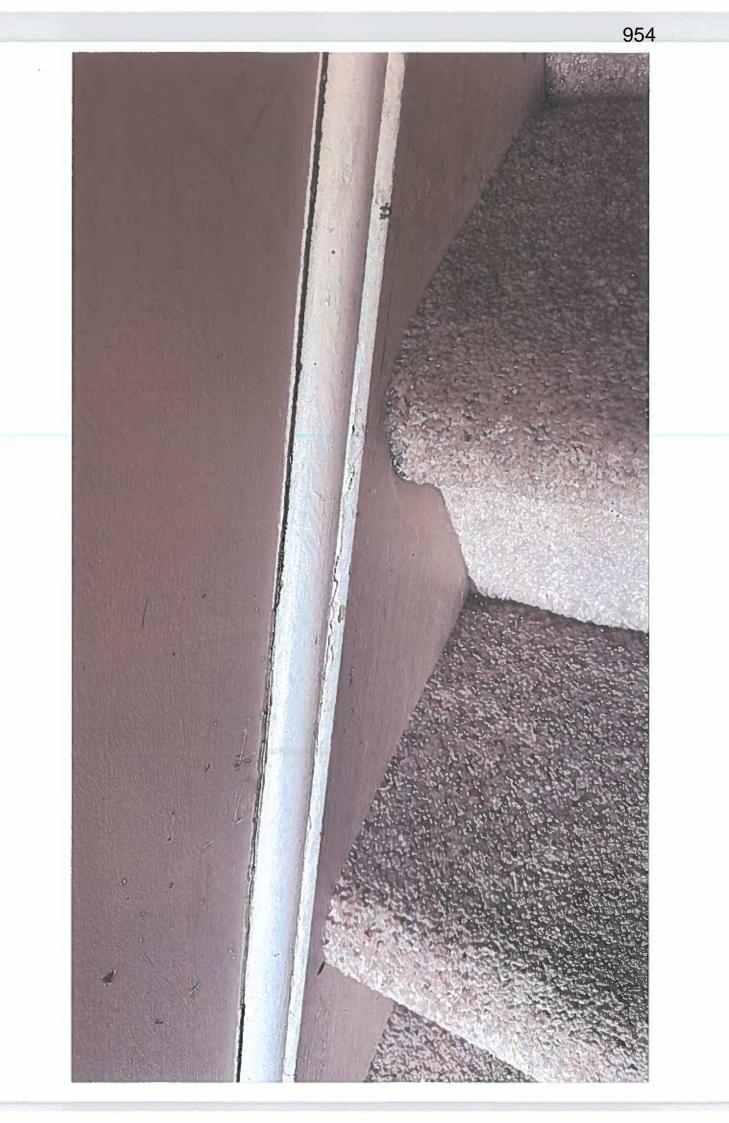


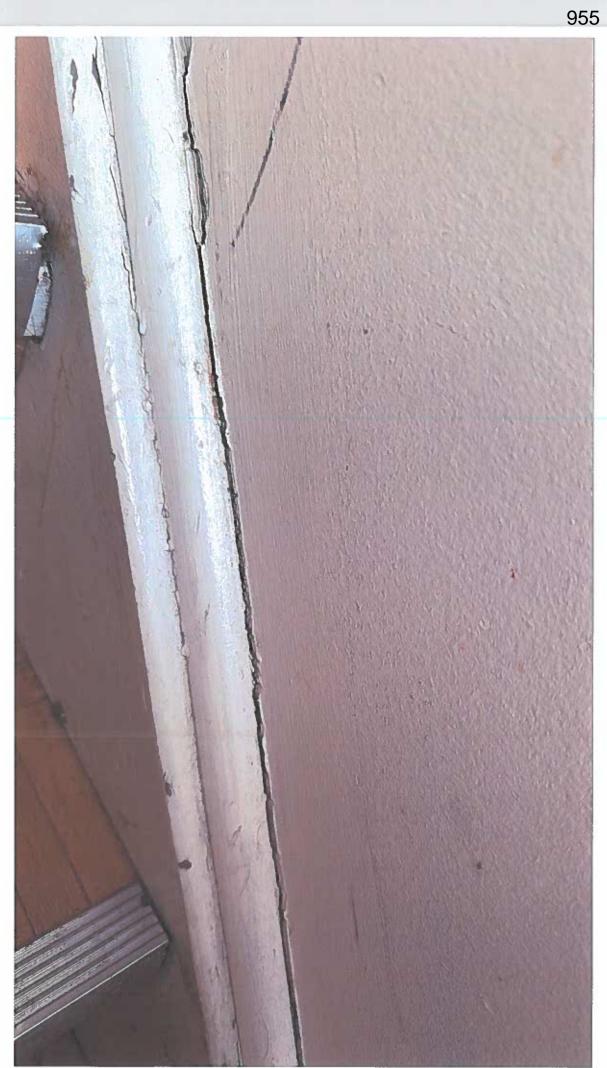














### APPENDIX M Document #26





#### Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

**Board of Directors Meeting** 

Wednesday, September 22, 2021

Meeting held at 7:00pm via teleconference:

Attendance: Rosell, Lessley, Teshawna, Sareeda, Alesia and City representative Julie Western, Suzana Lama, Tom Clement and Sara Fonseca from Betty's Law

Agenda: (1) Fire Violations (2) Snow Removal (3) (4) Audit Report (5) Gord Albright request for copy of Audit Report (6) Repayment to the City and lack of cash flow

Meeting called to order by the chair Rosell Kerr

Minutes taking by Lesia-board secretary, fist by Lessley and second by Sareeda, moved by all.

Rosell began with the first item on the agenda for discussion. Revisiting the November meeting with the co-op's property management company that was held on November 23, 2020, regarding fire violation charges against Maple Property Management. Lesia and Lessley reaffirmed that EEL--the company that was paid to fix the deficiencies and Maple property management are responsible for not completing the fire violations within the time frame set forth by the fire inspection officer.

The board discussed the pending contract with York university to assist the co-op with snow removal around the co-op. Rosell reported that the board's meeting with York university representative was successful on November 25, 2020. York university will be charging us \$1.00 for removing snow around the co-op's sidewalks. They will be drawing up a contract at the board's request and will have it ready before the University close for the Christmas holiday.

It was agreed upon by a motion to send out voting letters with "yes" or "No" and give members a change to vote whether they want Ed Rossetti to continue as the co-op's auditor.

The board discussed the email from Gord Albright requesting a copy of the audit report. The board agreed that since April 2020, we have not heard from Gord and that was when his term ended. He had not made any inquires about the businesses of the co-op over six-months, nor has he responded to correspondence from the co-op's management office. Therefore, he will wait until the final report is sent to us from Ed and delivered door-to-door to members, Plus a copy to the city representative.

Rosell reported that she continues to meet with Kaleem on a weekly basis, every Thursday for a budget meeting, at least until we have paid back the city the fund they demanded. We have successfully paid back the city 2018 over payment that they now decided to take back during a pandemic lockdown. Instead of taking repayment in 2019, when the board at that time had two-hundred-and-thirty thousand sitting in the account to be stollen. This overpayment should have never happened as it shows in the 2018 audit report that maintenance cost was 40,000 for the year. It is impossible for maintenance that

959

#### Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

fiscal year to cost under 50,000. This puts the co-op under budget and creates a surplus for the fiscal year.

We will continue to hold back some payments to our service contractors in order to pay back the COVID loans of 120,000, which we are paying back in three increments. The board agreed that if we managed our finances properly; regardless of those who wants us to fail, we will stay afloat. The board also agreed that we must not hold back payments of our mortgage, insurance, and utilities which are all direct payments from the co-op's bank account.

Meeting adjourned at 3:45pm

Date\_\_\_\_\_

Signature\_\_\_\_\_

### **APPENDIX N**

## APPENDIX N Document #27

From: Amna Nawaz <harrysherman@bellnet.ca> To: Lessley M <lesslee542@gmail.com>, alesiajon@gmail.com, leshawnabruce <teshawnabruce@gmail.com>, Sareeda N <sareeda22@gmail.com> CC: (saud@mpmg.ca) <saud@mpmg.ca>, (Mohammad Kaleem) <kaleem@mpmg.ca>, (harry.sherman.crowe@gmail.com) <harry.sherman.crowe@gmail.com> Date: Sep 27, 2021 10:58:20 AM Subject: Re: Condolences ans Funeral costs

Dear Directors,

It's very thoughtful at this difficult time for Rosell. As requested I have formulated below motion to be approved by the directors. "It is to be approved to give \$1000.00 to Rosell as condolence for her beloved brothers on behalf of the board of directors."

Moved by: Lessley Manso.

Second by:

In favour:

Please reply to this email to have this motion carried.

----- Original Message ------From: lesslee542@gmail.com To: harrysherman@bellnet.ca; kaleem@mpmg.ca; alesiajon@gmail.com; teshawnabruce@gmail.com; sareeda22@gmail.com Sent: Sunday, September 26, 2021 9:01 PM Subject: Condolences ans Funeral costs

Good morning management, the board of directors have decided to donate the amount of \$1000. 00 dollars to Rosell to help with her funeral costs. Although we wish we could do more, this is the same amount we provided to Carol from townhouse 10. If management could provide her with a fruit bouquet on the day of her brothers funeral that will be greatly appreciated. If not we will cover that as well.

Warm Regards Lessley Manso

Regards, Amna Nawaz Housing Administrator Maple Property Management Group Agent for and on behalf of Harry Sherman Crowe Housing Co-operative 51 The Chimneystack Road North York ON M3J 3L9 Tel:416-736-8889 Fax: 416-736-9972

### APPENDIX N Document #28

From: Amna Nawaz <harrysherman@bellnet.ca> To: Lessley M <lesslee542@gmail.com>, alesiajon@gmail.com, leshawnabruce <teshawnabruce@gmail.com>, Sareeda N <sareeda22@gmail.com> CC: (saud@mpmg.ca) <saud@mpmg.ca>, (Mohammad Kaleem) <kaleem@mpmg.ca>, (harry.sherman.crowe@gmail.com) <harry.sherman.crowe@gmail.com> Date: Sep 27, 2021 10:58:20 AM Subject: Re: Condolences ans Funeral costs

Dear Directors,

It's very thoughtful at this difficult time for Rosell. As requested I have formulated below motion to be approved by the directors. "It is to be approved to give \$1000.00 to Rosell as condolence for her beloved brothers on behalf of the board of directors."

Moved by: Lessley Manso.

Second by:

In favour:

Please reply to this email to have this motion carried.

----- Original Message -----From: lesslee542@gmail.com To: harrysherman@bellnet.ca; kaleem@mpmg.ca; alesiajon@gmail.com; teshawnabruce@gmail.com; sareeda22@gmail.com Sent: Sunday, September 26, 2021 9:01 PM Subject: Condolences ans Funeral costs

Good morning management, the board of directors have decided to donate the amount of \$1000. 00 dollars to Rosell to help with her funeral costs. Although we wish we could do more, this is the same amount we provided to Carol from townhouse 10. If management could provide her with a fruit bouquet on the day of her brothers funeral that will be greatly appreciated. If not we will cover that as well.

Warm Regards Lessley Manso

Regards, Amna Nawaz Housing Administrator Maple Property Management Group Agent for and on behalf of Harry Sherman Crowe Housing Co-operative 51 The Chimneystack Road North York ON M3J 3L9 Tel:416-736-8889 Fax: 416-736-9972







51 The Chimneystack Road, North York, Ontario, M3J 319. Tel: 416-736-8889, Fax: 416-736-9972

#### October 31, 2022

Kahla Lucas 515 – 51 the Chimneystack Road North York, ON M3J 3L9

#### **Re: DECISION ONHOLD**

Dear Kahla Lucas,

With reference to your internal transfer request for a two bedroom. The matter was presented before the Board at the Board meeting held on October 17, 2022. With a challenging decision the Board agreed to have the management office provide you with the information you need to acquire the Unit as requested.

The process required by the City is to have ALL available Units filled from the City's external RGI waiting list. We have attached a copy of the City's letter for your verification.

While the Board disagree with the City's mandate to fill all Units externally, without supporting cases we will not be able to honour the Co-op's internal waiting list candidates. If you agreed that the City should respect the Co-op's internal waiting list for vacant Units/Townhouses, then we strongly suggest that you write a petition letter and get members to sign the petition. The more the better.

Please submit your petition to the management office within the next week, so we can present it to the Co-op's lawyer to assist in challenging this unreasonable demand from the City. In the meantime, we will be interviewing external candidates.

In addition, to assist you with your letter you can state "It is unfair for members on the Coop's internal waiting list to be passed over by the City's RGI external waiting list. Also, it's damaging to the Co-op to have more RGI Units than Market Units etc.

Please let the office know if you need any assistant.

Sincerely, Management Harry Sherman Crowe Housing Co-operative



#### Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

October 31, 2022

Kahla Lucas 515 – 51 the Chimneystack Road North York, ON M3J 3L9

#### **<u>Re: DECISION ONHOLD</u>**

Dear Kahla Lucas,

With reference to your internal transfer request for a two bedroom. The matter was presented before the Board at the Board meeting held on October 17, 2022. With a challenging decision the Board agreed to have the management office provide you with the information you need to acquire the Unit as requested.

The process required by the City is to have ALL available Units filled from the City's external RGI waiting list. We have attached a copy of the City's letter for your verification.

While the Board disagree with the City's mandate to fill all Units externally, without supporting cases we will not be able to honour the Co-op's internal waiting list candidates. If you agreed that the City should respect the Co-op's internal waiting list for vacant Units/Townhouses, then we strongly suggest that you write a petition letter and get members to sign the petition. The more the better.

Please submit your petition to the management office within the next week, so we can present it to the Co-op's lawyer to assist in challenging this unreasonable demand from the City. In the meantime, we will be interviewing external candidates.

In addition, to assist you with your letter you can state "It is unfair for members on the Coop's internal waiting list to be passed over by the City's RGI external waiting list. Also, it's damaging to the Co-op to have more RGI Units than Market Units etc.

Please let the office know if you need any assistant.

Sincerely, Management Harry Sherman Crowe Housing Co-operative



Shelter, Support & Housing Administration Mary-Anne Bedard, General Manager (I) Housing Stability Services Metro Hall, 6th Floor 55 John Street Toronto, ON M5V 3C6 Doug Rollins Director, Housing Stability Services

Tel: 416-392-0054 Fax: 416-696-3718 Doug.Rollins@toronto.ca www.toronto.ca

July 30, 2019

Harry Sherman Crowe Housing Co-operative Inc. 51 Chimneystack Road Toronto, ON M3J 3L9

Subject: Notice of the Change to the Required Number of Minimum Rent-Gearedto-Income Units

Dear Housing Provider:

This letter is your notice of the change in your RGI target, as required by O. Reg. 367/11, s. 101 (1) paragraph 2 under the *Housing Services Act*, 2011.

The Housing Services Act, 2011 (HSA) requires that the City of Toronto maintain a minimum number of Rent-Geared-to-Income (RGI) units. The number of RGI units provided by the Housing Providers mandated in Section 78 of the HSA has been declining for a number of years. To address this issue, the City as Service Manager has decided to increase the required minimum number of RGI units for all of the City's Section 78 mixed-income housing providers (formerly Section 103) by the maximum ten per cent allowed in O. Reg. 367/11, s. 101 (1).

Three consultation sessions were held on June 24, June 27 and July 3, 2019, to allow housing providers to provide feedback on this change. There was also an opportunity to provide feedback via email until July 15, 2019.

Some of the feedback received during the consultations raised the question of allowing housing providers to allocate RGI assistance to in-situ market tenants in order for them to reach their new RGI target. The City is continuing to evaluate this option and will communicate further on this issue before the end of 2019.

In 2015 the City updated and consolidated a number of the operating parameters for your housing project(s) into a Project Information Form (PIF). Your PIF was signed by your organization indicating your agreement with those parameters. One of the



968

2

parameters included in the PIF was the required minimum number of RGI units in your project(s).

The table below details your current RGI minimum target according to your 2015 PIF, and the new target for the minimum number of RGI units. Your minimum target for market units remains unchanged from your 2015 PIF.

#### Project Address: 51 Chimneystack Road

| The current required minimum number of RGI units for this project                               | 82 |
|-------------------------------------------------------------------------------------------------|----|
| he new minimum number of RGI units for this project                                             | 90 |
| Number of RGI units you reported that you were providing as of March 31, 2019, for this project | 90 |
|                                                                                                 |    |

This change will be effective as of October 1, 2019. After September 30, 2019, you will be required to fill all vacancies with households eligible for RGI assistance until your new target is reached. There is no deadline to reach the new target, but you must fill all vacancies with households eligible for RGI assistance until you do so.

In achieving your new RGI target, you must continue to follow the rules regarding providing RGI assistance to market households who live in your project.

For further information, please refer to City Guideline 2019-6: RGI Target Increase attached to the email this letter was sent with, or locate it on the <u>Social Housing</u> <u>Providers website</u>.

If you have questions or concerns, please contact your Housing Consultant.

Sincerely,

M. Varlo Var

Maria Varlokostas Director, Acting Housing Stability Services

Cc: Mario Mendes, Housing Consultant

9/28/22, 7:46 PM

Inbox (826) - Janet4321

# Kahla Lucas apartment unit transfer request

## erica dockery <ericad26@hotmail.com>

.

To: Rosell Kerr; harrysherman@bellnet.ca 28/09/22 15:23

2

I hope this is a lesson learned for the management team,(Javon/Shemika) when things are done without the board knowledge, you become liable for anything that occurs due to your unknown judgment.

From: Rosell Kerr <rosellkerr5@gmail.com> Sent: September 28, 2022 2:32 PM To: kahla lucas <kahlal1@hotmail.com> Cc: Nur, sareeda (sareeda nur) <sareeda22@gmail.com>; (andreagledhill@gmail.co <alesiajon@gmail.com>: ericad26@hotmail.com <ericad26@hotmail.com>. Alhriah

<alesiajon@gmail.com>; ericad26@hotmail.com <ericad26@hotmail.com>; Albright, Gordon (Gord Albright) <albright@yorku.ca>; harrysherman@bellnet.ca Cc: Nur, sareeda (sareeda nur) <sareeda22@gmail.com>; (andreagledhill@gmail.com) <andreagledhill@gmail.com>; alesiajon@gmail.com <harrysherman@bellnet.ca>

Subject: Re: Kahla Lucas apartment unit transfer request

Hello Kahla<sub>»</sub>

member's meeting where you can present your contention. This matter will be added for the first time to the agenda at a regular board meeting, along member being on subsidy was shared with you by the member. Hence, this is privileged information; therefore, I caution you to cease discussing this matter outside of the board and management. When a decision is made, should you not be in agreement, you can request that management call a Unfortunately, the board will not make a decision via email regarding the transfer of units between members. I assume that your knowledge of the with complaints that you are slandering the board and management staff.

Regards,

Rosell Kerr, c/o the Board of Directors

On Tue, 27 Sept 2022 at 15:31, kahla lucas < kahlal1@hotmail.com> wrote:

## Rosell Kerr <rosellkerr5@gmail.com>

To: kahla lucas; Nur, sareeda (sareeda nur); (andreagledhill@gmail.com); alesiajon@gmail.com; ericad26@hotmail.com; Albright, Gordon (G... 28/09/22 14:32

https://webmail.en.bellnet.ca/ux/index-rui.jsp?=3.1.3.19.0-1#/mail

13

9/28/22, 7:46 PM

Inbox (826) - Janet4321

Hello Kahla,

~

member's meeting where you can present your contention. This matter will be added for the first time to the agenda at a regular board meeting, along member being on subsidy was shared with you by the member. Hence, this is privileged information; therefore, I caution you to cease discussing this matter outside of the board and management. When a decision is made, should you not be in agreement, you can request that management call a Unfortunately, the board will not make a decision via email regarding the transfer of units between members. I assume that your knowledge of the with complaints that you are slandering the board and management staff.

Regards,

Rosell Kerr, c/o the Board of Directors

On Tue, 27 Sept 2022 at 15:31, kahla lucas <kahlal1@hotmail.com> wrote:

## kahla lucas <kahlal1@hotmail.co...

To: (Rosell Kerr); Nur, sareeda (sareeda nur); (andreagledhill@gmail.com); alesiajon@gmail.com; ericad26@hotmail.com; Albright, Gcrdcr. (... 27/09/22 15:31

~

Good afternoon everyone,

transfer for several years and was delighted when I was informed by the office Manager Shemeika Rose in August of I am writing to the board regarding my request to transfer to a 2 bedroom unit. I have been on the waiting list for this 2022, that a two bedroom 804 unit is now available for me to transfers to. I was advised by Shameika Rose that this would be a direct transfer between myself and another individual who is on subsidy and over housed. I've met with the two bedroom unit 804 member and both of us mutually agreed to the unit transfer after visiting each others unit and property manager Javon Nelson and maintenence staff Mr. Blake viewed/inspected both units if any repairs are required. The two bedroom unit member was fully aware that I owned a dog and was totally happy with my unit and the switch as she was a previous dog owner who loves animals especially my dog. I was notified from Shameika that once we both are pleased, the transfer wouldn't be too long once the board is notified. After becoming a board member, during our first board meeting on September 8, 2022, I was shocked and dismayed

https://webmail.en.bellnet.ca/ux/index-rui.jsp?=3.1.3.19.0-1#/mail

## 9/28/22, 7:46 PM

## Inbox (826) - janet4321

when I was informed that the office management Shameika/board rescinding this decision based on the fact that the other member in 804 has an issue with me having a pet. Truly that is absurd, as she too was a previous dog owner and she was completely fine with my dog after visiting my unit a couple of times. She was pleased to accept my unit and verbalized she hopes to move in soon.

subsidy and over housed cannot refuse a unit simply because the owner has a pet. The unit will be cleaned, sanitized A dog shouldn't be a reason of her not wanting to move into a unit and as far as I know legally, a person who is on and painted prior to moving in.

Based on my knowledge, the member had sent multiple emails and verbalized with the office managers Shameika and Javon of her interest and her final decision to transfer into my unit. Can you kindly provide me with a response at your earliest opportunity to let me know what seems to be the delay in a smooth transfer of units.

Regards,

Kahla Lucas

 From:
 Rosell Kerr <rosellkerr5@gmail.com>

 harrysherman@bellnet.ca, (kahla lucas) <kahlal1@hotmail.com>

 CC:
 alesiajon@gmail.com, Nur, sareeda (sareeda nur) <sareeda22@gmail.com>, ericad26@hotmail.com,

 (andreagledhill@gmail.com) <andreagledhill@gmail.com>

 Date:
 Nov 15, 2022 2:33:32 AM

 Subject:
 Re: Re: LETTER

 Attachments:
 Notice of Change-RGI Targe -July 30, 2019-HS (1).PDF

Hello,

I have attached the letter from the City again. Fourth paragraph from the bottom clearly stated that "ALLI" units, not some, not a few, ALL vacancies must be filled by RGI. Verbatim taken from Housing Stability letter "you will be required to fill all vacancies with households eligible for RGI assistance until your new target is reached. There is no deadline to reach the new target, but you must fill all vacancies with households eligible for RGI assistance until you

We have sensible reasons to object to this type of demand from the City. However, if Kahla feels that we should ignore the City's order and put her (a Board member) into a Unit that will become vacant, it's natural that we expect her to have a suitable reason/support why the Board should go against the City's guidelines. Consequently, the City does not care about internal transfers, as they should. Therefore, petitions are one of the strongest resistance against unfair City mandates. For instance, member's support permits us to continue renovating our Co-op regardless of the City's tactics to stop the project.

Cheers,

Rosell

On Wed, 9 Nov 2022 at 16:29, SHAMEIKA ROSE & JAVON NELSON <<u>harrysherman@bellnet.ca</u>> wrote: Good day, Board

Please see email of respond from Kahla

Thank you

----- Original Message -----From: <u>kahlal1@hotmail.com</u> To: <u>harrysherman@bellnet.ca</u> Cc: <u>davidaderinto@hotmail.com</u> Sent: Tuesday, November 8, 2022 2:25 PM Subject: Re: Re: LETTER

Good afternoon,

I do understand petitions clearly but not sure if you are understanding my position. I've applied for an internal transfer which you advised me that there was an available unit.

I don't understand what the petition has to do with my apartment transfer request. After reading the letters, it seems like an ultimatum and if I don't do a petition, I won't receive the apartment transfer that was agreed upon.

I am in need of the two-bedroom unit as per my initial request; the board is currently aware that I am expecting a child therefore a two bedroom unit is required urgently.

972

The other member agreed to the switch and it is concerning as to why this hasn't been done. What is delaying the switch?

I don't believe a petition is necessary for me at this moment. It's not the City's decision to approve or disapprove my switch from one unit to another with another member.

Kindly let me know when the actual switch will take place between the member and I for the unit that was initially offered to me.

Thanks,

Kahla

From: SHAMEIKA ROSE & JAVON NELSON <<u>harrysherman@bellnet.ca</u>> Sent: November 8, 2022 10:43 AM To: kahla lucas <<u>kahlal1@hotmail.com</u>> Subject: Re: LETTER Bless morning

Kahla I do not think you understood clearly . My apologies the explanation did not received clearly. The letter explained precise and clearly the actions and what is needed to assist in the cause. This is not only going to benefit you but others as well within the COOP. As a Board member you are speaking behalf of the community.

The petition is to come together as a coop and stand for what is right. Units vacant reported to the City. The city send potential candidates whom are interviewed by the Board. This opportunity will outline the action of the City and having a petition drafted will demonstrate why have external individuals and internal members are here in need of the opportunity.

Please feel free to contact, meet with your fellow Board member and discuss further into the matter to keep you abreast.

Thank you

----- Original Message -----From: <u>kahlal1@hotmail.com</u> To: <u>harrysherman@bellnet.ca</u> Sent: Tuesday, November 8, 2022 7:56 AM Subject: Re: LETTER

Good morning Shameika & Javon,

Hope all is well.

As per our brief discussion yesterday Shameika, I've reviewed the Toronto City's "Notice of Change to the required number of RGI unit" letter. This letter does not apply to my request of doing an internal transfer; it doesn't state that internal transfers are not allowed and should be given to external RGI applicants only.

Based on my understanding of the letter, H.S must maintain a certain amount of RGI units; in which they feel that their target is not being met. There is no deadline to reach the specified target, so I'm not sure as to why a petition should be written in my case. During our conversation yesterday you mentioned there are currently 0 units vacant in the building therefore there isn't any availability for new applicants to apply. Nothing changes for transferring units as everything will remain the same.

Can you please offer any further clarification regarding this issue.

Thank you,

Kahla Lucas

From: SHAMEIKA ROSE & JAVON NELSON <<u>harrysherman@bellnet.ca</u>> Sent: November 4, 2022 10:08 AM To: (kahla lucas) <<u>kahlal1@hotmail.com</u>> Subject: LETTER Bless morning Kahla,

How are you ? Hope all is well with you and bundle of joy

The Board has informed the office of their decision. Please find attach letter and document

Thank you Shameika

--

Regards, Shameika Rose & Javon Nelson Property Managers Harry Sherman Crowe Housing Co-operative 51 The Chimneystack Road North York ON M3J 3L9 Tel:416-736-8889 Fax: 416-736-9972

Regards, Shameika Rose & Javon Nelson Property Managers Harry Sherman Crowe Housing Co-operative 51 The Chimneystack Road North York ON M3J 3L9 Tel:416-736-8889 Fax: 416-736-9972 Regards, Shameika Rose & Javon Nelson Property Managers Harry Sherman Crowe Housing Co-operative 51 The Chimneystack Road North York ON M3J 3L9 Tel:416-736-8889 Fax: 416-736-9972



#### Harry Sherman Crowe Housing Co-operative

51 The Chimneystack Road, North York, Ontario, M3J 3L9. Tel: 416-736-8889, Fax: 416-736-9972

January 3, 2023,

Kahla Lucas and David Aderinto 517- 51 The Chimneystack Road North York, ON, M3J 3L9

#### **RE: INTERNAL TRANSFER OFFER**

Dear member (s):

Further to the approval of your request for an internal transfer to a two-bedroom unit, your name was placed on the Co-op's internal waiting list. This is to advise that a unit has become available. Co-op is offering you unit 412. If you are interested in this Unit, please send an acceptance letter to the office. If you are interested in this Unit, please send an acceptance letter to the office. If you choose to accept the unit, management office will be in touch with you with regards to the move-in date move-in date.

If you have any questions or concerns, please do not hesitate to contact the office during regular hours at 416 736 8889 or at <u>harrysherman@bellnet.ca</u>

Co-operatively yours,

#### Shameika

Shameika Rose Property Manager Harry Sherman Crowe Housing Co-operative



---- Original Message -----From: kahlal1@hotmail.com To: harrysherman@bellnet.ca Cc: davidaderinto@hotmail.com Sent: Tuesday, January 3, 2023 4:11 PM Subject: Internal Tranfer Offer

Good afternoon,

I've received the internal transfer offer letter for apt 412 moments ago.

David and I would like to view the apartment prior to acceptance. Kindly let me know at your earliest convenience the best day & time to view it.

Thank you,

Kahla Lucas

#### Internal Tranfer Offer

David Aderinto <Davidaderinto@hotmail.com>

To: harrysherman@bellnet.ca; kahla lucas 04/01/23 14:41 2

Good evening,

If this is the case, we accept as long as the unit will be fully renovated and has no infestations of bugs or rodents. Please let us know the best time to view the unit.

Get Outlook for iOS

From: SHAMEIKA ROSE & JAVON NELSON <harrysherman@bellnet.ca> Sent: Wednesday, January 4, 2023 12:09:45 PM To: kahla lucas <kahlal1@hotmail.com> Cc: David Aderinto <davidaderinto@hotmail.com> Subject: Re: Internal Tranfer Offer

Good morning,

Please note offers for units are given to members to accept or decline and view after renovations. Please note Units are not available for viewing while members personal belongings still remained.

The unit will be available for early or mid February. Please inform the office whether there is an offer of acceptance or decline

Thank you

978

 $\mathbf{\Psi}$ 

# **APPENDIX O**



September 11, 2024

Courtney E. Betty Betty's Law Office 2300 Yonge St, #1600 Toronto, ON M4P 1E4 Philip Cho Partner t. 416-619-6296 pcho@weirfoulds.com

File 25084.00001

Dear Mr. Betty:

# Re: TDB Restructuring Inc. – Receivership of Harry Sherman Crowe Co-Operative Inc. ("HSC")

We are writing to you in respect of the above-noted matter. In connection with Justice Penny's endorsement dated April 29, 2024, the Receiver seeks certain information from you necessary to work toward specific, identifiable metrics and milestones for resolution of the triggering events. Please see the questions below:

- 1. Please confirm that your office continues to be retained by the HSC Board of Directors (the "**Board**");
  - a. If you are not acting for the Board, please identify the person that has retained your firm to act; and,
  - b. If you are not acting for any person in relation to the above-noted matter, can you direct us to new counsel or a contact person for the Board, if it is not Ms. Rosell Kerr.
- 2. Please advise whether an annual meeting has occurred since the Receiver's appointment on March 14, 2023 in accordance with s. 77 of the *Co-operative Corporations Act* (the "**Act**");
  - a. If so, please provide the names of the directors duly elected at such annual meeting, together with a copy of the notice of meeting, agenda and minutes of meeting; and,
  - b. If there has not been an annual meeting for an extended period of time, please provide the date of the last general meeting, the names of the last known directors duly elected, and the dates of the start of their respective terms, together with a copy of the notice of meeting, agenda and minutes of meeting.
  - c. Please also advise if any of the directors has, since the date of the Receiver's appointment, taken any of the governance course offered by the City of Toronto,



Co-operative Housing Federation of Toronto, or Cooperative Housing Federation of Canada, and is so, please provide particulars of same.

- 3. Referring to the Notice of Triggering Events dated March 29, 2021 (the "**NTE**") (a copy of which is attached):
  - a. Please advise as to any progress made by the Board to address any of the inadequate or absent policies and procedures identified in the NTE; and,
  - b. Please provide the Receiver with copies of any Board meeting minutes, notices of meetings and agendas since the date of the NTE.

We look forward to receiving the above information from you in due course. Additional information may be requested but the above sets out what the Receiver believes is necessary to begin the process of working towards a plan for the HSC housing project.

Yours truly,

WeirFoulds LLP

Philip Cho Partner

PC

21145719.3

# **APPENDIX P**

From: Tenechia Williams <tenechia@bettyslaw.com>
Sent: March 6, 2025 3:14 PM
To: Bobbie-Jo Brinkman <bbrinkman@weirfoulds.com>; Courtney Betty <betty@bettyslaw.com>; Philip Cho
<pcho@weirfoulds.com>
Cc: Kelsey Ivory <kivory@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Bryan Tannenbaum
<btannenbaum@tdbadvisory.ca>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com;
a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### [External Message]

Dear Bobbie-Jo,

Kindly be advised that the month of April is not convenient for Mr. Betty, however, his schedule is flexible the second week in May.

In addition, the Board has brought to our attention that they do not have free access to certain areas of the Co-Op in order to properly carry out their duties and host meetings. We are kindly seeking your assistance to permit the Board the access to the following areas at the Co-Op:

- A key and access to our community room.
- A key and access to the room where chairs are stored.
- A key and access to our boardroom by the lobby.
- The return of our computer and printer that were previously in the boardroom.

Additionally, we request that a designated board member be allowed to retain these keys for ongoing access, rather than requiring a member of the Board to request them from the office each time. This is in line with how key access has been managed in the past and ensures efficiency in carrying out board responsibilities in the community.

The Board intents to have a meeting as soon as practically possible in the boardroom to properly address the questions raised in your letter of September 2024.

# Tenechia Williams

Operations Manager, LLB (UK), CPM Betty's Law Office 2300 Yonge St, #1600 Toronto, ON, M4P 1E4



416-972-9472 ext. 105 https://bettyslaw.com

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>> Sent: March 5, 2025 6:15 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>>; Philip Cho <<u>pcho@weirfoulds.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty,

I am following up on my email below, as we would like to book a date with the court.

Can you please let us know your availability as soon as possible?

Regards, Bobbie

BOBBIE-JO BRINKMAN | Law Clerk | T. 647-715-7133 | C. 647-688-0934 | bbrinkman@weirfoulds.com

#### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. <u>Please click here to read our official statement on this</u> commitment.

Regional Law Firm of the Year, Ontario - 2020, 2022 and 2023 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

From: Bobbie-Jo Brinkman Sent: March 3, 2025 10:53 AM To: Courtney Betty <<u>betty@bettyslaw.com</u>>; Philip Cho <<u>pcho@weirfoulds.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com

Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Good morning Mr. Betty,

Just following up on your email below.

Thank you.

BOBBIE-JO BRINKMAN | Law Clerk | T. 647-715-7133 | C. 647-688-0934 | bbrinkman@weirfoulds.com

### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. <u>Please click here to read our official statement on this</u> <u>commitment</u>.

Regional Law Firm of the Year, Ontario - 2020, 2022 and 2023 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

From: Courtney Betty <<u>betty@bettyslaw.com</u>>

Sent: February 24, 2025 12:31 PM To: Philip Cho <pcho@weirfoulds.com>

Cc: Kelsey Ivory <a href="https://www.comstantimetricologicality-style="border: 2pt blue;">kivory@weirfoulds.com</a>; Arif Dhanani <a href="https://www.camstantimetricologicality-style="border: 2pt blue;">a https://www.camstantimetricologicality-style="border: 2pt blue;">kivory@weirfoulds.com</a>; Arif Dhanani <a href="https://www.camstantimetricologicality-style="border: 2pt blue;">a https://www.camstantimetricologicality-style="border: 2pt blue;">kivory@weirfoulds.com</a>; Tenechia Williams <a href="https://www.camstantimetricologicality-style="border: 2pt blue;">tenechia@bettyslaw.com</a>; Bobbie-Jo Brinkman <a href="https://www.camstantimetricologicality-style="border: 2pt blue;">kivory@weirfoulds.com</a>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com</a> Subject: BE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

### [External Message]

Philip,

I will be having a meeting with my clients this week and will respond after.

Thanks

Courtney Betty, B.A., JD Barrister & Solicitor Betty's Law Office Tel. (416) 972-9472 www.bettyslaw.com

From: Philip Cho <<u>pcho@weirfoulds.com</u>> Sent: February 24, 2025 11:41 AM To: Courtney Betty <<u>betty@bettyslaw.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty, I am following up on the below as we would like to book a date with the court.

Also, please advise when we can expect to receive a response to our letter of September 2024.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho < pcho@weirfoulds.com>

Sent: February 19, 2025 4:05 PM

To: Courtney Betty <<u>betty@bettyslaw.com</u>>

**Cc:** Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>>

**Subject:** RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Could you please advise on what dates you are out of the country, and any other dates that you may be unavailable during the first two weeks of April? We will canvass new dates accordingly.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Courtney Betty <<u>betty@bettyslaw.com</u>>
Sent: February 19, 2025 3:15 PM
To: Philip Cho <<u>pcho@weirfoulds.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>
Subject: Re: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### [External Message]

I will be out of the country on that date and yes my client would like to make submissions.

From: Philip Cho <<u>pcho@weirfoulds.com</u>>
Date: Wednesday, February 19, 2025 at 11:10 AM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>, Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>, Bryan
Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### Courtney,

Before you had responded below, we had arranged for a court date to seek approval of the Receiver's fees and activities over the last year, and possibly for advice and directions. The date that we have booked is March 28 at 10AM. We have only booked 30 minutes. When we have our materials ready, we will send to you, and you can advise if your client will be taking any position on the issues.

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho <<u>pcho@weirfoulds.com</u>> Sent: February 18, 2025 7:43 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Thank you Courtney for your response. I am reattaching our letter of September 11, 2024 and ask that you provide responses the questions contained therein.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Courtney Betty <<u>betty@bettyslaw.com</u>>
Sent: February 18, 2025 7:37 PM
To: Philip Cho <<u>pcho@weirfoulds.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: Re: TDB Restructuring re Harry Sherman Crowe Co-Operative

[External Message] Philip, Trust all is well. I am still representing the Board and await your communication. Thanks
From: Philip Cho <<u>pcho@weirfoulds.com</u>>
Date: Tuesday, February 18, 2025 at 3:45 PM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>

**Cc:** Kelsey Ivory <<u>kivory@weirfoulds.com</u>>, Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>, Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>

Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Good afternoon Mr. Betty. I am following up on the below. Thanks.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho <<u>pcho@weirfoulds.com</u>> Sent: February 12, 2025 2:48 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Good afternoon Mr. Betty. I do not think we received a reply to our letter (attached again for your convenience). Can you advise if you are still representing the Co-Op Board or any of its former board members? If you are no longer acting, please let me know if there is a new lawyer appointed or if I should be directing my inquiries to another person.

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho <pcho@weirfoulds.com>
Sent: September 11, 2024 11:09 AM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty,

#### Please see correspondence attached.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828 | pcho@weirfoulds.com

#### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. Please click here to read our official statement on this commitment.

#### Ontario Law Firm of the Year - 2022 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

# **APPENDIX Q**

# Angela Jameer

| From:<br>Sent: | Philip Cho <pcho@weirfoulds.com><br/>March 12, 2025 8:52 AM</pcho@weirfoulds.com>                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| To:            | Courtney Betty; Tenechia Williams; Rosell Kerr                                                                                             |
| Cc:            | Kelsey Ivory; Arif Dhanani; Bryan Tannenbaum; Bobbie-Jo Brinkman; Victoria Bazak;<br>a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com |
| Subject:       | RE: TDB Restructuring re Harry Sherman Crowe Co-Operative                                                                                  |

Mr. Betty,

I believe you misconstrue the mandate of the Receiver. The appointment of the Receiver is with respect to the Co-Op's property, not the Board. The Receiver has carried out its mandate accordingly and addressed many of the City's concerns including:

- all of the financial reporting required by the City as well as CRA has been brought up to date and filed;
- managed the Co-op in a manner that all of the Co-op's obligations as they generally come due after the Receiver's appointment have been met;
- successfully applied to the City for funds to renovate/replace significant capital and structural items and the Receiver is currently managing same with the assistance of the property manager engaged by the Receiver (CFDI). The ongoing capital projects, include, among others, lighting, roof replacement, and elevators;
- CFDI has been retained to complete the accounting for the Co-op as well and has and continues to prepare annual budgets, monthly balance sheets, income statements and property management reports (all of which are shared with the City), annual information returns and file HST returns and apply for rebates;
- whenever vacancies arise in the Co-op, the vacant units are being filled by the Receiver and CFDI with RGI households from the centralized waiting list, in accordance with the City's requirements in this regard as the Co-op has not and still does not have enough units filled with RGI households (to comply with the City's requirement); and
- establish a system of internal controls such that the auditor of the Co-op is satisfied with same.

The Receiver is not appointed to "build the board", and certainly, there have been no actions that can be construed as an attempt to "tear it down". On a number of occasions, I understand that the City has directed the Board members to available resources available through the Co-operative Housing Federation of Toronto and the Co-operative Housing Federation of Canada. The membership fees for these organizations have continued to be paid by the Co-Op under the Receiver's management, and as such these resources continue to be available. To date, neither you nor any member of the Board has reached out to the Receiver or our office about whether the Board has made any efforts to address the concerns relating to the Board's management. My letter to you was 6 months ago and you have still not responded. Given the lack of a response to these questions, I have inferred the information sought based on your recent correspondence.

You appeared before Justice Penny last year on behalf of the Board arguing that the Receivership should not continue. Such a position implies that the Board did not believe the Receivership to be necessary. Justice Penny did not agree and continued the Receivership but directed that the Receiver update the Court at the next appointment as to some plan for ending the Receivership. You did not contact our office except on the issue of costs, and as noted, did not respond to my correspondence in September.

We await your availability today so that we may book a court hearing. The Receiver's report will be served with our motion materials in due course.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Courtney Betty <betty@bettyslaw.com>

Sent: March 11, 2025 10:27 AM

**To:** Philip Cho <pcho@weirfoulds.com>; Tenechia Williams <tenechia@bettyslaw.com>; Rosell Kerr <rosellkerr5@gmail.com>

Cc: Kelsey Ivory <kivory@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Bryan Tannenbaum <btannenbaum@tdbadvisory.ca>; Bobbie-Jo Brinkman <bbrinkman@weirfoulds.com>; Victoria Bazak <vbazak@weirfoulds.com>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### [External Message]

### Philip,

With all due respect it is shocking that the Receiver took no steps to address the City's concerns. Further to try and somehow blame the Board is just plain wrong and unacceptable. The intention was for the Receiver to help to build the board not tear it down. The appointment cannot continue indefinite. Miss Williams will let you know the dates I am available.

Courtney Betty, B.A., JD Barrister & Solicitor Betty's Law Office Tel. (416) 972-9472 www.bettyslaw.com

From: Philip Cho <pcho@weirfoulds.com>
Sent: March 11, 2025 8:56 AM
To: Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>; Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>>; Victoria Bazak
<<u>vbazak@weirfoulds.com</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Ms. Williams and Mr. Betty,

Please let us know what dates in May are NOT good for Mr. Betty. We will pick a date while avoiding those that Mr. Betty advises that are not convenient. *If we do not hear from you by end of day March 12, we will proceed with booking a date in May*. We have been trying to coordinate a date since February 19 and we cannot continue to wait.

Regarding the requests in Ms. Williams' email, we are surprised that this is the first time that such a request has been made for the Board to conduct its business. Based on the email request, we understand that the Board has not met or had any meetings since the Receiver taking possession and appointing the new property manager.

As such, in relation to our September 11, 2024 letter, it appears our questions can be answered as follows:

- Mr. Betty has confirmed that he continues to be instructed by the Board (being those members that constituted the Board before the Receiver's appointment). *Please provide us the list of these members that continue to serve as Board members*;
- 2. No annual meeting, or any meetings, of the Board or of the Members has occurred since the Receiver's appointment;
- 3. The Board has not taken any additional steps since the Receiver's appointment to address the issues identified in the NTE.

Please advise if our understanding is incorrect.

With respect to the access requests, for the boardroom, there is only one master key. The Receiver is looking into having a separate key made for just the boardroom. Assuming this can be done, then the key and access to the room can be scheduled in advance with the property manager. The key can be then picked up on the day booked and returned at the time that is pre-arranged with the property manager the following day. We will advise in due course when the key is available, and with detailed instructions for signing out the room.

Regarding the community room, the Receiver advises that this room holds food and other donations. It will not be left unsupervised. For what purpose is access being requested?

For chairs, your client in invited to advise the property manager in advance as to the number of chairs required. The property manager can arrange for the chairs to be brought to the boardroom at the appropriate time.

The Receiver advises that the Board refused to provide the Receiver with a password for the computer. The Receiver is entitled to access based on the appointment order. Until the Board provides the Receiver with the password so that the Receiver can carry out its mandate and review the books and records (stored digitally), access to the computer will not be returned to any Board member.

Regarding the printer, the Board can email or save any files to print to a USB stick and provide to the property manager for printing.

A key will NOT be provided. The property and premises are under the management of the Receiver. While this may not be what your client is accustomed to, this is the process that the Receiver will implement to accommodate your client's request.

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Tenechia Williams <<u>tenechia@bettyslaw.com</u>>
Sent: March 6, 2025 3:14 PM
To: Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>>; Courtney Betty <<u>betty@bettyslaw.com</u>>; Philip Cho
<<u>pcho@weirfoulds.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<btannenbaum@tdbadvisory.ca>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com;

a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com

**Subject:** RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

[External Message] Dear Bobbie-Jo, Kindly be advised that the month of April is not convenient for Mr. Betty, however, his schedule is flexible the second week in May.

In addition, the Board has brought to our attention that they do not have free access to certain areas of the Co-Op in order to properly carry out their duties and host meetings. We are kindly seeking your assistance to permit the Board the access to the following areas at the Co-Op:

- A key and access to our community room.
- A key and access to the room where chairs are stored.
- A key and access to our boardroom by the lobby.
- The return of our computer and printer that were previously in the boardroom.

Additionally, we request that a designated board member be allowed to retain these keys for ongoing access, rather than requiring a member of the Board to request them from the office each time. This is in line with how key access has been managed in the past and ensures efficiency in carrying out board responsibilities in the community.

The Board intents to have a meeting as soon as practically possible in the boardroom to properly address the questions raised in your letter of September 2024.

# Tenechia Williams

Operations Manager, LLB (UK), CPM Betty's Law Office 2300 Yonge St, #1600 Toronto, ON, M4P 1E4



416-972-9472 ext. 105 https://bettyslaw.com

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>> Sent: March 5, 2025 6:15 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>>; Philip Cho <<u>pcho@weirfoulds.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; <u>a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com</u> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty,

I am following up on my email below, as we would like to book a date with the court.

Regards, Bobbie

BOBBIE-JO BRINKMAN | Law Clerk | T. 647-715-7133 | C. 647-688-0934 | bbrinkman@weirfoulds.com

#### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. Please click here to read our official statement on this commitment.

Regional Law Firm of the Year, Ontario - 2020, 2022 and 2023 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

From: Bobbie-Jo Brinkman Sent: March 3, 2025 10:53 AM To: Courtney Betty <betty@bettyslaw.com>; Philip Cho <pcho@weirfoulds.com> Cc: Kelsey Ivory <kivory@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Bryan Tannenbaum <br/><br/>dtannenbaum@tdbadvisory.ca>; Tenechia Williams <tenechia@bettyslaw.com>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com

Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Good morning Mr. Betty,

Just following up on your email below.

Thank you.

BOBBIE-JO BRINKMAN | Law Clerk | T. 647-715-7133 | C. 647-688-0934 | bbrinkman@weirfoulds.com

#### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. Please click here to read our official statement on this commitment.

Regional Law Firm of the Year, Ontario - 2020, 2022 and 2023 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

From: Courtney Betty <<u>betty@bettyslaw.com</u>>

Sent: February 24, 2025 12:31 PM

To: Philip Cho cho@weirfoulds.com>

Cc: Kelsey Ivory <kivory@weirfoulds.com>; Arif Dhanani <adhanani@tdbadvisory.ca>; Bryan Tannenbaum <br/>
<br/> <br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/>
<br/> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### [External Message]

Philip,

I will be having a meeting with my clients this week and will respond after.

Thanks

Courtney Betty, B.A., JD Barrister & Solicitor Betty's Law Office Tel. (416) 972-9472 www.bettyslaw.com

From: Philip Cho <pcho@weirfoulds.com>
Sent: February 24, 2025 11:41 AM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; Bobbie-Jo Brinkman
<<u>bbrinkman@weirfoulds.com</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty, I am following up on the below as we would like to book a date with the court.

Also, please advise when we can expect to receive a response to our letter of September 2024.

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho <<u>pcho@weirfoulds.com</u>> Sent: February 19, 2025 4:05 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>; Bobbie-Jo Brinkman <<u>bbrinkman@weirfoulds.com</u>> Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Could you please advise on what dates you are out of the country, and any other dates that you may be unavailable during the first two weeks of April? We will canvass new dates accordingly.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Courtney Betty <<u>betty@bettyslaw.com</u>>
Sent: February 19, 2025 3:15 PM
To: Philip Cho <<u>pcho@weirfoulds.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>; Tenechia Williams <<u>tenechia@bettyslaw.com</u>>
Subject: Re: TDB Restructuring re Harry Sherman Crowe Co-Operative

[External Message]

I will be out of the country on that date and yes my client would like to make submissions.

From: Philip Cho <pcho@weirfoulds.com>
Date: Wednesday, February 19, 2025 at 11:10 AM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>, Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>, Bryan Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Courtney,

Before you had responded below, we had arranged for a court date to seek approval of the Receiver's fees and activities over the last year, and possibly for advice and directions. The date that we have booked is March 28 at 10AM. We have only booked 30 minutes. When we have our materials ready, we will send to you, and you can advise if your client will be taking any position on the issues.

996

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho cpcho@weirfoulds.com>
Sent: February 18, 2025 7:43 PM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Thank you Courtney for your response. I am reattaching our letter of September 11, 2024 and ask that you provide responses the questions contained therein.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Courtney Betty <<u>betty@bettyslaw.com</u>>
Sent: February 18, 2025 7:37 PM
To: Philip Cho <<u>pcho@weirfoulds.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: Re: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### [External Message]

Philip,

Trust all is well. I am still representing the Board and await your communication.

Thanks

From: Philip Cho <<u>pcho@weirfoulds.com</u>> Date: Tuesday, February 18, 2025 at 3:45 PM To: Courtney Betty <<u>betty@bettyslaw.com</u>> Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>, Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>, Bryan

# Tannenbaum <<u>btannenbaum@tdbadvisory.ca</u>> **Subject:** RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

#### Good afternoon Mr. Betty. I am following up on the below. Thanks.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho <pcho@weirfoulds.com>
Sent: February 12, 2025 2:48 PM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: RE: TDB Restructuring re Harry Sherman Crowe Co-Operative

Good afternoon Mr. Betty. I do not think we received a reply to our letter (attached again for your convenience). Can you advise if you are still representing the Co-Op Board or any of its former board members? If you are no longer acting, please let me know if there is a new lawyer appointed or if I should be directing my inquiries to another person.

Thank you.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828

From: Philip Cho cpcho@weirfoulds.com>
Sent: September 11, 2024 11:09 AM
To: Courtney Betty <<u>betty@bettyslaw.com</u>>
Cc: Kelsey Ivory <<u>kivory@weirfoulds.com</u>>; Arif Dhanani <<u>adhanani@tdbadvisory.ca</u>>; Bryan Tannenbaum
<<u>btannenbaum@tdbadvisory.ca</u>>
Subject: TDB Restructuring re Harry Sherman Crowe Co-Operative

Mr. Betty,

#### Please see correspondence attached.

PHILIP CHO (he/him/his) | Partner | T. 416-619-6296 | C. 647-638-7828 | pcho@weirfoulds.com

#### WeirFoulds LLP

66 Wellington Street West, Suite 4100, P.O. Box 35, TD Bank Tower, Toronto, Ontario, Canada. M5K 1B7 | T. 416-365-1110 | F. 416-365-1876 | www.weirfoulds.com

We are committed to promoting equality, diversity and inclusion within WeirFoulds and beyond. Please click here to read our official statement on this commitment.

#### Ontario Law Firm of the Year - 2022 Canadian Law Awards

This e-mail contains information from the law firm of WeirFoulds LLP which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

997

# **APPENDIX R**

| From:        | Rosell Kerr                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------|
| To:          | Julie Western Set                                                                                        |
| Cc:          | Suzana Lama; michelle@coophousing.com; saud; kaleem; teshawnabruce; sareeda22; lesslee542; lesfac lesfac |
| Subject:     | HSC Board response letter                                                                                |
| Date:        | October 26, 2020 2:41:36 PM                                                                              |
| Attachments: | Attention Julie Western response to letter to board 3.docx                                               |

Good day Julie Western, Please find in the attachment a letter from Harry Sherman Crowe Board of Directors. Thanks, Rosell Kerr

### Dear Julie Western,

Please allow us to address your letter to the Board dated September 18, 2020. Your letter accused the Board of inadequate governance which is unfair and is grossly unmerited. It must be admitted that Suzana Lama's meeting with the Board and Management was based on her belief that we are incapable of not being fair, or intelligent enough to make decisions about prioritizing workorders. We have been on the Board for a little over one year, and from the very beginning, communicating with the City representative have been very negative. This we believe is influenced by defamation of the Board's character from previous board members who did not want to relinquish years of sitting on the Board, even though they had no meaningful accomplishments. There are five Black women presently on the Board of directors at HSC, and our experiences from the start, have been unwarranted racial and gender attacks after attacks. It is not lost on us the advantage we would have, had we been five white men or five white women. Perhaps, the interactions with City representative, CHFT and sector organizations would be supportive and respectful towards us. As a result of the recent scrutiny, we see it necessary to layout in this letter our experiences, concerns and accomplishments as Board directors.

It is undeniable the endless responsibilities the Board faces every day, but it becomes easier with meaningful support. For this reason, we take offense to the insolence of your letter. The letter refers to the directors as "other", and this expression sets a tone of insignificance. It shows a disrespect for the Co-op's directors. No Board member is less significant than the president. Being the president and liaison allows me to take on some responsibilities with support from the team. We were also disappointed and offended when Suzana Lama kept rolling her eyes at us during the recent meeting. If her intention was to give support and direction to the Board, then it failed miserably. By saying we were yelling when we weren't, creates an image of the stereotype of "Angry Black Women". Consequently, we are being told that we showed no interest in co-operating with the City, CHFT and sector organization, which is not the case. On the contrary, we have reached out to the City and CHFT during the fraud investigation for help. I reached out to Tom Climent after being told by a longstanding Board member that Mr. Climent sits on the Alterna Board, but after a couple emails, I heard nothing further from him. We believe his actions or lack there of, are also influenced against this Board.

The Board has always co-operated regardless of who initiates contact. In this instance, Suzana Lama asked to meet with me and the Co-op's property Manager Saud Ahmad, this was right after we were elected as Board members. We met with her and it was also during the time when \$230,000 went missing from the Co-op's account. She inquired about the fraud investigation and advice the Board to maintained internal control, which we adhere to and continue to do. I inquired about getting financial assistant from the City; as at the time, the Co-op had no cashflow.

Moreover, the Co-op needed renovations. I knew the eroded conditions members are forced to live in as it was true for all the Board members including myself. She responded that the City will not give us anymore money than we are getting per month for RGI payments, and that I will have to figure it out. She also informed us to watch out for grants posting on the City web page which we have been doing. Regardless of being told to figure out how we were going to manage after losing \$230,000 from the Co-op's account, we were hopeful, as we were told that two other Co-op's recently had the same experience and the bank return their monies.

The kind of assumption that the Board lacks capability to manage the "financial position" of the Co-op exacerbated the intention to blame and belittle the Board's tireless effort in keeping the Co-op running after confronting fraud, without acknowledging the time and effort it took to maintained stability in the Co-op--without causing fear and chaos within our community. Clearly, we could not prevent the fraud as we had just taken over from the previous Board that did not have any record keeping or meaningful information to hand off to the new Board. Nonetheless, we caught the fraud and brought it to the bank attention before it went over \$65,000. Had the bank acted immediately it never would have reached \$230,000.

It should be concerning that at the end of June 2019, fiscal year the audit report shows a deficit of \$83, 753. However, its imperative to make clear that this Board and Management were not responsible for 2018/2019 fiscal year deficit. Rather, an inheritance that was left for us from the previous Board. We got on the Board in April 2019, two months before the end of the fiscal year, and the deficit was already over \$83,000. However, the previous Board and Management had no significant work to show for that deficit, other than legal fees caused by a harassment investigation against a Board member at the time. Cashflow was not an issue for them, because after major expenses were paid there were still \$230,000 setting in the Co-op's account unknown to this Board, waiting to be stolen. There were also \$250,000 in the reserve. We did however, had many questions about the spending, considering the Co-op needed renovations and some of that funds should have been used for those purposes. However, these questions were sidetracked by the dysfunction of the former Board and threats that the Co-op could be sued as a result of the property management allegation against a Board member. Consequently, it is the same previous Board member that is now trying to disrupt this Board by having his wife and comrades called the City, CHFT and Anthony Perruzza with untruth. Their goal is to have these authorities harassed the Board and Management because they can no longer harass the Board and Management themselves after they received sound warning from the police.

Regardless of the complaints from a few members, majority of our members are pleased with the positive changes that are now visible in our Co-op since we began serving on the Board, and they let us now at every opportunity. Even those waiting to get renovations done in their dwellings appreciate the improvement with the cleanliness of the building. They are pleased that we are holding members accountable when they don't abide by the rules. Noise late at night has completely stopped since we sent out warning letters early this year that no loud music or hanging out after 10:00pm. We have installed eight new cameras in problem areas that assist management and the Board in holding members and their guest accountable.

The 2019/2020 deficit that this Board accumulates is a direct result from the previous Board and Management neglect, and from the Co-op account being frauded. After it was determined that the Co-op's account was robbed and the behaviour of the property manager at the time, prompted us to safeguard the Co-op in its entirety. The first action we took was to terminate their contract. Consequently, we had to pay them out for the remaining months that was left in the contract; as a result, the cost is added to the deficit. When it became apparent that the bank did not want to communicate with the Board and Management, we had no other choice but to retain a lawyer to recover the \$230,000, and to possibly hold someone accountable. Hence, that cost is also added to the deficit. Although we were able to recover around \$80,000, the balance is still out standing. We are still doing everything within our reach to get more of the funds back. Last month, on September 18, 2020, I participated in three hours of sworn interview with the Coop's insurance company and their lawyer to recover one hundred thousand dollars of the stolen money. This money we plan on using to replace the funds in the capital reserve.

On November 18, 2019, I was accompanied by another Board member and a management staff to attend the CHFT Fall Education event, where we engaged in conversations with other Co-op Board members. Not only were the workshops useful and empowering, but we were able to converse and formed alliances. Hence, I recalled speaking to Board members from other Co-op's that were in greater deficit than ours, and they were not dealing with fraud as we were. A few Board members shared information that their Co-op did not have \$20,000 good dollars in their reserve funds. Moreover, since the COVID-19 pandemic, I regularly join IIer Campbell's webinars that is designed to help Co-ops navigate through these unusual times. As a result, I have gained a lot of information and learned that one Co-op gave their members free housing charges for the month of April.

We were told not to send out notices to members that did not pay their housing charges for March and April due to COVID-19. By the end of May, we were more than \$75,000 in arrears. By June, the arrears had gone up and presently we have only reclaimed \$25 to \$30 thousand of these arrears. Thus, it is deeply disturbing that we are expected to repay \$60,000 of the \$120,000 that was loan to us during the first phase of the pandemic. Hence, we are now asked to repay these monies during the second phase of the pandemic. Given the financial hit that this Co-op have experience over the last year and considering we went through the entire year with limited cashflow, we would expect the City to at least give us a smaller repayment option or a later repayment date in the New Year. The Board and Management are dealing with a lot especially during these unusual times coupled with the many COVID-19 restrictions. Not to mention those households in our Co-op, both in the building and townhouse that contracted COVID-19 illness. We asked our property manager to reach out to the City or CHFT for assistant with getting disinfectant to aid with prevention. Thus far, we have gotten no help. At the same time, we

learned that other Co-ops in Peel region had the same experience with COVID-19 cases and received financial assistance to help with disinfectant.

We are not seeking to paint a lavishing picture of the Board and Management having a sound financial plan but considering all the challenges we face throughout 2019 /2020, however, its uncontested that this Board has always focus on budgeting. For instance, at the beginning of 2020, we cut maintenance and cleaner cost by more than 50%. Although we are paying less, we ensured that more work is being done. We cleared up workorders that was dated as far back as 2018. We also cut landscaping cost last summer by more than 50%. We have organized a team of contractors that provide us with high quality renovations for less cost than we were paying various contractors, and to date over 38 units/townhomes have been renovated. Our service contractors such as plumber, and electrician provides us with high quality work, and we make certain that the Co-op is getting excellent services. This is reflected in the reduction of our utility bills as we have replaced pipes in renovated units, as well as those in other units that also had frequent water leaks. These were causing damages not only to the units but to most of the building. All our disability units had water leaks and we have completely renovating all their bathrooms.

The Board has always demonstrated strong leadership in every facet of the Co-op. Last month the Board initiated a meeting with York University; our landlord, to discussed reductions in fees and shared services in the future. At the meeting, we suggested sharing snow removal, security, landscaping, and requested assistant in installing more security cameras on the Co-op's property. We also asked for support in programs implementation for our members and youths. These are only a few of the ideas that we brought to the table.

From the start, one of the Board's vision is to improve the standard of living for all members by eventually renovating all the units and townhomes that needs renovations, after years of neglect. During the fourteen months of us serving on the Board, as mentioned before, we have renovated over thirty-eight units and townhomes. This include fully installed kitchen cupboards, sinks, faucets, counter tops, kitchen floors, we have fully renovated bathrooms with new bathtubs, sinks, vanity, faucets and floorings. In addition, we have installed brand new flooring in living rooms and bedrooms, and these are quality renovations at a negotiated cost. We fully renovated our laundry room that was literally rotting down and infested with rats and cockroaches. We also purchased brand new machines that are now generating revenues to the Co-op.

We were clear about the process that is in place for dealing with the overwhelming work-orders that we feel are sensible, and fair. Having a process that dealt with emergency work-orders first over nonemergency work-orders makes sense. Work-orders that were submitted back in 2018 and 2019, also takes preference over recent submissions. Work-orders by members who are requesting renovation to their units or townhomes are prioritized based on the length of time the member have been living in the same unit with the same eroded conditions as other units. Moreover, we know that the complaints of the workorders not being prioritized properly were

not the issue for those members that are complaining. Frankly, how would they know which situation is more urgent than the others.

In every community safety is an issue, and at this Co-op its no different. We have fixed all the lights in the underground parking garage that was not working for years. Some of them were completely burned out while some electrical wires were cut for reasons unknown to us. We have also installed three more cameras to the underground parking which makes members feel safer. Our fire inspection when we got on the Board failed miserably from previous years of neglect and lack of record keeping. We spent over \$13,000 to fixed fire violations such as doors, floor numbers in the staircases, and water pumps to name a few. The Co-op in 2019 had two fires within the space of two weeks caused from electrical problems where two households were displaced for over two months until we renovated their unit and townhouse. Since then, the Board ensure that every unit that is renovated underwent electrical wire checked, plugs checked and replacements.

In addition, to assist the Board and encourage a collaborative social media platform, when we got on the Board, we started a committee "member support member," This committee has no limit in the number of members that can join. The purpose is to share ideas and support the Board in the improvement of the Co-op. This ranged from helping to enforce rules, policies and suggestions. Some of the initiatives that assisted the Board and Management are members posting suggestion about areas of the Co-op that need upgrading. This group of members have helped to eradicate the improper disposal of garbage by taking pictures of garbage not disposed of properly. These pictures are sent to our management office to be posted with a fined warning. Members will attest that they have seen improvement daily with garbage being disposed of properly. The Board and Management are also in the process of fixing the outside garbage issue with the townhomes. We contacted the City last November to provide the townhouses with three garbage bins that will assist in moving the bins that are stored outside. It has been an uphill battle with promises being broken by the City. This effort is still in progress as COVID-19 becomes the new setbacks.

Parking has always been an issue at our Co-op. However, late last year, the Board and Management met with the parking company that ticket vehicles on the Co-op's property, a meeting initiated by the Board, to discuss appropriate ways of serving members and their guests. This meeting was triggered by the many complaints from members that their guests were being unfairly ticketed. We came up with a method that promotes prompt responses from the parking company that enhanced the time frame Management resolved unfair ticketing. We also reached a resolution that forced those members dodging parking fees to start paying for parking spot. COVID-19 affected our parking revenue, as some of our underground parking spots were rented by York University staffs. Thus, the Board along with Management worked together to ensure that members who were waiting for extra parking spot were assigned a spot. This compensated for what would have been a lost in parking revenue. These are only a few of the many issues both the Board and Management with the help of members have successfully resolved.

We would like to take a moment and talk about the cell of members that are calling the City instead of bringing any unfair treatment from the Board to the membership. Consequently, implementing and enforcing positive changes does not come without displeasing some members. For every rule we enforced, are met with threats, bulling and complaints to the City. Both the Board and Management encounter these intimidating conducts regularly. There are members that believe calling the City representative will prevent them from abiding by the rules. For instance, ignoring Notice to Appear before the Board to name a few. This is true in one incident involving the member whose husband terrorized both former Board and Management and has done the same with this Board and Management. After they refused to comply with a Notice to Appear before the Board. Eventually they signed the agreement when they received an eviction notice. However, Suzana Lama called the office and told our staff to accept the late agreement that was returned one month late. It is this same member and her husband that has been encouraging their friends to call Suzana in hopes to force management and her husband that has been encouraging their friends.

These are only a fraction of the issues that this Board and Management are encountering from a few members. However, it is concerning that when this practice gets out that they can bully the Board and Management through the City, CHFT and other sectors to avoid abiding by the rules, the Co-op will soon go back to being lawless and fall apart. These two members have already gotten away from being held accountable for so many violations. As a result, there is no end in sight. If they truly feel that the Board is treating them and other members unfairly, they know the By-law, her husband was on the Board only one year ago.

However, they are aware of the process of bringing their issues to the membership and have us removed from the Board. However, they preferred not to as members are aware that her husband was on the Board and was denied re-election. They're afraid that it will get out that he had demanded ten thousand dollars from the Board to retain a lawyer to stop the investigation against him for harassment, after he refuses to comply with the investigation, and which this Board denied him the funds. They also know that some members are aware that they purchased bathroom sink, bathroom vanity, kitchen counter, sink and faucets on the Co-op's Home Depot card during the time her husband was on the Board. Moreover, they moved her father into a vacant unit without Management and Board approval. They dug up their flooring and demand that the Co-op replace it. They called public health and standard of living numerus of times because the Board told them they need to pay the cost of damaging the Co-op's property. So, to normalize their behaviour they have encouraged their friends to damage their units as well to get bumped to the top of the renovation list. They recently called public health again and walked the worker throughout the Co-op to three of their comrade's units. Most recently, around last week they started going door to door telling member that Suzana Lama and CHFT told them to collect signatures to remove the Board as members are not happy. Certainly, they have forgotten that these are the same members that denied her husband from being re-elected and so, they are getting nowhere with their petition.

Although this issue was not apart of the scrutiny in your letter, its nonetheless of great concern to the Board and Management. We are aware of the present housing crisis and talks of building more affordable housing, or the urgency to create new affordable housing. However, we are facing two issues here at our Co-op with this new prospect. One is hearing members talked about getting on the waiting list of newly built housing for the sake of living in a newly renovated space. This exemplified the problem with existing affordable housing not being maintained to a proper standard of living. Second, at our Co-op we are facing a second generation of members. By this we mean children that were born at this Co-op, are now adults and are having children of their own. They are now on our Co-op waiting list as they are over housed, and we are being told that we must accommodate individuals that are on the City waiting list. This is becoming a problem and warrant serious consideration. To illustrate, when we have vacancies, we consider the internal waiting list first. However, the City recently increased the benchmark for RGI, which creates an issue as we are now below RGI by eight or nine units. But how about those members that have been waiting for many years some ten years for subsid. They should be able to get subsidy, and this would assist our Co-op in reaching the new benchmark. This makes sense as we don't see nine units becoming available within one or even two years.

In sum, contrary to how this Board is seen, we are a team of volunteers that works endlessly and effectively with our Management company. Saud will be cc'd on this letter; therefore, we have no reason to exaggerate our performance and governance. The Board isn't sitting back and leaving the responsibilities of the Co-op entirely in the hands of the Management company. There are no idiots on the Board, four members have gone through secondary educations and the youngest Board member is pursuing her college diploma. We are sometimes overwhelmed with dealing with the businesses of the Co-op during this difficult time. But we are resilient women and are equipped with problem solving and critical thinking skills to name a few. It is not lost on us, that the Co-op is in deficit, however; we are exploiting ways of bringing our spending under control without affecting the businesses of the Co-op. We are presently over \$40,000 in arrears, but we encouraged Management to continue pursuing members in keeping a consistent payment arrangement plan. Moreover, we are still working on recovering \$100,000 of the Co-op's stolen funds which will assist in bringing down our deficit, and we are also expecting to get \$137,000 in HST rebate. Our plan is to replenish our capital reserve with these monies. The renovations of the Co-op need to continue, as we cannot have members living in eroded conditions, who thinks the only way for them to get renovations is to call Public Health. Based on the 40 units that have already undergone renovations and repairs; it will cost approximately another \$150,000, each year, for five years to completely renovate the remaining units and townhomes.

Sincerely,

**Board Directors** 

1007

# **APPENDIX S**



Shelter, Support & Housing Administration Mary-Anne Bédard, General Manager Housing Stability Services Metro Hall, 6th Floor 55 John Street Toronto, ON M5V 3C6 **Tel:** 416-392-0054 **Fax:** 416-696-3718 Doug.Rollins@toronto.ca

March 29, 2021

Board of Directors Harry Sherman Crowe Housing Co-operative Inc. Co-op Off – 51 The Chimneystack Rd. Toronto, ON M3J 3L9

Dear Board of Directors,

# **Re: Notice of Triggering Events (NTE)**

Notice is hereby given pursuant to clause 90(1)(a) of the *Housing Services Act 2011* ("**HSA**") that certain triggering events under the HSA have occurred with respect to Harry Sherman Crowe Housing Co-operative Inc.(**the "Housing Provider**").

The particulars of the triggering events are as follows:

- 1) In the opinion of the City of Toronto, in its role as Service Manager, the Housing Provider has contravened the HSA and the regulations (HSA, s. 83. paragraph 1) :
  - a) The Housing Provider has failed to comply with the requirements of the HSA, s. 75(1) to operate the housing project and govern itself in accordance with (a) the prescribed provincial requirements; and (b) the local standards made by the Service Manager.
    - i. The Housing Provider has inadequate documented policies dealing with the following: a) Internal transfers, O. Reg. 367/11, s. 47 (1) paragraph 5.
      - b) Guests, O. Reg. 367/11, s. 96 (4).
      - c) Dealing with information to ensure that the provider's directors, officers, employees, agents and volunteers comply with the standards prescribed by section 146. (O. Reg. 367/11, s. 146 (9)).
      - d) Records management to ensure that the provider's directors, officers, employees, agents and volunteers comply with HSA, s. 79 (1) and O. Reg. 367/11, s. 102 (1).
    - ii. The Board of Directors has not established the policies and procedures regarding:
      - a) System for dealing with reviews delegated to the Housing Provider under the Rent-Geared-to-Income Administration Services Agreement between the Service Manager and the Housing Provider; HSA s. 155 (3).
      - b) Lease/occupancy agreement policy, O.Reg. 367/11, s.100 (5) and City Guideline 2007-2.
    - iii. The Board of Directors has not implemented correctly the required policies and procedures regarding RGI administration or filling RGI Units in accordance with the local standards set forth in the Rent-Geared-to-Income (RGI) Administration Manual issued by the City of Toronto as described in the rent-geared-to income (RGI) review.
  - b) The Housing Provider has failed to comply with the requirements of the HSA, s. 69(2) to ensure that the project is well managed.



- i. The Board of Directors has failed to establish appropriate governance
- 2) In the opinion of the Service Manager, the Housing Provider has failed to operate a designated housing project properly (HSA, s. 83. Paragraph 11):
  - a) The Board of Directors has not established effective financial management controls resulting an accumulated deficit. As of June 30, 2020, the co-op had an accumulated deficit of \$129,087.
  - b) The Board of Directors has not ensured that the necessary policies and procedures are in place to ensure appropriate approvals and monitoring of internal controls

### Effective immediately:

- Notify the City of Toronto (City) at least two weeks in advance of the dates and times of all future Board of Directors meetings until further notice. City staff will attend as deemed necessary.
- 2) A copy of the agenda and "Board package" for each Board meeting is to be provided to the City at least two business days prior to each Board meeting.
- 3) Provide the City with a copy of the Minutes and all attachments no later than three weeks following all Board of Directors meetings, until further notice
- 4) Ensure that the following statements and reports are prepared monthly and are reviewed by the Board of Directors :
  - Balance Sheet showing cash on hand, investments and monies owed;
  - Statement of Revenue and Expense showing budget, actual data and variances;
  - **Payables List** showing all outstanding invoices;
  - Arrears Report showing occupancy charge amounts unpaid by residential members; and
  - Investment Ledger (Report) showing the balance of all investments.
- 5) A copy of each of the above noted reports must be provided to the City, no later than the last Thursday of the month until further notice.

# No later than May 4, 2021:

- 6) Submit the Corporation's response to the Operational Review report conducted on November 8, 2019 as well as :
  - a) Update the Housing Provider's internal transfer policy and provide a copy of to the Service Manager as required by O.Reg 367/11 s. 47 and City Guideline 2012-1.
  - b) Establish a system for dealing with reviews as required by the HSA s. 155-158
  - c) Update written policies governing its standards for the collection, use, safeguarding and disclosure of personal information as required by HSA, O. Reg. 367/11, s. 145-147 and the RGI Service Agreement
  - d) Update written processes and procedures governing records management as required by the HSA, O.Reg. 367/11, s.102 and the RGI Service Agreement
  - e) Ensure the Housing Provider's occupancy agreements meet the requirements of the HSA O.Reg. 367/11, s.100, City Guideline 2007-2

- 7) Revise oversight and management processes to ensure that appropriate oversight is being provided over RGI administration to identify deficiencies, prevent recurrence and ensure the Corporation's RGI compliance rate exceeds the minimum standard. This should include :
  - a) Submitting the Corporation's response to the RGI Review report conducted on November 8, 2019
  - b) Following the *RGI Administration Manual* in carrying out the duties delegated by the City of Toronto to administer RGI subsidies in accordance with the rules as set out in the *Housing Services Act* and Regulations
  - c) Establishing documented business processes and procedures governing all aspects of RGI administration and filling RGI units
- 8) Submit an action plan detailing what steps the Board will take to eliminate the accumulated deficit and ensure that the Housing Provider will not incur losses in future years. The plan must include the following elements:
  - An assessment of the extent and nature of the financial difficulties;
  - A thorough analysis of qualitative factors contributing to the Housing Provider's financial problems;
  - A clear outline of specific steps to be taken to reduce expenditures and/or increase revenues
  - Specific objectives and detail on how they will be achieved;
  - A revised budget for the current year; and
  - Projected operating results for the next three years reflecting the Housing Provider's planned course of action and stated objectives.

Once the Housing Provider has been notified that the action plan has been accepted by the City, the Board of Directors must ensure that the plan is implemented and monitored, that operating losses are avoided and the accumulated deficit is eliminated in the time frame specified.

The Housing Provider must provide the City with a quarterly report assessing the effectiveness of its action plan. This report must be reviewed and approved by the Board of Directors prior to submission to the City. The first report must be submitted to the City 30 days following the end of the calendar quarter in which the City advised of its acceptance of the action plan. This report must be delivered to the City no later than ten days following the last day of each calendar quarter thereafter.

- 9) Submit policies and procedures governing the following activities for approval:
  - Review and approval of monthly financial statements by the Board of Directors;
  - Purchasing, including clearly defined authorities and limits for both Board members, staff and agents as it pertains to legally binding contracts

The Board must ensure that all processes include appropriate internal controls. The Housing Provider's internal controls should help to ensure that exposure to risk is managed. Once approved by the City the policies and procedures must be implemented immediately by the Housing Provider.

10) Create and submit a training plan outlining what courses will be taken to ensure that all members of the Board of Directors receive financial management and corporate governance training in a form acceptable to the City. The training plan must specify, at the very least, the names of the Board members, the course provider, the course name, and the scheduled date(s).

No later than May 14, 2021:

- 11) Provide to the Service Manager proof of successful completion of the financial management and corporate governance course by at least 50% of the Board members.
- 12) Submit a training strategy that ensures that new Board members and staff are appropriately trained in the future with respect to corporate governance, financial management and operation of the Housing Provider.

No later than June 23, 2021:

13) Provide to the Service Manager proof of successful completion of the financial management and corporate governance course by the remaining 50% of the Board members.

The Service Manager reserves the right to add to, vary or change the foregoing requirements if it deems it necessary to do so in order to cure the situations that have given rise to the triggering events. Harry Sherman Crowe Housing Co-operative Inc. is required to implement or comply with the directions given in this notice by the dates specified in the various sections of the notice.

Failure to comply with all or part of this notice of triggering events may result in the Service Manager exercising any or all remedies available to it under Section 85 of the Housing Services Act, which may include the following:

- Appointing an interim receiver or interim receiver and manager;
- Applying for the appointment by the superior court of justice of a receiver or receiver and manager for the housing provider;
- Removing some or all of the directors of the housing provider; and
- Appointing one or more individuals as directors of the housing provider.

Please direct all correspondence related to this matter to Suzana Lama, the Housing Consultant responsible for Harry Sherman Crowe Housing Co-operative Inc.

Sincerely,

Doug Rollins Director, Housing Stability Services

 Mary-Anne Bédard, General Manager, Shelter Support & Housing Administration Division, City of Toronto Michael Smith, Counsel, City of Toronto Julie Western Set, Manager, Housing Stability Services, City of Toronto

Suzana Lama, Housing Consultant, City of Toronto

**APPENDIX T** 

# **Request for Expressions of Interest and Qualifications Process**

1. By order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated March 14, 2023, RSM Canada Limited was appointed receiver and manager (in such capacity, the "**Receiver**"), without security, of all of the assets, undertakings and properties of Harry Sherman Crow Housing Cooperative Inc. ("**HSC**" or the "**Co-op**") acquired for, or used in relation to, a business carried on by HSC, including all proceeds thereof. On March 1, 2024, the Court granted an omnibus order substituting the name TDB Restructuring Limited in place of RSM Canada Limited as Receiver.

2. As described in the Receiver's Second Report to the Court dated April 30, 2025, the Receiver proposes a process to canvass whether members of the Co-op have an interest in, and are suitably qualified, to constitute a new board of directors to oversee the operations and management of the Co-op (the "**RFEIQ Process**"), in accordance with the requirements of the *Co-Operative Corporations Act* (the "**Co-Op Act**").

| Information Phase              |                                                          |
|--------------------------------|----------------------------------------------------------|
| Within 21 days of              | Make RFEIQ Process and "FAQ" available to Co-op          |
| Commencement Date              | members                                                  |
| (defined below)                |                                                          |
| Within 45 days of              | Hold Town Hall meeting to further explain RFEIQ Process  |
| Commencement Date              | and status of Receivership to Co-op members              |
| Solicitation Phase             |                                                          |
| 30 days after Town Hall        | Initial deadline for interested persons to submit        |
|                                | Expression of Interest and Qualifications form ("EIQ     |
|                                | Form")                                                   |
| 45-day period after Town Hall  | Receiver to review submitted EIQ Forms and identify      |
|                                | issues or concerns                                       |
| 60-day period after Town Hall  | Receiver to communication with any EIQ applicants to     |
|                                | clarify and allow for amendment or resubmission of EIQ   |
|                                | Form                                                     |
| Within 75 days after Town Hall | Final deadline for EIQ Form submission ( <b>"EIQ</b>     |
|                                | Deadline")                                               |
| Evaluation Phase               |                                                          |
| 30-day period after EIQ        | Receiver to review all EIQ Form submissions to confirm   |
| Deadline                       | qualifications for candidacy                             |
| 90-day period after EIQ        | Receiver may conduct additional diligence on candidates, |
| Deadline                       | including meeting with candidates and conducting         |
|                                | reference checks                                         |
| 90-day period after EIQ        | Receiver may consult with City of Toronto and York       |
| Deadline                       | University regarding long-term outlook based on EIQ's    |
|                                | received                                                 |
| Reporting Phase                |                                                          |

**Summary of Timeline** 

| Subject to Court availability, | Receiver to prepare report on results of RFEIQ Process, |
|--------------------------------|---------------------------------------------------------|
| within 12 months of            | evaluation of EIQ's received and recommendation to the  |
| Commencement Date              | Court                                                   |

## **Role of the Receiver**

3. The RFEIQ Process will be administered by the Receiver. The roles and responsibilities of the Receiver are described in further detail throughout this RFEIQ Process.

4. In administering the RFEIQ Process, the Receiver may, but is not obligated to consult with, the Applicant, City of Toronto, York University, the Co-operative Housing Federation of Canada ("**CHFC**") and Co-operative Housing Federation of Toronto ("**CHFT**").

# **Commencement of RFEIQ Process – Information Phase**

5. The RFEIQ Process shall commence upon the date of an Order (the "**RFEIQ Order**") of the Court approving the RFEIQ Process (the "**Commencement Date**").

6. Within 21 days of the Commencement Date, the Receiver will make the RFEIQ Order available to all members of the Co-op (the "**Members**") by email, where available, and posting a notice in a conspicuous place at the Co-op's premises directing Members to the Receiver's case website for this Receivership proceeding (the "**Case Website**").

7. The Case Website will have the following documents available for download:

- (a) The RFEIQ Order;
- (b) This RFEIQ Process document;
- (c) An information document that provides information regarding the Receivership, the Co-op's status, and the purpose of the RFEIQ Process, including information about qualifications, duties and responsibilities for serving as a director of the Coop ("FAQ"); and,

(d) Particulars for the Town Hall meeting as described herein.

8. Within 45 days of the Commencement Date, the Receiver shall hold an information meeting for the Members (the "**Town Hall**"). The purpose of the Town Hall will be to provide Members with an update as to the status of the Receivership in relation to governance and to

explain the purpose and implementation of the RFEIQ Process. Information regarding the status of repairs and other operational issues will not be addressed by the Receiver at this Town Hall. The Receiver may invite members of CHFC and/or CHFT to answer questions regarding the Co-Operative housing principles and expectations in relation to governance of the Co-op.

9. The Receiver, in consultation with City of Toronto, CHFC, and/or CHFT, may use its discretion in determining logistics for the Town Hall, including but not limited to time and place, participation by video or telephone, and conduct of the Town Hall. The Receiver shall be authorized to control, at its sole and unfettered discretion, participation and attendance at the Town Hall for the purpose of encouraging open, civil and respectful discourse for the benefit of the Members, generally.

10. At the conclusion of the Town Hall, the Receiver will provide all Members with information as to how to obtain and submit an EIQ form for the purpose of declaring their interest in serving as a potential board member of the Co-Op. Submission of a completed EIQ form is not a commitment to serve, nor is it determinative of whether an applicant is eligible to serve.

# Implementation of RFEIQ Process - Solicitation Phase

11. The initial deadline for interested Members to submit a completed EIQ Form shall be 30 days after the Town Hall (the "**Initial Submission Date**"). EIQ Forms must be submitted to the Receiver by email to [EMAIL ADDRESS TO BE ESTABLISHED] no later than 5:00 p.m. on the Initial Submission Date. The Receiver may, but is not required to, accept EIQ Form submissions that are provided in a manner other than in accordance with this RFEIQ Process.

12. The Receiver shall review the EIQ Forms and identify any issues or concerns that the Receiver believes may be inadvertent or may require clarification. The Receiver may, but is not required to, communicate with any EIQ applicant to notify of errors or seek clarification of the information in the EIQ Form. If appropriate, the Member may resubmit or amend their EIQ Form by the Final Submission Date (as defined below).

13. Within 75 days following the Town Hall, the Receiver shall notify all Members who submitted an EIQ Form of the final submission date (the "**Final Submission Date**"), which date shall be at least 5 business days after the date of notification by the Receiver.

14. Any EIQ Form that is not submitted to the Receiver in accordance with this RFEIQ Process by 5:00 PM on the Final Submission Date need not be considered by the Receiver, provided that the Receiver, in its sole and unfettered discretion may, but is not required to, accept EIQ Form submissions that are provided in a manner other than in accordance with this RFEIQ Process. An EIQ Form that is submitted in accordance with this RFEIQ Process, or is otherwise accepted by the Receiver, shall be deemed to be an "**EIQ Submission**".

## Conclusion of RFEIQ Process – Evaluation

15. The Receiver shall review all EIQ Submissions for the purpose of confirming and evaluating qualifications for candidacy as a potential director of the Co-Op. In conducting its review, the Receiver shall consider:

- (a) the Co-op's Articles of Incorporation and By-Laws;
- (b) the Co-Op Act, and regulations made thereunder;
- (c) the *Housing Services Act, 2011* (the "**HSA**"), and regulations made thereunder, including the triggering events giving rise to the appointment of the Receiver; and,
- (d) any guidelines, recommendations and input from CHFC and CHFT.

16. During the Evaluation Phase, the Receiver may, but is not required to, conduct additional diligence on Members with an EIQ Submission, including but not limited to, meeting with and interviewing the Member or other Members of the Co-op and conducting reference checks. The Receiver may, but is not required to, notify the subject Member of the Receiver's additional diligence steps.

17. In addition to evaluating the qualifications of Members, the Receiver may, but is not required to, consult with City of Toronto in its capacity as the Service Provider within the meaning of the HSA and with York University in its capacity as the lessor of the real property.

18. The purpose of the Evaluation Phase shall be to evaluate the viability of appointing a new board of directors for the Co-op that will be qualified and able to carry out the duties and responsibilities expected of a director, in compliance with the Co-Op Act, the HSA, and in accordance with the guidelines established by the CHFC and/or CHFT. In assessing viability, the Receiver shall consider the circumstances leading to the appointment of the Receiver, the statutory framework within which the Co-op operates, the long-term prospects and governance of the Co-op, and input and feedback from City of Toronto and York University.

19. As soon as practicable after the Evaluation Phase, but no later than 12 months following the Commencement Date, the Receiver will make a motion to the Court reporting on the RFEIQ Process and the viability of appointing a new board of directors of the Co-op comprised of Members and if so, a recommended process for carrying out an election in accordance with the Co-Op Act. If the Receiver determines that appointing a new board of directors of the Co-op comprised of Members is not viable, the Receiver will report as to the basis for such determination, and if appropriate, provide recommendations to the Court.

20. The Receiver may, in its reasonable discretion, extend or adjust any of the timelines or dates set out in this RFEIQ Process, or waive compliance with any provision in this RFEIQ Process, as may be required to best achieve the purpose of the RFEIQ Process.

**APPENDIX U** 

## IN THE MATTER OF THE RECEIVERSHIP OF HARRY SHERMAN CROWE HOUSING COOPERATIVE INC. TRUSTEE'S STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR THE PERIOD MARCH 14, 2023 TO APRIL 20, 2025

| RECEIPTS                                                                        |                 | Notes |
|---------------------------------------------------------------------------------|-----------------|-------|
| Opening cash on hand                                                            | \$<br>49,444    |       |
| Housing charges and parking                                                     | 3,694,034       |       |
| Government subsidies - operating funds and<br>Receiver's fees                   | 3,730,832       |       |
| Government subsidies - capital projects                                         | 442,063         | 1     |
| Laundry and commercial parking                                                  | 62,654          |       |
| HST refund/rebate                                                               | 390,994         |       |
| Interest                                                                        | 36,587          |       |
| Insurance refund                                                                | 855             |       |
| Total receipts                                                                  | \$<br>8,407,463 |       |
|                                                                                 |                 |       |
| DISBURSEMENTS                                                                   |                 |       |
| Mortgage payments                                                               | \$<br>3,377,227 |       |
| Property taxes                                                                  | 397,683         |       |
| Repairs and maintenance                                                         | 863,785         | 1     |
| Consultants fees - capital projects                                             | 15,811          | 1     |
| Insurance                                                                       | 284,941         |       |
| Gas                                                                             | 172,688         |       |
| Telephone                                                                       | 30,041          |       |
| Water and electricity charges                                                   | 869,089         |       |
| City of Toronto - emergency services                                            | 19,384          | 2     |
| Property management and bookkeeping fees<br>Janitorial services, waste removal, | 972,521         |       |
| landscaping and snow clearing                                                   | 107,657         |       |
| Receiver's fees                                                                 | 387,889         |       |
| Audit fees - year end June 30, 2022, 2023                                       |                 |       |
| and 2024                                                                        | 47,600          |       |
| Legal fees                                                                      | 139,601         |       |
| HST/PST paid                                                                    | 419,225         |       |
| HST remitted to Canada Revenue Agency                                           | 13,253          |       |
| Cooperative Housing Federation of                                               |                 |       |
| Canada/Cooperative Housing Federation of                                        | 47,904          |       |
| Toronto - membership fees 2023 and 2024                                         |                 |       |
| Photocopier                                                                     | 9,052           |       |
| Change of locks - common areas/units and                                        |                 |       |
| security services                                                               | 4,060           |       |
| Filing fees, Ascend license, bank charges,                                      |                 |       |
| expense reimbursements, office supplies,                                        | 6,777           |       |
| replenishment of petty cash, other                                              |                 |       |
| Total disbursements                                                             | \$<br>8,186,186 |       |
| Freedom Constants 191                                                           | <br>            |       |
| Excess of receipts over disbursements                                           | \$<br>221,277   |       |

### IN THE MATTER OF THE RECEIVERSHIP OF HARRY SHERMAN CROWE HOUSING COOPERATIVE INC. TRUSTEE'S STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR THE PERIOD MARCH 14, 2023 TO APRIL 20, 2025

## Notes:

- 1. The Receiver applied to the City of Toronto for capital repairs funding for various projects, including replacement of the roof of the Co-op, modernization of the elevators, replacement of ground lighting, booster pump replacement and replacement of hallway, common area and parking garage lighting. The City of Toronto provided an initial installment of \$431,250 in this regard, which is 30% of the total approved costs for all projects. To date the Receiver has used entire installment paid by the City of Toronto towards the capital projects. The City continues
- 2. Includes charges from the City of Toronto for attending to, among other things, residents trapped in the Co-op's elevators and false fire alarms triggered by residents. Invoices from the City of Toronto for these services were previously included on water and electricity bills invoiced by York University. Since May 2024, the Receiver has requested that invoices for these types of charges from the City of Toronto be forwarded to the Receiver separately and not be included in York University's invoices.

**APPENDIX V** 

1021

Court File No. CV-22-00688248-00CL

# ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

 $B \in T W \in E N$  :

## **CITY OF TORONTO**

Applicant

- and -

## HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondents

## **AFFIDAVIT OF ARIF DHANANI**

(Sworn April 30, 2025)

I, **ARIF DHANANI**, of the City of Toronto, in the Province of Ontario, **MAKE OATH AND SAY**:

1. I am a Managing Director of TDB Restructuring Limited ("**TDB**") and as such I have personal knowledge of the matters to which I hereinafter depose, save and except those matters based upon information and belief, in which case I have stated the source of such facts, all of which I verily believe to be true.

2. Pursuant to an order of the Court dated March 14, 2023 (the "**Appointment Order**"), RSM Canada Limited was appointed receiver and Manager (the "**Receiver**"), without security, over of all of the assets, undertakings and properties of Harry Sherman Housing Cooperative Inc. ("**HSC**" or the "**Co-op**") acquired for, or used in relation to a business carried on by HSC, including all proceeds thereof. A copy of the Appointment Order is attached as Appendix A to the Receiver's Second Court Report.

3. On March 4, 2024, the Court granted an order substituting TDB Restructuring Limited in place of RSM Canada Limited as Receiver (the "**Omnibus Order**"). A copy of the Omnibus Order is attached as Appendix B to the Receiver's Second Court Report.

4. Attached hereto and marked as **Exhibit "A"** to this my affidavit are copies of invoices issued by the Receiver for fees and disbursements incurred by the Receiver in respect of the receivership proceedings from February 1, 2024 to March 31, 2025 (the "**Period**"). The total fees charged for the Period are \$191,936.00, plus disbursements of \$184.32 and HST of \$24,975.68 for a total of \$217,096.00. The average hourly rate charged during the Period was \$438.71.

5. The Receiver's fees and disbursements plus HST have been subsidized by the City of Toronto.

6. The invoices are a fair and accurate description of the services provided and the amounts charged by the Receiver for the Period.

7. Attached hereto and marked as **Exhibit "B"** is a schedule summarizing the invoices in Exhibit "A", the total billable hours charged, the total fees charged and the average hourly rate charged.

8. I make this affidavit in support of a motion for an Order approving the Receiver's fees and disbursements and for no other or improper purpose.

)

SWORN BEFORE ME remotely by ) Arif Dhanani, stated as being located at ) the City of Toronto in the Province of ) Ontario, before me at the City of Oshawa ) in the Province of Ontario, on April 30, ) 2025, in accordance with O. Reg 431/20, ) Administering Oath or Declaration ) Remotely. )

ANDAN

ARIF DHANANI

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds w, Bainstars and Solicitors. Expires March 5, 2028.

A Commissioner, etc.

This is Exhibit "A" referred to in the Affidavit of Arif Dhanani sworn by Arif Dhanani of the City of Toronto, in the Province of Ontario, before me at the City of Oshawa, in the Province of Ontario, on April 30, 2025 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Bolling Bur

Commissioner for Taking Affidavits (or as may be)

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds w, Barristers and Solicitors. Expires March 5, 2028. 1024



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ⊡ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date March 14, 2024

Client File 3-001 Account # TDB #1 No. 2403002

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period February 1, 2024 to February 29, 2024.

| Date     | Professional  | Description                                                                                                                                                                                                                                                                                                                                                                                     | Time |
|----------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 2/2/2024 | Anne Baptiste | Post disbursement to MCAP; post receipts re transfers from main operating account, rental and parking income.                                                                                                                                                                                                                                                                                   | 0.5  |
| 2/5/2024 | Arif Dhanani  | Review and respond to email from E. Vieira of Community First<br>Developments Inc. ("CFDI") re EFT payments taken on February 1,<br>2024, including downloading list of payments and identifying returned<br>items; complete documentation for cheques deposited to Receiver's<br>trust account on February 2, 2024 and send same to A. Baptiste for<br>recording in Receiver's general ledger. | 0.7  |
| 2/5/2024 | Anne Baptiste | Post receipt rental and parking income.                                                                                                                                                                                                                                                                                                                                                         | 0.1  |
| 2/6/2024 | Arif Dhanani  | PDF and send bank statements for Co-op's operating account and Receiver's trust account to E. Vieira pursuant to her request for same; PDF cheque register for January 2024 and send same to E. Vieira.                                                                                                                                                                                         | 0.7  |
| 2/7/2024 | Arif Dhanani  | Review of email from CFDI re debit deposits made on February 6, 2024<br>and check bank statement for same; review of emails from E. Vieira re<br>resident in Unit 302 passing away, auditor invoice, uploading of accounts<br>payable vouchers and timing of same, availability for notice to appear<br>meetings during the week of February 19, 2024.                                          | 2.3  |
| 2/8/2024 | Arif Dhanani  | Review and respond to various emails from CFDI; review accounts<br>payable vouchers uploaded by CFDI to shared payables folder; email to<br>A. Baptiste in this regard; complete documentation for payment of<br>monthly insurance premium and send same to A. Baptiste.                                                                                                                        | 1.7  |
| 2/8/2024 | Anne Baptiste | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                    | 0.6  |
| 2/9/2024 | Arif Dhanani  | Review of debit machine payments made by residents on February 8, 2024; review of emails from E. Vieira re notice to appear meetings; email to E. Vieira regarding notices to be sent for notice to appear meetings and respond thereto; review of cheque deposits made to Receiver's trust                                                                                                     | 0.7  |

| Date      | Professional    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Time |
|-----------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                 | account, complete documentation for recording in Receiver's general ledger and send same to A. Baptiste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |
| 2/9/2024  | Anne Baptiste   | Review invoices and post disbursements; post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.1  |
| 2/12/2024 | Anne Baptiste   | Review invoices and post disbursements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.9  |
| 2/13/2024 | Arif Dhanani    | Review and respond to email from BMO with transactions going through<br>Co-op's operating account on February 12, 2024; review and respond to<br>email from E. Vieira re payment plan for Unit 713; email to E. Vieira re<br>supporting documents for petty cash replenishment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.6  |
| 2/13/2024 | Donna Nishimura | Assembling of documentation for cheque payments and filing of same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.3  |
| 2/13/2024 | Anne Baptiste   | Print cheques; print cheque requisitions and supporting invoices re payables; post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.1  |
| 2/14/2024 | Arif Dhanani    | Review and respond to email from E. Vieira re plumbing issues in units 206, 103 and 105; review and respond to email from BMO re activity in Co-op's operating account on February 13, 2024; review email from J. Buckstein with cheques deposited to Receiver's trust account on February 13, 2024, complete documentation for recording same in Receiver's general ledger and send to A. Baptiste; review of December 2023 financial statements and January 2024 property management report and forward all to S. Lama of the City of Toronto; review of emails related to bathroom repairs required for Unit 701 and email to E. Vieira with approval to proceed with same based on quote from Trace Structure; review emails from E. Vieira re changes to EFT template for housing and parking charges for various units, effect changes and send confirming emails to E. Vieira; review email from E. Vieira re paralegal services required for eviction proceedings for two residents, review agreement, sign same and send to E. Vieira. | 2.4  |
| 2/15/2024 | Arif Dhanani    | Review and respond to email from BMO with transactions going through Co-op's operating account on February 14, 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.1  |
| 2/16/2024 | Arif Dhanani    | Review of email from BMO re transactions going through Co-op's operating account on February 15, 2024 and respond thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.2  |
| 2/20/2024 | Arif Dhanani    | Review and respond to email from BMO re transactions going through<br>Co-op's operating account on February 16, 2024; review of email from<br>E. Vieira re NTA meetings and summary of arrears of each individual;<br>review and respond to email from E. Vieira re payment plan for Unit 317<br>and approve same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.0  |
| 2/20/2024 | Anne Baptiste   | Post disbursement; post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.2  |
| 2/21/2024 | Arif Dhanani    | Review and respond to email from BMO with transactions going through<br>Co-op's operating account on February 20, 2024; review RT0001 and<br>RT0002 notices of reassessment sent by Canada Revenue Agency<br>("CRA"); scan and send same to CFDI with email setting out that refunds<br>have been held by CRA and requesting that CFDI contact CRA for more<br>information; attend notice to appear meetings for units 215, 308, 402 and<br>TH25.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2.7  |
| 2/22/2024 | Arif Dhanani    | Review of email from BMO with transactions going through the Co-op's operating account on February 21, 2024; review email from C. de Poppe of CFDI re HST and RGI status and email to S. Lama in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.6  |
| 2/23/2024 | Arif Dhanani    | Review and respond to email from BMO with transactions going through<br>Co-op's operating account on February 22, 2023; review of elevator<br>modernization bid documents/package and email to E. Vieira in this<br>regard; review and respond to emails from S. Lama; review letter from                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.8  |

| Date      | Professional     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Time |
|-----------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                  | the City of Toronto re March 1, 2024 subsidy payment and forward same to CFDI; review and respond to email from E. Vieira re quote for building cleaning supplies required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |
| 2/26/2024 | Anne Baptiste    | Post disbursements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.6  |
| 2/26/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>Co-op's operating account on February 23, 2024; review accounts<br>payable vouchers and invoices uploaded to shared folder by E. Vieira;<br>email to A. Baptiste requesting processing of cheques; prepare<br>documentation and emails for electronic payments to be made to York<br>University and send to B. Tannenbaum to effect payments; review email<br>from E. Vieira and letter attached thereto from resident in TH 26 and<br>respond to E. Vieira.                                                                                                            | 1.7  |
| 2/27/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on February 26, 2024; detailed review of<br>letter from resident in TH26 and email to E. Vieira in this regard<br>requesting clarification/additional information so that a reply can be sent<br>to the resident; email from E. Vieira re inability to attend at the Co-op<br>due to strike, email to R. Silva of York University in this regard, review<br>responding email from R. Silva and email to E. Vieira in this regard.                                                                                                         | 1.0  |
| 2/27/2024 | Anne Baptiste    | Post disbursements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.3  |
| 2/27/2024 | Bryan Tannenbaum | Review and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 2/27/2024 | Bryan Tannenbaum | Process payments to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 2/28/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on February 27, 2024; emails to/from<br>E. Vieira re access to York University property due to strike; review of<br>further email from TH 26 resident forwarded by E. Vieira and respond to<br>same; review of email from B. Tannenbaum to P. Cho of Weir Foulds<br>LLP re replacement of Receiver's counsel; email to/from P. Cho in this<br>regard; review email from C. de Poppe re XTG elevator servicing<br>contract and respond to same.                                                                                            | 1.6  |
| 2/29/2024 | Arif Dhanani     | Review and respond to email from BMO re transactions going through<br>the Co-op's operating account on February 28, 2024; review of email<br>from C. de Poppe re XTG letter; review and respond to email from<br>P. Cho re engagement letter and conflict check; review draft letter to<br>Xpress Technologies Group from C. de Poppe, amend letter and send<br>same to counsel for comments; review comments and changes to letter,<br>incorporate same as appropriate and send final version to E. Vieira to<br>send out; review of changes to be made to EFT template for housing<br>charges sent by E. Vieira and make changes to template. | 2.9  |

To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written

and verbal correspondence to facilitate the foregoing.

1027

29.7

| Professional                                                                                                       | Level                                               | Hours                 | Rate                       | Fees                             |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------|----------------------------|----------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Anne Baptiste/Donna Nishimura | President<br>Vice President<br>Estate Administrator | 0.30<br>22.70<br>6.70 | \$ 595<br>\$ 495<br>\$ 125 | \$ 178.50<br>11,236.50<br>837.50 |
| Total hours and professional fees<br>HST @ 13%                                                                     |                                                     | 29.70                 |                            | \$ 12,252.50<br>1,592.83         |
| Total payable                                                                                                      |                                                     |                       |                            | \$ 13,845.33                     |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date April 3, 2024

 Client File
 3-001

 Account #
 TDB #2

 No.
 2404015

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period March 1, 2024 to March 31, 2024.

| Date     | Professional     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Time |
|----------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 3/1/2024 | Bryan Tannenbaum | Banking transfer of funds between accounts; process MCAP mortgage payment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.3  |
| 3/1/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on February 29 and March 1, 2024; effect<br>EFT housing charge payments for those residents making electronic<br>payment; prepare documentation for transfer of funds from Co-op's<br>operating account to Receiver's trust account and send same to<br>B. Tannenbaum to effect transfer; prepare documentation for payment<br>of mortgage to MCAP and send same to B. Tannenbaum to effect<br>payment; call with S. Lama of the City of Toronto re CHF and CHFT fees,<br>HST, property management reporting, vacant home tax and other<br>matters; email to R. Silva of York University re vacant home tax election;<br>review of email from E. Vieira of Community First Developments Inc.<br>("CFDI") re Unit 306 and kitchen replacement, including review of<br>report and pictures; review of email from E. Vieira re flooring in storage<br>and utilization of same and respond to E. Vieira. | 2.6  |
| 3/4/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 1, 2024; review current<br>Enbridge bill, scan same and send to CFDI to include same on next<br>cheque run; review of WeirFoulds LLP engagement letter, emails<br>to/from P. Cho in this regard, sign engagement letter and send same to<br>WeirFoulds; draft Receiver's statement of receipts and disbursements<br>for the period March 14, 2023 to March 4, 2024; emails to/from<br>A. Baptiste regarding entries not recorded in the Receiver's general<br>ledger for the period March 1 to 4, 2024; complete supporting<br>documentation for cheque deposit made to Receiver's trust account on<br>March 4, 2024.                                                                                                                                                                                                                                                                       | 2.3  |
| 3/4/2024 | Anne Baptiste    | Post receipts; post disbursement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.4  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Time |
|-----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 3/5/2024  | Arif Dhanani        | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 4, 2024; review and respond to<br>email from E. Vieira, including downloading spreadsheet of March 2024<br>EFT payments taken from residents for housing and parking charges,<br>on-line bank statements for February 2024 for the Co-op's operating<br>account and the Receiver's trust account and the Receiver's cheque<br>register for February 2024 and send all to E. Vieira; review email from<br>E. Vieira re March 14, 2024 and respond with comments re receivership<br>administration; review and respond to emails from S. Lama.                                                                                                                                                                                                                                                                                                                                                                                                | 1.7  |
| 3/7/2024  | Arif Dhanani        | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 6, 2024; email to C. de Poppe<br>of CFDI re request for update to progress on capital repair projects; draft<br>various sections of the Receiver's report to Court.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.3  |
| 3/7/2024  | Anne Baptiste       | Post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.1  |
| 3/8/2024  | Anne Baptiste       | Review A/P invoices (17) and post disbursements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.8  |
| 3/8/2024  | Bryan Tannenbaum    | Receipt and review of A. Dhanani email to MCAP re impairment insurance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.2  |
| 3/8/2024  | Arif Dhanani        | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 7, 2024; review email from<br>MCAP re insurance; email to MCAP with copy of 2024 insurance policy;<br>contact Co-op's insurance broker to provide updated certificate of<br>insurance; review email from Co-op's insurance broker and certificate<br>attached thereto and send same to MCAP; review of Co-op's operating<br>account statements and cashed cheques for January to March 2023 to<br>ascertain what, if any payments were made to Cooperative Housing<br>Federation of Toronto and email to E. Vieira to confirm that none were<br>made with request to add 2023 membership dues invoice to accounts<br>payable.                                                                                                                                                                                                                                                                                                               | 2.4  |
| 3/9/2024  | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.6  |
| 3/11/2024 | Arif Dhanani        | Review and file numerous emails from J. Buckstein and E. Vieira;<br>complete documentation for recording of cheque's deposited to<br>Receiver's trust account on March 7, 2024 and send same to A. Baptiste;<br>review of 2023 T3 received from Encasa/WorldSource and forward same<br>to CFDI accounting; review and respond to email from BMO with<br>transactions going through Co-op's operating account on March 8, 2024;<br>review cheques printed by J. Hornbostel and supporting documentation<br>and sign off on accounts payable cheques; email to A. Baptiste re coding<br>for certain expenses in Receiver's GL; complete initial draft of Receiver's<br>court report, update Receiver's statement of receipts and disbursements<br>to March 11, 2024; send draft report to B. Tannenbaum for comments;<br>review and respond to email from E. Vieira re various townhouse units<br>requiring repairs to garage doors; amend Receiver's court report to<br>include paragraph on Co-op's operating account and balance as at<br>March 11, 2024. | 2.2  |
| 3/11/2024 | Jennifer Hornbostel | Prepare and mail cheques for vendors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.5  |
| 3/12/2024 | Arif Dhanani        | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 11, 2024; review email from<br>E. Vieira re mould remediation required in unit 505 and quote for same;<br>respond to E. Vieira with approval for mould remediation; finalize draft<br>of Receiver's first report to court, including incorporating comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.7  |

| Date      | Professional     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Time |
|-----------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                  | from B. Tannenbaum, and send same to the City of Toronto for comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |
| 3/13/2024 | Arif Dhanani     | Review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 12, 2024; email exchange with<br>S. Lama re Receiver's report; review and respond to emails from MCAP<br>re status of receivership; call with S. Lama; email exchange with P. Cho<br>re Receiver's first report to Court; send Receiver's first report to Court to<br>P. Cho for comments; draft fee affidavit and summary of fees for court<br>report and send same to P. Cho for comments.                                                                                                                                                                                                                                     | 2.4  |
| 3/13/2024 | Bryan Tannenbaum | Review and edit Receiver's First Report; receipt and review of P. Cho<br>email re best to schedule hearing and obtain approval of report and fees<br>to get endorsement and order; several emails re same and review draft<br>affidavit of fees; various emails regarding the report with the City of<br>Toronto for approval.                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.0  |
| 3/14/2024 | Arif Dhanani     | Email to S. Lama re update on court report and relief to be sought;<br>review and respond to email from BMO with transactions going through<br>the Co-op's operating account on March 13, 2024; review email from<br>E. Vieira re Xpress Technologies Group, trace payment of invoice #5827<br>to cheque register and then bank statement to confirm the related<br>cheque was cashed, respond to E. Vieira re payment of invoice #5827<br>and cheques issued for payment of invoices #5907, 5926 and 5987; email<br>to/from E. Vieira re repairs required and addressing resident<br>requests/complaints; re-review letter and email from resident of TH 26<br>and draft detailed response thereto and send same to E. Vieira for<br>comments. | 2.6  |
| 3/15/2024 | Arif Dhanani     | Make changes to Receiver's EFT template for TH29 as per instructions from E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 3/18/2024 | Arif Dhanani     | Follow up email to P. Cho of WeirFoulds LLP ("WeirFoulds") regarding<br>timing of receipt of comments on the Receiver's first report to court and<br>court date for attendance; review of several emails from P. Cho with<br>comments on Receiver's first report to court; amend report and draft<br>various additional sections, including those requesting an order of the<br>Court and the Receiver's fees and disbursements; finalize court date with<br>counsel; assemble appendices for report; review of draft notice of motion<br>and order received from counsel and comment thereon.                                                                                                                                                  | 3.4  |
| 3/18/2024 | Bryan Tannenbaum | Receipt and review of A. Dhanani email to P. Cho re court report; receipt and review of P. Cho response.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 3/19/2024 | Arif Dhanani     | Final review of report and sign same, consolidate report and appendices<br>and send same to counsel with request to commission affidavit; attend<br>on Teams call with B. Cook of WeirFoulds LLP to swear Receiver's fee<br>affidavit; review cheque received from Government of Canada in relation<br>to Co-op's HST rebate for the period March 14, 2023 to March 31, 2023<br>and forward copy of same to CFDI; review service email and attachment<br>thereto sent by counsel; email to D. Nishimura with request to post<br>motion record, Receiver's Report and service list on the Receiver's<br>website.                                                                                                                                 | 1.6  |
| 3/19/2024 | Donna Nishimura  | Prepare receipts processing form and deposit cheque at the bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.2  |
| 3/19/2024 | Bryan Tannenbaum | Receipt and review of Motion Record.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.3  |
| 3/20/2024 | Arif Dhanani     | Review and respond to email from C. Betty; review and respond to<br>emails from P. Cho; review of emails sent by S. Lama re additional<br>funding and reduced subsidy payment amounts for the period to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.3  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Time |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | June 30, 2024 and forward attachments thereto to CFDI; email to<br>S. Lama with copy of Omnibus Order and Receiver's Motion Record,<br>which motion is to be heard on March 25, 2024; update resident housing<br>and parking charges EFT template for automatic payment by resident in<br>Unit 507 and email to confirm addition to E. Vieira.                                                                                                                                                                                                                                                |      |
| 3/20/2024 | Jennifer Hornbostel | Posted deposit to Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 3/20/2024 | Bryan Tannenbaum    | Receipt and review of C. Betty email; email to A. Dhanani re previous<br>court application question; receipt and review of A. Dhanani email to<br>C. Betty.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.3  |
| 3/21/2024 | Arif Dhanani        | Review email from C. Betty requesting adjournment of hearing of<br>Receiver's motion and forward same to S. Lama; review of emails<br>between B. Tannenbaum and counsel re adjournment; email to<br>WeirFoulds regarding same; review of email from counsel regarding<br>proposed approach to responding to C. Betty's request for adjournment<br>and respond to counsel in this regard; review and respond to email from<br>E. Vieira re landscaping contract for 2024 and renewal of contract with<br>same provider.                                                                        | 0.6  |
| 3/21/2024 | Bryan Tannenbaum    | Receipt and review of C. Betty email to service list requesting<br>adjournment; email with comments to P. Cho and A. Dhanani; receipt<br>and review of P. Cho draft response to C. Betty; respond approving same;<br>receipt and review of P. Cho email to C. Betty.                                                                                                                                                                                                                                                                                                                          | 0.5  |
| 3/22/2024 | Arif Dhanani        | Review email from E. Vieira and quotation for plumbing supplies required by CFDI and approve same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 3/25/2024 | Arif Dhanani        | Review of email from C. Betty; email to P. Cho in this regard; further<br>email to P. Cho requesting Zoom link for noon hearing; review email<br>exchange between C. Betty and P. Cho regarding request for<br>adjournment; emails to/from H. Huang at BMO re status of Co-op's<br>operating account; attend court hearing; post-hearing call with<br>WeirFoulds and B. Tannenbaum; email to D. Nishimura with request to<br>post Endorsement of Justice Penny dated March 25, 2024 to Co-op's<br>webpage; finalize and sign letter to resident in TH26 and send to<br>E. Vieira for release. | 1.7  |
| 3/25/2024 | Donna Nishimura     | Upload/post documents to the R&R website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.3  |
| 3/25/2024 | Bryan Tannenbaum    | Receipt and review of C. Betty's email requesting adjournment for<br>today's court hearing; review A. Dhanani email to P. Cho; respond with<br>my input on Mr. Betty's request; receipt and review of C. Betty response<br>to P. Cho; email from P. Cho to C. Betty; review C. Betty's response<br>arguing adjournment; P. Cho response re no relief sought against<br>C. Betty's client; attend court before Justice Penny and adjourn for 30<br>days; debrief call with P. Cho and A. Dhanani; receipt and review of<br>Endorsement of Justice Penny.                                       | 1.3  |
| 3/26/2024 | Arif Dhanani        | Review of Co-op's operating account transactions; review of March 2024<br>property management report and February 2024 financial statement<br>package and forward all to S. Lama; review of email from E. Vieira<br>regarding kitchen replacement for unit 306 and floor/baseboards,<br>including review of various quotes received, and respond to E. Vieira<br>with approval for same pursuant to CFDI's recommendation.                                                                                                                                                                    | 0.6  |
| 3/27/2024 | Arif Dhanani        | Review of invoices uploaded to Receiver's shared folder for accounts<br>payable; review of Receiver's cheque register and GL for payments made<br>to Xpress Technologies Group ("XTG"); review of Co-op's bank<br>statements for January to March 2023 for payments made to XTG; email                                                                                                                                                                                                                                                                                                        | 1.0  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                              | Time |
|-----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | to E. Vieira regarding two invoices requested to be paid and oddities<br>observed with respect to those invoices; review of response from<br>E. Vieira and send further email to same regarding elevator servicing for<br>March and April 2024.                          |      |
| 3/27/2024 | Jennifer Hornbostel | Post and prepare cheque distribution.                                                                                                                                                                                                                                    | 1.5  |
| 3/28/2024 | Arif Dhanani        | Review of elevator modernization project emails from C. de Poppe,<br>including contractor bids received, summary of same and letter prepared<br>by National Elevator Consulting, Element Elevator contract, sign<br>contract and send same to C. de Poppe and E. Vieira. | 1.0  |
|           |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                |      |
|           |                     |                                                                                                                                                                                                                                                                          | 40.5 |

| Professional                                                                                                                           | Level                                               | Hours                 | R              | late              |      | Fees                            |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------|----------------|-------------------|------|---------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | President<br>Vice President<br>Estate Administrator | 4.20<br>30.80<br>5.50 | \$<br>\$<br>\$ | 595<br>495<br>125 | \$   | 2,499.00<br>15,246.00<br>687.50 |
| <b>Total hours and professional fees</b><br>HST @ 13%                                                                                  |                                                     | 40.50                 |                |                   | \$   | 18,432.50<br>2,396.23           |
| Total payable                                                                                                                          |                                                     |                       |                |                   | \$ : | 20,828.73                       |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date May 7, 2024

Client File 3-001 Account # TDB #3 No. 2405014

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period April 1, 2024 to April 30, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |
|----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 4/1/2024 | Arif Dhanani        | Effect monthly EFT payments from residents for housing and parking charges; review Co-op's operating account and attempt to reconcile subsidy amount from the City of Toronto (the "City") to documentation received from the City; email to S. Lama of the City regarding amount of subsidy deposited by the City, reconciliation of same and request for clarification; complete documentation for transfer of funds from the Co-op's operating account to Receiver's trust account and send same to B. Tannenbaum to effect transfer; complete documentation for payment of Co-op's mortgage to MCAP and send same to B. Tannenbaum to make electronic payment; review and respond to email from E. Vieira of Community First Developments Inc. ("CFDI") re disbursements; review and sign cheques for accounts payable; email to E. Vieira re Xpress Technologies Group ("XTG") and request confirmation of attendance by XTG for March 2024 elevator service; complete documentation to record cheques deposited to TDB trust account on March 28, 2024 and email to J. Hornbostel to record same in the Receiver's GL; email from/to MCAP re confirmation of payment of mortgage. | 2.1  |
| 4/1/2024 | Bryan Tannenbaum    | Process account balance transfer; process payment of MCAP mortgage payment; review and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.6  |
| 4/1/2024 | Jennifer Hornbostel | Record and prepare transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 4/2/2024 | Arif Dhanani        | Email exchange with S. Lama re funding and call with same; review<br>email from Municipal Licensing and Standards ("MLS") for the City<br>forwarded by S. Lama; email to C. Savella of MLS; email to E. Vieira<br>requesting background information and status update on items of<br>concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.3  |
| 4/2/2024 | Donna Nishimura     | Assemble cheques for mailing and filing of same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.2  |
| 4/3/2024 | Arif Dhanani        | Call with C. de Poppe of CFDI and E. Vieira re court attendance on<br>March 25, 2024 and renewal of CFDI contract; review emails from CFDI<br>re debit machine deposits made to the Co-op's operating account and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.8  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Time |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | cheque deposits made to Receiver's trust account; complete<br>documentation for deposits made to Receiver's trust account and send<br>same to J. Hornbostel to record same in Receiver's GL; detailed review<br>of email from CFDI regarding responses to concerns in email from the<br>City and respond thereto with questions on certain responses.                                                                                                                                                                                                                                             |      |
| 4/3/2024  | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.9  |
| 4/3/2024  | Jennifer Hornbostel | Record transaction to Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 4/4/2024  | Arif Dhanani        | Review email from E. Vieira with request for bank statements and<br>cheque register for March 2024 and EFT payments taken on April 1,<br>2024; download bank statements and spreadsheet of EFT payments and<br>format spreadsheet; send all to E. Vieira; amend CFDI email responding<br>to residents' concerns sent to the Receiver by the City and send response<br>to the City.                                                                                                                                                                                                                | 1.0  |
| 4/5/2024  | Arif Dhanani        | Review of emails from CFDI; complete documentation for recording of deposit of cheques to Receiver's trust account on April 5, 2024 and send same to J. Hornbostel to record same in Receiver's GL.                                                                                                                                                                                                                                                                                                                                                                                               | 0.3  |
| 4/8/2024  | Jennifer Hornbostel | Post transaction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.1  |
| 4/9/2024  | Arif Dhanani        | Review of Receiver's GL and compare same to bank balance and<br>reconcile difference; review of payment requisitions and invoices for<br>accounts payable uploaded to shared folder by CFDI; email to<br>J. Hornbostel requesting processing of cheques for April 11, 2024;<br>complete documentation for electronic payments to be made to York<br>University for property taxes, hydro and water and send same to<br>B. Tannenbaum; review of HST returns for RT0001 and RT0002<br>accounts prepared by CFDI; email to J. Hornbostel to process cheque for<br>payment of HST on April 11, 2024. | 1.6  |
| 4/9/2024  | Bryan Tannenbaum    | Process payments to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.3  |
| 4/9/2024  | Jennifer Hornbostel | Post transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.2  |
| 4/10/2024 | Arif Dhanani        | Review of email from B. Tannenbaum regarding the Co-op's accounts<br>and respond thereto in connection with designating same as trust<br>accounts or not.                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.3  |
| 4/10/2024 | Jennifer Hornbostel | Prepare disbursements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.1  |
| 4/11/2024 | Arif Dhanani        | Review of emails and correspondence to/from R. Kerr and forward same to P. Cho at WeirFoulds LLP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.6  |
| 4/11/2024 | Bryan Tannenbaum    | Review A. Dhanani email to P. Cho regarding past correspondence with R. Kerr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 4/11/2024 | Jennifer Hornbostel | Prepare and mail cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.8  |
| 4/14/2024 | Arif Dhanani        | Make changes to residents' housing and parking charges template as requested by E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.4  |
| 4/15/2024 | Arif Dhanani        | Review of transactions going through the Co-op's bank account; review of email from E. Vieira re both elevators working.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.3  |
| 4/15/2024 | Jennifer Hornbostel | Post transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.1  |
| 4/16/2024 | Arif Dhanani        | Review of email from P. Cho re affidavit of R. Kerr; brief review of affidavit and email to P. Cho.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.3  |
| 4/16/2024 | Bryan Tannenbaum    | Brief review of affidavit of R. Kerr received from Mr. Betty's office; review P. Cho and A. Dhanani emails re same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.5  |
| 4/17/2024 | Arif Dhanani        | Review of email and letter from S. Lama re fee subsidy for February 2024<br>and forward same to CFDI; review and respond to email from E. Vieira                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.6  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | re fire alarm; review of email from E. Vieira regarding email to City re complaints and court matter re C. Betty and respond thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |      |
| 4/18/2024 | Bryan Tannenbaum    | Teams call with P. Cho, M. Grewal, M. Siboni and A. Dhanani re comments on R. Kerr's submissions and discuss the Receiver's response.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.8  |
| 4/19/2024 | Bryan Tannenbaum    | Review and edit draft supplement to first court report; discuss same with A. Dhanani; receipt and review of P. Cho email with his edits to the supplemental report.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.0  |
| 4/19/2024 | Arif Dhanani        | Finalize initial draft of Receiver's Supplement to First Court Report and<br>send same to B. Tannenbaum for comments; review of comments from<br>B. Tannenbaum and incorporate same; email to P. Cho with updated<br>Supplemental Report and request for comments; review of email from<br>P. Cho and respond to same; review of comments from P. Cho on<br>Supplemental Report and incorporate same; call with P. Cho; make<br>further amendments to Supplemental Report as per discussion with<br>P. Cho and send updated report to P. Cho with track changes.                                                     | 3.6  |
| 4/20/2024 | Bryan Tannenbaum    | Review final draft of report sent to P. Cho.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.4  |
| 4/21/2024 | Arif Dhanani        | Review of further changes made to Supplemental Report by P. Cho and<br>email to P. Cho and B. Tannenbaum in this regard; review and respond<br>to email from M. Siboni.                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.6  |
| 4/21/2024 | Bryan Tannenbaum    | Review and reply to P. Cho email with edits to report adding paragraph references to R. Kerr's affidavit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.3  |
| 4/22/2024 | Arif Dhanani        | Review of the draft Affidavit of Paul Fischer and send email to M. Siboni with comments thereon; review of comments to affidavit made by P. Cho; review email from M. Siboni with comments on Supplemental Report; incorporate comments, as appropriate, and send amended report to P. Cho for any final comments; finalize and execute Supplemental Report, assemble appendices and send all to P. Cho for service; review of email from C. Betty and email to P. Cho in this regard.                                                                                                                               | 1.7  |
| 4/22/2024 | Donna Nishimura     | Upload/post documents to the Receiver's website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 4/22/2024 | Bryan Tannenbaum    | Review final report sent to P. Cho.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.2  |
| 4/24/2024 | Arif Dhanani        | Review of email from P. Cho to C. Betty; email to P. Cho re factum and timing of circulation of draft; emails to/from P. Cho re factum and his call with C. Betty.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.4  |
| 4/25/2024 | Arif Dhanani        | Email to/from P. Cho re Receiver's factum to be filed and factum of respondent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.2  |
| 4/26/2024 | Arif Dhanani        | Call with P. Cho re court on Monday, April 29, 2024 and his discussions<br>with C. Betty; email to CFDI with Court materials and request for call;<br>email to D. Nishimura with request to post Receiver and Respondent's<br>Factums to Receiver's webpage for the Co-op; review and respond to<br>emails from E. Vieira re elevator and scheduling a time to meet; review<br>and respond to E. Vieira re meeting date and time and send invite for<br>same to E. Vieira and C. de Poppe; review of email from D. Nishimura re<br>Cooperators cheque received, review Receiver's GL and respond to<br>D. Nishimura. | 1.9  |
| 4/26/2024 | Donna Nishimura     | Upload/post documents to the Receiver's website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 4/26/2024 | Jennifer Hornbostel | Prepare cheques for signing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.0  |
| 4/29/2024 | Arif Dhanani        | Review accounts payable invoices and cheque requisitions uploaded by CFDI; email to J. Hornbostel with request to print cheques and back up; review of emails from P. Cho and B. Tannenbaum and respond thereto; review of debit deposits made on April 26, 2024; attend Court for                                                                                                                                                                                                                                                                                                                                   | 2.5  |

1037

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                              | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | hearing on Receiver's First Report to Court; review of Order and<br>Endorsement of J. Penny dated April 29, 2024 and email to<br>D. Nishimura with request to post same on Receiver's webpage for the<br>receivership administration.                                                                                                                    |      |
| 4/29/2024 | Bryan Tannenbaum    | Various emails before court regarding Mr. Betty's position; attend court including breakout discussion; teams call with P. Cho and M. Grewal of WeirFoulds and A. Dhanani to debrief from court and consider next steps; receipt and review of endorsement and court order.                                                                              | 2.0  |
| 4/29/2024 | Donna Nishimura     | Prepare receipts processing form and deposit cheque at the bank; upload/post documents to the Receiver's website.                                                                                                                                                                                                                                        | 0.5  |
| 4/29/2024 | Jennifer Hornbostel | Print cheques and prepare mailing.                                                                                                                                                                                                                                                                                                                       | 0.3  |
| 4/30/2024 | Arif Dhanani        | Review of the Co-op's operating account; review of Receiver's trust<br>account; review of letter from the City of Toronto re subsidy payable on<br>May 1, 2024; review of email from P. Cho, research emails with Betty's<br>law office, research non-profit/social housing mandates in which<br>B. Tannenbaum was involved with and send all to P. Cho. | 1.1  |
|           |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                          | 34.9 |

| Professional                                      | Level                                   | Hours | R  | ate |    | Fees      |
|---------------------------------------------------|-----------------------------------------|-------|----|-----|----|-----------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT        | President                               | 6.30  | \$ | 595 | \$ | 3,748.50  |
| Arif N. Dhanani, CPA, CA, CIRP, LIT               | Vice President                          | 22.60 | \$ | 495 |    | 11,187.00 |
| Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | Estate Administrator                    | 6.00  | \$ | 125 |    | 750.00    |
| Total hours and professional fees                 | Total hours and professional fees 34.90 |       |    |     |    |           |
| Disbursements                                     |                                         |       |    |     |    |           |
| Courier \$ 18.81                                  |                                         |       |    |     |    |           |
| Total disbursements                               |                                         |       |    |     |    | 18.81     |
| Total professional fees and disbursements         |                                         |       |    |     | \$ | 15,704.31 |
| HST @ 13%                                         |                                         |       |    |     |    | 2,041.56  |
| Total payable                                     |                                         |       |    |     | \$ | 17,745.87 |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date June 17, 2024

 Client File
 3-001

 Account #
 TDB #4

 No.
 2406013

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period May 1, 2024 to May 31, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Time |
|----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 5/1/2024 | Arif Dhanani        | Call with E. Vieira and C. de Poppe of Community First Developments<br>Inc. ("CFDI") re governance and other matters and property<br>management fees; complete documentation for transfer of funds from<br>Co-op's operating account to Receiver's trust account; email to<br>B. Tanenbaum requesting approval to transfer funds; transfer funds;<br>prepare documentation to process mortgage payment to MCAP; email to<br>B. Tannenbaum to approve payment; make mortgage payment and send<br>confirmation to MCAP; review of email from E. Vieira re leak in TH10<br>and respond thereto; lengthy email to P. Cho of WeirFoulds LLP with<br>pictures of TH10 and Unit 306. | 2.1  |
| 5/2/2024 | Arif Dhanani        | Review May 1, 2024 debit payments received by CFDI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.2  |
| 5/3/2024 | Arif Dhanani        | Review of invoice for legal fees and disbursements received from<br>WeirFoulds and forward same to E. Vieira; review email from E. Vieira<br>re unit 216 parking and respond thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.6  |
| 5/3/2024 | Bryan Tannenbaum    | Review various emails from A. Dhanani to WeirFoulds re examples of neglect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.3  |
| 5/3/2024 | Jennifer Hornbostel | Post transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 5/7/2024 | Arif Dhanani        | Review of email from E. Vieira re bank statements, EFT payments; obtain April 2024 bank statements for Co-op's operating account and Receiver's trust account, download schedule of EFT payments taken on May 1, 2024, print Receiver's cheque register for April 2024 and send all to E. Vieira; review of quotes provided by E. Vieira re HS building supplies and approve same; draft Receiver's S. 246(2) report, reconcile Receiver's general ledger and draft statement of receipts and disbursements to April 30, 2024 and attach same to report; email to D. Nishimura to send report to the Office of the Superintendent of Bankruptcy ("OSB").                      | 1.8  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 5/8/2024  | Arif Dhanani        | Review email from E. Vieira with request for source documentation for<br>certain electronic payments made in April 2024 and respond to same<br>with copies; review of email from E. Vieira re upload of payables<br>vouchers; review payables vouchers and email to J. Hornbostel to<br>process cheques for same; complete documentation for payment of May<br>2024 insurance premium; email to J. Hornbostel to clarify petty cash<br>process at the Co-op and CFDI's request for replenishment of same;<br>complete documentation for electronic payment of York University bill<br>for water and electricity and send same to B. Tannenbaum for payment. | 1.7  |
| 5/8/2024  | Donna Nishimura     | Fax Interim Report of Receiver (Subsection 246(2)) to the OSB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.2  |
| 5/8/2024  | Bryan Tannenbaum    | Process payment to York University re water and electricity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.3  |
| 5/8/2024  | Jennifer Hornbostel | Prepare payments to vendors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1.0  |
| 5/9/2024  | Arif Dhanani        | Review and respond to email from E. Vieira re scheduling next round of notice to appear meetings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.2  |
| 5/9/2024  | Jennifer Hornbostel | Post disbursements; prepare and mail cheques to vendors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.8  |
| 5/9/2024  | Bryan Tannenbaum    | Review, approve and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.4  |
| 5/13/2024 | Arif Dhanani        | Review account activity in both Co-op's operating account and Receiver's trust account; complete documentation supporting deposit of cheques to Receiver's trust account on May 10, 2024 and send same to J. Hornbostel to record same in Receiver's GL.                                                                                                                                                                                                                                                                                                                                                                                                    | 0.4  |
| 5/13/2024 | Jennifer Hornbostel | Post transaction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.1  |
| 5/14/2024 | Arif Dhanani        | Review of email from E. Vieira re air make up unit on east side of<br>building requiring repair and turning off the heat; respond to E. Vieira<br>approving quote to repair air make up unit and questions on turning off<br>the heat; review of email from E. Vieira re replacing handicap button and<br>operator outside of laundry room and approve same; further emails<br>from/to E. Vieira re heat and potential adjustment of same.                                                                                                                                                                                                                  | 0.7  |
| 5/15/2024 | Bryan Tannenbaum    | Review emails re York University meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.2  |
| 5/16/2024 | Arif Dhanani        | Review of email from T. Williams of Betty's Law Office; email to P. Cho in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.3  |
| 5/16/2024 | Bryan Tannenbaum    | Receipt and review of invoices from Betty's Law Office; email re same<br>from A. Dhanani to P. Cho; review P. Cho response and email to<br>M. Siboni re Betty's Law Office invoices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 5/19/2024 | Brenda Wong         | Prepare April bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 5/21/2024 | Arif Dhanani        | Emails from/to S. Lama of the City of Toronto re pre-meeting for York<br>University; schedule and send invite to City of Toronto, WeirFoulds and<br>B. Tannenbaum; review email from J. Buckstein re debit payments by<br>residents on May 17, 2024; review email from E. Vieira re payment plan<br>for Unit 408 and respond thereto.                                                                                                                                                                                                                                                                                                                       | 0.7  |
| 5/22/2024 | Arif Dhanani        | Complete documentation supporting cheque deposits to Receiver's trust<br>account on May 21, 2024 and send same to J. Hornbostel to record same<br>in the Receiver's GL; call with City of Toronto (M. Smith, S. Lama, J. St.<br>Louis), P. Cho and B. Tannenbaum to discuss York University and<br>direction of Co-op; review of email from E. Vieira re Notice to Appear<br>meeting schedule and documents attached thereto and email to E. Vieira<br>and C. de Poppe with regard to same; attend Notice to Appear meetings<br>scheduled by CFDI relating to various residents in arrears of payment of<br>housing charges.                                | 3.4  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Time         |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 5/22/2024 | Bryan Tannenbaum    | Teams call with the City of Toronto (S. Lama, M. Smith, J. St. Louis),<br>P. Cho and A. Dhanani re status of receivership and future plans, York<br>University; Webex meeting with York University (R. Silva/R. Zener),<br>City of Toronto (S. Lama/J. St. Louis/M. Siboni/M. Smith), Weir Foulds<br>(P. Cho/S. Edwards) and A. Dhanani.                                                                                                                                                                            | 1.5          |
| 5/22/2024 | Jennifer Hornbostel | Post transaction and reissue cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.3          |
| 5/23/2024 | Arif Dhanani        | Review of email from S. Lama re member complaint regarding heat and respond thereto; email to CFDI re heat; call with S. Lama regarding various issues.                                                                                                                                                                                                                                                                                                                                                             | 1.1          |
| 5/24/2024 | Arif Dhanani        | Review of various emails from E. Vieira re Co-op matters; review of accounts payable uploaded to shared folder.                                                                                                                                                                                                                                                                                                                                                                                                     | 0.9          |
| 5/27/2024 | Arif Dhanani        | Review of findings summary drafted by property manager and respond<br>thereto with observations and questions on two portions of the draft with<br>a request to review and amend the draft; email to E. Vieira re email from<br>resident of the Co-op to the City of Toronto re AC; review of response<br>from resident to CFDI re AC; email to the City of Toronto re response<br>from resident.                                                                                                                   | 1.2          |
| 5/28/2024 | Jennifer Hornbostel | Prepare and mail cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.7          |
| 5/28/2024 | Arif Dhanani        | Review and respond to email from E. Vieira re inspections; review March<br>and April 2024 financial statement packages and April and May 2024<br>property management reports sent by CFDI; email to E. Vieira re COCHI<br>capital project updates; review of email and documents attached thereto<br>from E. Vieira re requests from units 201, 415 and 606 for long-term<br>guests and respond to email from E. Vieira; review of resident debit<br>payments made for housing and parking charges on May 28, 2024. | 2.0          |
| 5/28/2024 | Bryan Tannenbaum    | Review and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.3          |
| 5/29/2024 | Arif Dhanani        | Review of email from E. Vieira re Enbridge Gas bill and respond thereto;<br>review Enbridge Gas bill and cheque requisition sent by CFDI and send<br>same to J. Hornbostel to process cheque for payment of same; review<br>email from E. Vieira re long term guest requests, review requests, and<br>respond thereto; review debit payments made by residents on May 29,<br>2024 for housing and parking charges.                                                                                                  | 0.5          |
| 5/29/2024 | Jennifer Hornbostel | Prepare and mail cheque.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2          |
| 5/30/2024 | Arif Dhanani        | Review and respond to email from E. Vieira re leak in unit 614, review quote to fix same and approve.                                                                                                                                                                                                                                                                                                                                                                                                               | 0.2          |
| 5/31/2024 | Arif Dhanani        | Review of May 30, 2024 and May 31, 2024 resident debit payments for<br>housing and parking charges; review of credit application forwarded by<br>E. Vieira in respect of Canadian Appliance Source and comment thereon.                                                                                                                                                                                                                                                                                             | 0.8          |
|           |                     | To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                 |              |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>25.</b> 7 |

| Professional                                                                                                                                       | Level                                                                 | Hours                         | Rate                             | Fees                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------|----------------------------------|-------------------------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Brenda Wong, CIRP, LIT<br>Jennifer Hornbostel/Donna Nishimura | President<br>Vice President<br>Senior Manager<br>Estate Administrator | 3.30<br>18.80<br>0.10<br>3.50 | \$595<br>\$495<br>\$495<br>\$125 | \$ 1,963.50<br>9,306.00<br>49.50<br>437.50      |
| Total hours and professional fees<br>HST @ 13%<br>Total payable                                                                                    |                                                                       | 25.70                         |                                  | \$ 11,756.50<br>1,528.35<br><b>\$ 13,284.85</b> |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date July 19, 2024

Client File 3-001 Account # TDB #5 No. 2407016

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period June 1, 2024 to June 30, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Time |
|----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 6/3/2024 | Arif Dhanani        | Effect automatic payment for resident housing and parking charges for<br>residents on pre-authorized payment arrangements; complete<br>documentation for transfer of funds from Co-op's operating account to<br>Receiver's trust account and send same to B. Tannenbaum for approval<br>of transfer; complete documentation for payment of MCAP June<br>mortgage payment and send same to B. Tannenbaum for approval; effect<br>MCAP mortgage payment and send payment confirmation to MCAP;<br>review of current Enbridge bill and forward same to E. Vieira of<br>Community First Developments Inc. ("CFDI") for upload to shared<br>folder with other current payables.                  | 1.1  |
| 6/3/2024 | Jennifer Hornbostel | Prepare and post transactions relating to transfer to Receiver's trust account and payment of mortgage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5  |
| 6/3/2024 | Bryan Tannenbaum    | Process transfer of funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.2  |
| 6/4/2024 | Arif Dhanani        | Review of email from CFDI with debit payments made on June 3, 2024<br>from residents for housing charges; review of cheque listing for amounts<br>deposited to Receiver's trust account by CFDI on June 3, 2022, complete<br>supporting documentation and send same to J. Hornbostel to record in<br>Receiver's general ledger; review and respond to email from Betty's Law<br>office re fees and contacting the City of Toronto; review email from<br>Betty's Law office re Shelisse Kelly matter and email to P. Cho of<br>WeirFoulds LLP re same; review email from P. Cho, create file sharing<br>folder, copy all legal files to folder and share same with P. Cho and<br>S. Edwards. | 0.9  |
| 6/4/2024 | Bryan Tannenbaum    | Review of Mr. Betty email re his account status.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 6/4/2024 | Jennifer Hornbostel | Post transaction for mortgage payment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.1  |
| 6/5/2024 | Arif Dhanani        | Review of legal bill received from WeirFoulds and email to E. Vieira<br>requesting that bill be included with next set of accounts payable;<br>download copies of May 2024 bank statements for the Co-op's operating                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.8  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | account and Receiver's trust account, spreadsheet of housing and<br>parking charges taken electronically on June 1, 2024 and Receiver's<br>cheque register for May 2024 and send all to E. Vieira as per CFDI's<br>request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
| 6/6/2024  | Arif Dhanani        | Review of debit payments made by residents on June 5, 2024 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.1  |
| 6/7/2024  | Arif Dhanani        | Review of debit payments made by residents on June 6, 2024; review of cheque deposits to Receiver's trust account on June 7, 2024, complete documentation for recording of same in Receiver's GL and send to J. Hornbostel to post in Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.3  |
| 6/7/2024  | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.8  |
| 6/7/2024  | Jennifer Hornbostel | Record cheque deposit in Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.1  |
| 6/11/2024 | Arif Dhanani        | Review of debit payments made by residents on June 10, 2024 for<br>housing and parking charges; review and respond to email from CFDI<br>accounting re electronic payments made by the Receiver from its trust<br>account, including attaching source documents to email; review of<br>accounts payable invoices submitted by CFDI and total amount payable;<br>review of Receiver's trust account and general ledger; reconcile bank<br>account and general ledger; email to J. Buckstein regarding difference<br>between amount of deposit and source documentation submitted to the<br>Receiver; review of emails from J. Buckstein; email to J. Hornbostel with<br>request to correct GL; lengthy email to E. Vieira with a copy to S. Lama<br>of the City of Toronto and B. Tannenbaum re operating funds; complete<br>documentation for further transfer of funds from Co-op's operating<br>account to Receiver's trust account and email to B. Tannenbaum<br>requesting approval for transfer; review of debit payments made by<br>residents on June 11, 2024 for housing and parking charges. | 3.1  |
| 6/11/2024 | Jennifer Hornbostel | Correct posting error in Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.1  |
| 6/12/2024 | Jennifer Hornbostel | Record transfer from trust account to Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.1  |
| 6/17/2024 | Jeff Berger         | Review and sign cheques for various vendor payments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.5  |
| 6/17/2024 | Arif Dhanani        | Review of debit payments made by residents on June 14, 2024 for<br>housing and parking charges; review email from E. Vieira re Canadian<br>Appliance Source rejection of request for credit and respond to E. Vieira<br>with proposed alternatives to making payment to Canadian Appliance<br>Source; review email from E. Vieira re use of C. de Poppe of CFDI credit<br>card for appliance purchases and respond to E. Vieira email; review of<br>email from K. Frost, Associate Senior Counsel, PC Litigation for The Co-<br>operators Group Limited and respond thereto; email to York University<br>confirming payment of most recent invoices for water and electricity;<br>review of cheque deposits made to Receiver's trust account, complete<br>documentation for recording of same and send to J. Hornbostel to<br>record in Receiver's GL.                                                                                                                                                                                                                                                | 1.3  |
| 6/17/2024 | Jennifer Hornbostel | Prepare and mail accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.2  |
| 6/18/2024 | Arif Dhanani        | Follow up email to E. Vieira re findings summary; review debit payments<br>made by residents on June 17, 2024; follow up email to E. Vieira re<br>request for COCHI project status update; review responses from<br>E. Vieira re findings summary, COCHI project status update and<br>accounts payable; review of email from E. Vieira re finding summary; set<br>up shared folders for back up to findings summary and share same with<br>E. Vieira; commence reviewing CFDI Findings Summary for Allocation<br>of Units and back up thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2.6  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Time |
|-----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 6/18/2024 | Jennifer Hornbostel | Arrange registered mail for cheques to CFDI; record deposit of parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 6/19/2024 | Arif Dhanani        | Review and respond to email from E. Vieira re fire alarm deficiencies and cost for rectification; continue reviewing CFDI Findings Summary for Allocation of Units and back up thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.8  |
| 6/20/2024 | Arif Dhanani        | Review of email from E. Vieira re change to residents banking<br>information for EFT transfer of housing and parking charges and modify<br>Receiver's template for same; review of notices of assessment received<br>in the past from Canada Revenue Agency ("CRA") and follow up email<br>to C. Wong of CFDI with respect to refunds relating to the Co-op's<br>RT0001 account; forward funding letters received from the City of<br>Toronto to CFDI; review of debit payments made on June 19, 2024 by<br>residents for housing and parking charges; continue reviewing CFDI<br>Findings Summary for Allocation of Units and back up thereto.                                                                                                                                                                                                                                                                                                                                                                    | 2.4  |
| 6/21/2024 | Arif Dhanani        | Review of email from C. Wong of CFDI re status of rebate and required<br>approval by CRA insolvency officer; write to CRA insolvency officer with<br>background and information relating to rebate and request assistance<br>with respect to CRA's release of the rebate cheque; call with S. Lama re<br>various matters relating to the Co-op; email to CFDI requesting COCHI<br>project update; review and respond to email from S. Lama re resident<br>inquiry about air conditioner and installation of same; review of S. Lama<br>email with summary of call with Receiver and respond thereto with<br>clarification on certain items, including providing examples of in-suite<br>capital repairs required to various units; review COCHI update provided<br>by C. de Poppe and forward same to S. Lama; complete reviewing CFDI<br>Findings Summary for Allocation of Units and back up thereto;<br>download all documentation provided by CFDI in relation to its review<br>to document management system. | 4.0  |
| 6/24/2024 | Arif Dhanani        | Review of debit payments made by residents on June 21, 2024 for<br>housing and parking charges; review of listing of cheques deposited to<br>Receiver's trust account on June 21, 2024, complete documentation for<br>recording same in Receiver's GL and send all to J. Hornbostel; complete<br>review of property manager's finding summary and email to E. Vieira in<br>this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.1  |
| 6/25/2024 | Arif Dhanani        | Review of email from WeirFoulds with various questions and requests in<br>relation to proceedings initiated by or against the Co-op; respond to<br>email from WeirFoulds, including review of materials provided by<br>Betty's Law Office and accessing and downloading materials from the<br>website of the Landlord Tenant Board; review of elevator modernization<br>finishes selected and approve same; review email from E. Vieira re<br>accounts payable upload and respond to same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.3  |
| 6/26/2024 | Arif Dhanani        | Review and respond to email from CFDI re eviction proceedings for<br>resident in TH9; review and respond to email from E. Vieira re request<br>for call to discuss amended findings summary; review of June 2024<br>management report and May 2024 financial statements and reporting<br>package from CFDI; review accounts payable invoices and vouchers<br>uploaded by CFDI; review cash receipts and disbursements for<br>June 2024 and estimate for payment for July 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2.6  |
| 6/27/2024 | Arif Dhanani        | Review of debit payments made on June 26, 2024 by residents for<br>housing and parking charges; prepare documentation for payment of<br>monthly mortgage amount on July 2, 2024; call with E. Vieira and<br>J. Buckstein to go through findings summary, including comments and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.9  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|-----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | questions on same; review debit payments made by residents on June 27, 2024 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                         |      |
| 6/28/2024 | Arif Dhanani        | Review letter from City of Toronto re updated subsidy amounts; review<br>Co-op's bank account on line; review email from E. Vieira re EFT<br>housing and parking charge updates and member deposit updates and<br>respond to same requesting clarification; review responding email from<br>E. Vieira; make changes to Receiver's EFT templates for housing and<br>parking charges and member deposit updates pursuant to request from<br>E. Vieira. | 1.2  |
| 6/28/2024 | Jennifer Hornbostel | Record receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                         | 0.1  |
|           |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                            |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 32.6 |

| Professional                               | Level                | Hours | R  | ate | Fees            |
|--------------------------------------------|----------------------|-------|----|-----|-----------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT | President            | 0.40  | \$ | 595 | \$<br>238.00    |
| Arif N. Dhanani, CPA, CA, CIRP, LIT        | Vice President       | 28.50 | \$ | 495 | 14,107.50       |
| Jeff Berger, CPA, CA, CIRP, LIT            | Vice President       | 0.50  | \$ | 495 | 247.50          |
| Anne Baptiste/Jennifer Hornbostel          | Estate Administrator | 3.20  | \$ | 125 | 400.00          |
| Total hours and professional fees          |                      | 32.60 | -  |     | \$<br>14,993.00 |
| Disbursements                              |                      |       |    |     |                 |
| Registered mail \$ 11.98                   |                      |       |    |     |                 |
| Total disbursements                        |                      |       |    |     | 11.98           |
| Total professional fees and disbursements  |                      |       |    |     | \$<br>15,004.98 |
| HST @ 13%                                  |                      |       |    |     | 1,950.65        |
| Total payable                              |                      |       |    |     | \$<br>16,955.63 |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date August 6, 2024

 Client File
 3-001

 Account #
 TDB #6

 No.
 2408003

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period July 1, 2024 to July 31, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Time |
|----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 7/2/2024 | Arif Dhanani        | Effect electronic payment of housing and parking charges and member<br>deposit updates for residents paying same by electronic funds transfer;<br>complete documentation for transfer of funds from Co-op's operating<br>account to Receiver's trust account and send same to B. Tannenbaum for<br>approval; complete documentation for payment of Co-op's July<br>mortgage payment and send same to B. Tannenbaum for approval; make<br>July 2024 mortgage payment to MCAP; send MCAP confirmation of<br>payment of mortgage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1.3  |
| 7/2/2024 | Jennifer Hornbostel | Record transfer of funds and mortgage payment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.2  |
| 7/3/2024 | Arif Dhanani        | Review of listing of cheques deposited to Receiver's trust account on July 2, 2024, complete documentation for recording same in Receiver's GL and send same to J. Hornbostel to record transaction; review of email from S. Lama of the City of Toronto re rent roll and forward same to Community First Developments Inc. ("CFDI") for consideration and potential inclusion in findings document; review of email forwarded by E. Vieira of CFDI from The Cooperators Group Limited, review case details concerning action by S. Kelly against the Co-op on the Ontario Court of Justice website, respond to The Cooperators Group Limited to advise of the Receiver's appointment and stay of proceedings against the Co-op; review of email from E. Vieira re funds taken from resident in TH37 in error, review Receiver's online banking platform to confirm receipt of funds, create online template to provide resident with refund electronically, effect payment, complete documentation to record refund in Receiver's GL and send all to J. Hornbostel to record same; complete Co-op's cash reconciliation and estimate accounts payable, email same to B. Tannenbaum with request to discuss; draft Receiver's Fourth Quarterly Report and send same to B. Tannenbaum; email to | 5.1  |

| Date Professional |                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |  |  |
|-------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|--|
|                   |                     | S. Lama regarding receipts, disbursements and estimated funding deficit for July 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |  |  |
| 7/3/2024          | Bryan Tannenbaum    | Review and discuss short term cash flow with A. Dhanani; review draft quarterly report and discuss with A. Dhanani.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.4 |  |  |
| 7/3/2024          | Jennifer Hornbostel | Post receipt and refund to tenant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.2 |  |  |
| 7/4/2024          | Arif Dhanani        | Review comments on Receiver's Fourth Quarterly Report from counsel;<br>amend report, as appropriate; send clean and track changes versions to<br>counsel and B. Tannenbaum for final comments, if any; finalize<br>Receiver's Fourth Quarterly Report, execute and assemble same and<br>send email to D. Nishimura to post same on Receiver's website; update<br>Receiver's EFT template for residents paying housing and parking<br>charges electronically to include Unit 106 and update amount for Unit<br>101; call with P. Cho to discuss Receiver's Fourth Quarterly Report, email<br>from The Cooperators Group Limited and other matters; download,<br>format and send to CFDI: housing and parking charges and member<br>deposit update charges taken on July 2, 2024, Co-op's operating account<br>bank statement, Receiver's trust account bank statement and Receiver's<br>cheque register for June 2024, confirmation of return of funds relating<br>to TH 37; write to Worldsource to cash out investments held on behalf<br>of the Co-op; commence review of updated findings summary received<br>from CFDI. | 3.5 |  |  |
| 7/5/2024          | Arif Dhanani        | Review of email from S. Lama; call with S. Lama; email to CFDI re<br>variance analysis comparing benchmark revenue and expenses to actual;<br>review amended findings summary, comment on same and email to<br>E. Vieira in this regard with final questions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3.5 |  |  |
| 7/5/2024          | Donna Nishimura     | Post document to the client webpage on the TDB website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2 |  |  |
| 7/8/2024          | Arif Dhanani        | Emails to/from E. Vieira re missing documentation for findings<br>summary; review of listing of cheques deposited to Receiver's trust<br>account, complete receipts processing form and send same to<br>J. Hornbostel with copy of bank deposit to record in Receiver's GL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.4 |  |  |
| 7/8/2024          | Jennifer Hornbostel | Investigate deposit, post transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5 |  |  |
| 7/9/2024          | Arif Dhanani        | Review of email from E. Vieira re electronic payments made by the<br>Receiver in June 2024 and respond thereto with copies of source<br>documents and email to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.3 |  |  |
| 7/9/2024          | Anne Baptiste       | Review bank statements and prepare email re various transactions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.5 |  |  |
| 7/10/2024         | Arif Dhanani        | Review of benchmark analysis sent by C. Wong of CFDI; email to C. Wong in this regard; follow up email to S. Elbourne of Worldsource; follow up email to L. Nielsen of Canada Revenue Agency ("CRA") re release of HST rebate cheque; call with L. Nielsen; review files for June 30, 2023 income tax return; email to A. Vahrmeyer re CRA non-receipt of corporate income tax return; emails to/from A. Vahrmeyer re resubmission of electronic copy of tax return; review Co-op's operating account balance; transfer funds from Co-op's operating account to Receiver's trust account and complete documentation therefor and send to J. Hornbostel to update Receiver's GL; review of Receiver's trust account balance; review of additional accounts payable uploaded to shared folder by E. Vieira and list same on spreadsheet; calculate available balance to pay accounts payable and email same to E. Vieira; call with S. Elbourne and email to B. Tannenbaum in this regard.                                                                                                                                    | 4.3 |  |  |
| 7/10/2024         | Bryan Tannenbaum    | Review benchmark analysis from C. Wong and A. Dhanani comments thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.3 |  |  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 7/10/2024 | Jennifer Hornbostel | Record transfer of funds from operating account.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 7/11/2024 | Arif Dhanani        | Review and amend CFDI benchmark analysis; email to S. Lama with<br>benchmark analysis and notes thereto; review of accounts payable<br>spreadsheet and review payments to be made denoted by E. Vieira; email<br>to J. Hornbostel to prepare cheques for July 15, 2024.                                                                                                                                                                                                                                                                                                                                                                                              | 1.5  |
| 7/11/2024 | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.6  |
| 7/11/2024 | Bryan Tannenbaum    | Execute Worldsource documents in DocuSign.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.1  |
| 7/11/2024 | Jennifer Hornbostel | Post disbursement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.2  |
| 7/12/2024 | Arif Dhanani        | Review email from Regenesis and respond thereto; forward email from<br>Regenesis to CFDI; add resident to Receiver's EFT template for residents<br>paying housing/parking charges by automatic withdrawal.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.6  |
| 7/12/2024 | Bryan Tannenbaum    | Receipt and review of M. Jodah email re lease of space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.1  |
| 7/15/2024 | Jeff Berger         | Review and sign cheques various vendor payments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5  |
| 7/15/2024 | Arif Dhanani        | Review and respond to J. Hornbostel email re invoice from Dodd's;<br>review cheques and supporting documentation therefor and sign<br>cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.1  |
| 7/15/2024 | Jennifer Hornbostel | Prepare and mail cheques to various vendors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.0  |
| 7/16/2024 | Arif Dhanani        | Review and respond to email from S. Lama; call with S. Lama re funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.6  |
| 7/17/2024 | Jennifer Hornbostel | Process journal entry for incorrect GL account.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.1  |
| 7/17/2024 | Arif Dhanani        | Review of email from S. Lama re funding and respond thereto; follow up<br>email to CRA re release of HST rebate cheque; review of email from<br>resident and responses thereto from CFDI re RGI information; forward<br>CFDI findings summary to WeirFoulds and share iManage Share folder<br>containing supporting documents with same.                                                                                                                                                                                                                                                                                                                             | 0.7  |
| 7/17/2024 | Bryan Tannenbaum    | Receipt and review of S. Lama email to A. Dhanani confirming<br>conversation regarding financial analysis and funding; receipt and<br>review of A. Dhanani response.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.2  |
| 7/18/2024 | Arif Dhanani        | Review of emails from E. Vieira re Unit 306 floors and authorize work<br>related thereto; call with E. Vieira; review of email from CRA re release<br>of HST rebate cheque and respond thereto; review of Co-op's operating<br>account and balance; complete documentation for transfer of funds from<br>Co-op's operating account to Receiver's trust account and send email<br>with same to B. Tannenbaum for approval of transfer; effect transfer;<br>call with J. Hornbostel re upload of remaining payables by CFDI and<br>printing of cheques for unpaid accounts payable on July 22, 2024; send<br>transfer confirmation to B. Tannenbaum and J. Hornbostel. | 1.3  |
| 7/18/2024 | Bryan Tannenbaum    | Approve transfer of funds from investment proceeds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.2  |
| 7/19/2024 | Arif Dhanani        | Review of July 18, 2024 debit payments made by residents for<br>housing/parking charges; review of additional accounts payable<br>uploaded to shared folder by CFDI; review of COCHI Agreement re<br>sending of documents to Service Manager; email to E. Vieira re Element<br>Elevators invoice re drawings; review of quotes for replacement of one<br>hard drive of the DVR #4 for the camera system and fob reader of the<br>garage entrance and approve same; review response from CFDI re<br>Element Elevators invoice; review of email from E. Vieira re supplies<br>required and quote and approve same.                                                     | 1.3  |
| 7/19/2024 | Jennifer Hornbostel | Prepare cheques and record transfer of funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.1  |
| 7/22/2024 | Arif Dhanani        | Review accounts payable cheques and support therefor and sign<br>cheques; review documentation for and make electronic payment to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.7  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                  | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | York University for most recent water and electricity invoice; review<br>documentation for and make electronic payment to York University for<br>most recent property tax invoice; email to York University wires<br>department with copies of invoices and payment confirmations.                                                                                                           |      |
| 7/22/2024 | Jeff Berger         | Review and sign cheques for various vendor payments.                                                                                                                                                                                                                                                                                                                                         | 0.5  |
| 7/22/2024 | Jennifer Hornbostel | Prepare cheques and labels for mailing.                                                                                                                                                                                                                                                                                                                                                      | 0.5  |
| 7/23/2024 | Arif Dhanani        | Review email exchange amongst P. Cho and K. Frost of the Cooperators; accept meeting invite for July 25, 2024.                                                                                                                                                                                                                                                                               | 0.2  |
| 7/23/2024 | Jennifer Hornbostel | Post receipt.                                                                                                                                                                                                                                                                                                                                                                                | 0.1  |
| 7/25/2024 | Arif Dhanani        | Call with K. Frost and P. Cho re Shernet Case action and next steps; post-<br>call with P. Cho.                                                                                                                                                                                                                                                                                              | 0.8  |
| 7/29/2024 | Arif Dhanani        | Review of possible labour disruption notice sent by York University and forward same to CFDI; review quote for camera repairs (x2) received from CFDI and approve same.                                                                                                                                                                                                                      | 0.3  |
| 7/30/2024 | Arif Dhanani        | Complete documentation for recording of amounts deposited to<br>Receiver's trust account on July 29, 2024 and send same to<br>J. Hornbostel to record in Ascend; review of quote for garage door hinge<br>repair and approve same; review of email from E. Vieira re change to<br>resident's banking information, make change on Receiver's EFT<br>platform and confirm same with E. Vieira. | 0.6  |
| 7/30/2024 | Jennifer Hornbostel | Post receipt.                                                                                                                                                                                                                                                                                                                                                                                | 0.1  |
| 7/31/2024 | Arif Dhanani        | Review and respond to email from S. Lama re July property<br>management report; email to CFDI requesting July report.                                                                                                                                                                                                                                                                        | 0.3  |
|           |                     | To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                          |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                              | 39.1 |

| Professional                                                                                                                                                              | Level                                                                 | Hours                         | R              | late                     | Fees                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------|----------------|--------------------------|-----------------------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Jeff Berger, CPA, CA, CIRP, LIT<br>Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | President<br>Vice President<br>Vice President<br>Estate Administrator | 1.30<br>30.40<br>1.00<br>6.40 | \$<br>\$<br>\$ | 595<br>495<br>495<br>125 | \$<br>773.50<br>15,048.00<br>495.00<br>800.00 |
| <b>Total hours and professional fees</b><br>HST @ 13%                                                                                                                     |                                                                       | 39.10                         | -              |                          | \$<br>17,116.50<br>2,225.15                   |
| Total payable                                                                                                                                                             |                                                                       |                               |                |                          | \$<br>19,341.65                               |



To TDB Restructuring Limited Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. 11 King Street West, Suite 700 Toronto, ON M5H 4C7

**TDB Restructuring Limited** 

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date September 16, 2024

 Client File
 3-001

 Account #
 TDB #7

 No.
 2409014

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period August 1, 2024 to August 31, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 8/1/2024 | Arif Dhanani        | Cancel EFT payment for Unit 509; effect EFT payments from residents<br>for housing and parking charges; review of subsidy paid by the City of<br>Toronto and complete documentation for transfer of funds from the Co-<br>op's operating account to Receiver's trust account and effect transfer;<br>email exchange with MCAP re payment of mortgage; complete<br>documentation supporting payment to MCAP, effect payment and send<br>documentation and payment confirmation to J. Hornbostel for<br>recording in Receiver's GL.                                                                                                                                                    | 1.3  |
| 8/1/2024 | Jennifer Hornbostel | Post receipts of laundry and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.2  |
| 8/2/2024 | Arif Dhanani        | Review of debit payments made on August 1, 2024 by residents for<br>housing and parking charges; review email from E. Vieira of Community<br>First Developments Inc. ("CFDI") re July 2024 cheque register, review<br>and print same and send to E. Vieira; review of email from Quench<br>Canada Inc. re payment of invoices from 2022, prior to the Receiver's<br>appointment, and respond to same; review of email from E. Vieira re<br>availability of July 2024 bank statements for the Co-op's operating<br>account and Receiver's trust account, review e-statements available on-<br>line on Receiver's banking platform, download statements and send<br>same to E. Vieira. | 0.9  |
| 8/6/2024 | Arif Dhanani        | Review of listing of cheques deposited to Receiver's trust account on<br>August 2, 2024, complete documentation related to same for recording<br>in Receiver's GL and send same to J. Hornbostel; review of email from<br>E. Vieira re Landlord Tenant Board ("LTB") hearing for resident in Unit<br>402 and request from paralegal representing the Co-op; respond to<br>E. Vieira with terms and conditions of proposed payment arrangement;<br>review email from E. Vieira requesting listing of EFT payments taken on<br>August 1, 2024; download EFT spreadsheet from Receiver's on-line<br>banking platform, format same and send to E. Vieira.                                | 0.9  |
| 8/6/2024 | Jennifer Hornbostel | Post receipts for cheques deposited to Receiver's trust account.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 8/7/2024  | Arif Dhanani        | Follow up with CFDI re COCHI project update for July 2024; review of July 2024 property management report and June 2024 financial statements; review of HST rebate claims prepared by CFDI for July 1, 2023 to December 31, 2023 and January 1, 2024 to June 30, 2024; sign GST 523 form and send same to CFDI to file with Canada Revenue Agency ("CRA").                                                                                                                                                                                                                                                                                                                                                           | 0.8  |
| 8/8/2024  | Donna Nishimura     | Prepare receipts processing form and deposit cheque at the bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 8/8/2024  | Jennifer Hornbostel | Post receipt of HST refund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.1  |
| 8/9/2024  | Arif Dhanani        | Review and respond to email from S. Lama of the City of Toronto requesting most recent quarterly report; review of resident housing and parking charges made by debit machine on August 7, 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 8/11/2024 | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.0  |
| 8/12/2024 | Arif Dhanani        | Scan accounts payable documentation uploaded by CFDI; email to J. Hornbostel with request to review same and process cheques for August 14, 2024; review and respond to email from E. Vieira re TH9 attendance at LTB for hearing and payment plan proposal; review of proposal summary related to underground and common area lighting and respond to email from E. Vieira with approval to proceed with recommended contractor; review of email from E. Vieira re replacement of Unit 216 bathroom vanity and quotes therefor and approve recommended quote; review and respond to email from E. Vieira re removal of carpet in basement and stairs thereto from TH12.                                             | 1.2  |
| 8/13/2024 | Arif Dhanani        | Review of revised invoice from Element Elevators re elevator<br>modernization project and respond to email from E. Vieira in this<br>regard; review email from E. Vieira re adding TH34 resident to<br>Receiver's EFT template for housing and parking charges; update EFT<br>template and send confirming email to E. Vieira; detailed review of<br>accounts payable invoices uploaded to Receiver's shared folder by CFDI<br>and assess impact on cash flow; review and respond to multiple emails<br>from E. Vieira re hallway carpet cleaning, underground garage power<br>wash, Unit 401 valves and toilet leak, replacement of diverters in TH 12<br>and Unit 617.                                             | 1.3  |
| 8/13/2024 | Jennifer Hornbostel | Prepare cheques for A/P; post receipt in Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.1  |
| 8/14/2024 | Arif Dhanani        | Review email from E. Vieira with quotes for repairs of various TH garage<br>doors, review and approve quotes; review and respond to email from<br>S. Lama; review email from E. Vieira re broken windows to be replaced,<br>review quotes and respond to E. Vieira in this regard; review email from<br>E. Vieira re garage power washing, respond to same and review reply<br>from E. Vieira; review of email from B. Del Buono of York University re<br>construction work required to be done prior to September 2024, forward<br>email to E. Vieira and request any comments thereon, review of reply<br>from E. Vieira and email to York University in this regard; review and<br>sign accounts payable cheques. | 1.5  |
| 8/14/2024 | Jeff Berger         | Review and sign accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.5  |
| 8/14/2024 | Jennifer Hornbostel | Prepare and post transactions; mail cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.8  |
| 8/15/2024 | Arif Dhanani        | Effect electronic payment to York University of water and electricity<br>invoice and property tax invoice; email to York University wires<br>department with payment confirmations; email to J. Hornbostel with<br>York University invoice payment confirmations and request to record<br>same in the Receiver's GL; review of emails from E. Vieira re payment to<br>Element Elevators for elevator modernization invoice; email to BMO                                                                                                                                                                                                                                                                             | 0.8  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Time |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | requesting guidance on drawing down on capital project funds invested<br>in GIC; respond to E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |      |
| 8/15/2024 | Jennifer Hornbostel | Prepare and post payments to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.2  |
| 8/16/2024 | Arif Dhanani        | Write to Bank of Montreal with request to partially redeem GIC in order<br>to pay Element Elevators' invoice in relation to the elevator<br>modernization project; email to B. Tannenbaum in this regard; review<br>and respond to email from E. Vieira re S. Kelly and LTB hearing,<br>including water testing issue, comment on draft letter to S. Kelly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.9  |
| 8/16/2024 | Bryan Tannenbaum    | Emails from A. Dhanani re redemption of GIC to pay elevator repairs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.3  |
| 8/19/2024 | Arif Dhanani        | Review of cheque deposits made to Receiver's trust account on<br>August 16, 2024; complete documentation for recording same in<br>Receiver's GL and send same to J. Hornbostel; filing various emails;<br>review of email from E. Vieira re LTB hearing for Unit 413 and payment<br>plan and respond to E. Vieira in this regard with terms and conditions of<br>payment plan; review of email from BMO re partial redemption of<br>COCHI funds invested in GIC to pay elevator modernization invoice #1,<br>complete and sign documentation, send same to B. Tannenbaum for<br>signature and send fully signed document to BMO; review and respond<br>to email from the City of Toronto re hot water issue and after hours call<br>management and respond thereto; review of email from York University<br>re construction and email to CFDI in this regard; review of email from<br>J. Buckstein and send further update to the City of Toronto re power<br>outage; further emails from/to J. Buckstein re notifying residents of<br>York University construction; review of email from BMO re partial GIC<br>redemption and receipt therefor, complete documentation to record<br>same in Receiver's GL and send to J. Hornbostel to record; review notice<br>to residents sent by J. Buckstein re York University construction work,<br>comment on same and send to J. Buckstein. | 2.4  |
| 8/19/2024 | Jennifer Hornbostel | Post receipt and GIC redemption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.3  |
| 8/20/2024 | Arif Dhanani        | Review of debit payments made by residents on August 20, 2024 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 8/20/2024 | Donna Nishimura     | Prepare receipts processing form and deposit cheque at the bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.2  |
| 8/20/2024 | Jennifer Hornbostel | Post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.1  |
| 8/21/2024 | Arif Dhanani        | Review of email from CRA re HST cheque; email to D. Nishimura and J. Hornbostel in this regard; respond to CRA; review and respond to email from S. Lama; review of 2024-2025 budget sent by CFDI; email to CFDI with questions on same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.8  |
| 8/21/2024 | Donna Nishimura     | Prepare receipts processing form and deposit cheque at the bank.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.2  |
| 8/21/2024 | Bryan Tannenbaum    | Receipt and review of S. Lama email re additional funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.1  |
| 8/21/2024 | Jennifer Hornbostel | Prepare cheque for CRA re RT0002 account; post receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.3  |
| 8/26/2024 | Arif Dhanani        | Review email from E. Vieira re mortgage statement; emails to MCAP to<br>request mortgage statement; review of email from MCAP with mortgage<br>statement, review of mortgage statement, forward statement to CFDI;<br>review of email from E. Vieira re plumbing issues in TH12 and Unit 401<br>and quote therefor and respond thereto; review and respond to email<br>from E. Vieira re commencement of elevator modernization project and<br>respond to same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.8  |
| 8/28/2024 | Arif Dhanani        | Review emails from E. Vieira re lighting retrofit and email from York<br>University re provision and charge for parking spaces and respond to<br>E. Vieira with questions; review of invoices from York University re<br>property taxes and water/electricity and forward same to E. Vieira for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.8  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | upload with remaining payables; emails from/to L. Vieira re lighting<br>retrofit project, parking on York University property and costs therefor,<br>comment on draft notice to residents and draft general notice requiring<br>removal of vehicles during lighting retrofit; review of draft audit<br>engagement letter from A. Vahrmeyer, comment on same and send track<br>changes version to A. Vahrmeyer.                                                                                                                                                                                                                               |      |
| 8/29/2024 | Arif Dhanani        | Effect change to EFT payment for TH29 as per email from E. Vieira and confirm same; review and respond to email from C. de Poppe of CFDI re Co-op's budget; various emails to/from S. Lama; call with S. Lama re various operational and administrative matters; email to P. Cho of WeirFoulds LLP re findings summary and status of WeirFoulds review of same and meeting with the City of Toronto; review and respond to email from E. Vieira re replacement of carpet for TH12; email to CFDI re RGI households that have not submitted documentation and next steps; email to CFDI re roof replacement/paving and further COCHI funding. | 2.7  |
| 8/29/2024 | Bryan Tannenbaum    | Review of A. Dhanani email to P. Cho re findings review status and<br>meeting; discussions with A. Dhanani regarding his call with S. Lama<br>and date for meeting to discuss findings review.                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.5  |
| 8/30/2024 | Arif Dhanani        | Review of cheque deposits to Receiver's account made on August 30, 2024, complete documentation for recording of same in Receiver's GL and send to J. Hornbostel to record; review of cheque deposits to Receiver's account made on August 23, 2024, complete documentation for recording of same in Receiver's GL and send to J. Hornbostel to record; make change to Receiver's EFT template as requested by E. Vieira; draft email and part of documentation for transfer of funds to Receiver's account on September 3, 2024; draft email and part of documentation for payment of Co-op's mortgage to be made on September 3, 2024.     | 1.2  |
| 8/30/2024 | Jennifer Hornbostel | Post receipts for cheque deposits to Receiver's trust account.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.3  |
|           |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 26.2 |

| Professional                                      | Level                | Hours | Rate   | Fees         |
|---------------------------------------------------|----------------------|-------|--------|--------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT        | President            | 0.90  | \$ 595 | \$ 535.50    |
| Arif N. Dhanani, CPA, CA, CIRP, LIT               | Vice President       | 19.60 | \$ 495 | 9,702.00     |
| Jeff Berger, CPA, CA, CIRP, LIT                   | Vice President       | 0.50  | \$ 495 | 247.50       |
| Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | Estate Administrator | 5.20  | \$ 125 | 650.00       |
| Total hours and professional fees                 |                      | 26.20 |        | \$ 11,135.00 |
| HST @ 13%                                         |                      |       |        | 1,447.55     |
| T otal payable                                    |                      |       |        | \$12,582.55  |



TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

**Date** October 17, 2024

Client File 3-001 Account # TDB #8 No. 2410012

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period September 1, 2024 to September 30, 2024.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Time |
|----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 9/3/2024 | Arif Dhanani        | Effect EFT payments from residents for housing and parking charges;<br>transfer funds from the Co-op's operating account to Receiver's trust<br>account; complete documentation for transfer and send same to<br>J. Hornbostel to record in Receiver's GL; effect payment of September<br>2024 mortgage payment to MCAP, complete documentation for same<br>for recording in Receiver's GL and send to J. Hornbostel; email to MCAP<br>with payment confirmation; review and respond to email from E. Vieira<br>of Community First Developments Inc. ("CFDI") re replacement/<br>reglazing of Unit 617 bathtub.                                                                                                                                                                                                                                       | 1.0  |
| 9/3/2024 | Jennifer Hornbostel | Post receipt for transfer of funds from HSC operating account to Receiver's trust account and payment of mortgage to MCAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.2  |
| 9/5/2024 | Arif Dhanani        | Review cheque deposits made to Receiver's trust account on<br>September 4, 2024, complete documentation to record same and send<br>to J. Hornbostel to post in Receiver's GL; email to E. Vieira re upload of<br>accounts payable; review of accounts payable vouchers and invoices<br>uploaded to shared folder by E. Vieira; email to J. Hornbostel to process<br>cheques and electronic payments and to complete an amended cheque<br>requisition for payment to York University re water and electricity<br>charges; review email from E. Vieira requesting bank statements for<br>August; download bank statements for August 2024 and EFT payments<br>taken on September 3, 2024, format EFT payments spreadsheet and<br>send all to E. Vieira; email exchange with P. Cho of WeirFoulds LLP re<br>findings summary and meeting regarding same. | 1.4  |
| 9/5/2024 | Jennifer Hornbostel | Post transactions receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.3  |
| 9/6/2024 | Arif Dhanani        | Call with P. Cho and K. Ivory of WeirFoulds to discuss findings summary<br>and next steps; review and respond to email from E. Vieira re carpet<br>cleaning; review and respond to email from E. Vieira re purchase of<br>fridges for two units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.8  |
| 9/6/2024 | Jennifer Hornbostel | Prepare cheques and EFT payments to suppliers for accounts payable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.9  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Time |
|-----------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 9/9/2024  | Arif Dhanani        | Review and respond to email from CFDI accounting department re HST<br>cheques issued for RT0002 account, with explanation for debits and<br>credit to bank statements; review of invoice from York University re<br>electricity and water charges, email to York University in this regard;<br>review of findings summary update from WeirFoulds, forward same to<br>S. Lama of the City of Toronto with email regarding sharing folder and<br>access thereto for supporting documents; pay property tax invoice from<br>York University and email payment confirmation to same; review of<br>WeirFoulds' draft letter to C. Betty and approve same.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.5  |
| 9/9/2024  | Bryan Tannenbaum    | Receipt and review of P. Cho email with draft letter to Mr. Betty; receipt<br>and review of K. Ivory of WeirFoulds email attaching Findings Review;<br>discuss briefly with A. Dhanani; review of A. Dhanani email to S. Lama<br>re Findings Review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5  |
| 9/9/2024  | Jennifer Hornbostel | Prepare EFT payments to York University and labels for mailing cheques to suppliers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.4  |
| 9/10/2024 | Bryan Tannenbaum    | Review, approve and sign cheques for accounts payable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.4  |
| 9/10/2024 | Jennifer Hornbostel | Post transaction for payment to York University in Receiver's GL and mail cheques to suppliers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.5  |
| 9/11/2024 | Bryan Tannenbaum    | Receipt and review of P. Cho letter to Mr. Betty.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 9/11/2024 | Jennifer Hornbostel | Mail cheques in connection with accounts payable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 9/16/2024 | Anne Baptiste       | Prepare August 2024 bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.8  |
| 9/16/2024 | Jennifer Hornbostel | Post receipt of further rental and parking income received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.1  |
| 9/17/2024 | Arif Dhanani        | Review of debit payments made on September 16, 2024 by residents for<br>housing and parking charges; call with York University finance<br>department and R. Silva re City of Toronto invoices; review of flooring<br>options for TH12 and respond to email from CFDI re approval for LVP<br>flooring; review of email from E. Vieira re statement from York<br>University; email to York University with request for statement of<br>outstanding invoices from July 1, 2024 forward; email to E. Vieira and<br>J. Hornbostel re discussion with York University and protocol for City of<br>Toronto invoices; review of emails from S. Lama re findings summary<br>back and respond thereto; pay York University invoice for water,<br>electricity and reimbursement for payment of City of Toronto invoice;<br>review of quote for smoke detector replacements in townhouses<br>forwarded by CFDI and respond thereto with questions; review and<br>respond to questions posed by A. Vahrmeyer in connection with the<br>audit of the Co-op's financial statements for the year ended June 30,<br>2024. | 2.8  |
| 9/17/2024 | Bryan Tannenbaum    | Various emails between S. Lama and A. Dhanani on Findings Review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 9/17/2024 | Jennifer Hornbostel | Prepare payment to York University; issue cheque to Juddco Mechanical.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.3  |
| 9/18/2024 | Arif Dhanani        | Review and respond to email from York University re statement of account and respond thereto; review of email from A. Vahrmeyer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.2  |
| 9/18/2024 | Jennifer Hornbostel | Post payment to York University in Receiver's GL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 9/19/2024 | Arif Dhanani        | Meeting with City of Toronto (S. Lama, J. St. Louis and M. Siboni),<br>P. Cho and B. Tannenbaum; post-meeting discussion with S. Lama.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1.5  |
| 9/19/2024 | Bryan Tannenbaum    | Teams call with City of Toronto (S. Lama/M. Siboni/J. St. Louis), P. Cho<br>and A. Dhanani to discuss findings report and future course of action(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.0  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 9/19/2024 | Jennifer Hornbostel | Post receipt for further parking and rental income received from residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.1  |
| 9/20/2024 | Bryan Tannenbaum    | Review of S. Lama email re funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 9/24/2024 | Arif Dhanani        | Review debit payments made by residents on September 23, 2024;<br>review email from E. Vieira re changes to EFT amounts for residents in<br>Unit 616 and TH22 and respond thereto with questions; make changes<br>to resident housing charges and member deposit EFT templates<br>requested by E. Vieira and confirm same; review of listing of unpaid<br>invoices from York University after the date of the Receiver's<br>appointment, review email from A. Vahrmeyer in this regard, email to<br>J. Hornbostel to review GL to confirm invoices remain unpaid, review of<br>emails and documents for copies of unpaid invoices and send same to<br>J. Hornbostel to set up payments on the Receiver's OLBB; payment of<br>outstanding invoices to York University and email to York University<br>wires department, A. Vahrmeyer and CFDI accounting in this regard. | 1.4  |
| 9/24/2024 | Jennifer Hornbostel | Review payments to York University; prepare and post further payments to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.7  |
| 9/25/2024 | Arif Dhanani        | Review of email from E. Vieira re change to member deposit and housing<br>charges EFT templates, respond to E. Vieira with questions, review<br>response, make changes to templates; review email from E. Vieira re<br>Unit 413, review tenant ledger, draft and send email re terms of any<br>payment plan and send same to E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.9  |
| 9/27/2024 | Arif Dhanani        | Draft Receiver's Fifth Quarterly Report and send same to counsel for<br>review and comments; review and respond to email from S. Lama re<br>September property management report; email to CFDI in this regard;<br>emails to S. Lama re quarterly report; review and respond to<br>B. Tannenbaum re monthly property management reports.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1.5  |
| 9/27/2024 | Bryan Tannenbaum    | Receipt and review of A. Dhanani email attaching Fifth Quarterly<br>Report; review emails regarding outstanding property management<br>reports.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.4  |
| 9/30/2024 | Jennifer Hornbostel | Prepare cheques and labels for payment and mailing of accounts payable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1.3  |
| 9/30/2024 | Arif Dhanani        | Review of changes to Receiver's quarterly report proposed by<br>WeirFoulds and reply to P. Cho; finalize, execute and assemble report<br>and send same to D. Nishimura for posting on the Receiver's website;<br>email report to S. Lama; review of September 2024 management report<br>forwarded by CFDI; cancel EFT payment for Unit 813 as per request<br>from E. Vieira; review and respond to email from E. Vieira re<br>construction invoices; review and sign off on accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                   | 1.7  |
| 9/30/2024 | Donna Nishimura     | Post Receiver's Fifth Quarterly Report to the Receiver's webpage on the TDB website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.2  |
| 9/30/2024 | Bryan Tannenbaum    | Receipt and review of P. Cho email with comments on the draft Fifth Quarterly Report; sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.4  |
|           |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 24.1 |

| Professional                                      | Level                | Hours | Rate   | Fees         |
|---------------------------------------------------|----------------------|-------|--------|--------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT        | President            | 3.20  | \$ 595 | \$ 1,904.00  |
| Arif N. Dhanani, CPA, CA, CIRP, LIT               | Vice President       | 14.70 | \$ 495 | 7,276.50     |
| Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | Estate Administrator | 6.20  | \$ 125 | 775.00       |
| Total hours and professional fees                 |                      | 24.10 |        | \$ 9,955.50  |
| HST @ 13%                                         |                      |       |        | 1,294.22     |
| T otal payable                                    |                      |       |        | \$ 11,249.72 |



**TDB Restructuring Limited** 

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date November 12, 2024

 Client File
 3-001

 Account #
 TDB #9

 No.
 2411009

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period October 1, 2024 to October 31, 2024.

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 10/1/2024 | Arif Dhanani        | Effect pre-authorized payments from residents for housing and parking<br>charges; review the Co-op's operating bank account; review COCHI<br>project update sent by C. de Poppe of Community First Developments<br>Inc. ("CFDI"); email to C. de Poppe in this regard; email to S. Lama of<br>the City of Toronto with COCHI project update and request for when<br>subsidy funds will be deposited; email to C. de Poppe re application for<br>COCHI timeline extension; review of email from E. Vieira of CFDI re<br>quotes for supplies and insulation and approve same.                                                                                                                                                                                                                                                         | 0.9  |
| 10/1/2024 | Jennifer Hornbostel | Mail A/P cheques and post mortgage payment to MCAP in Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.4  |
| 10/2/2024 | Jennifer Hornbostel | Post receipt of Government subsidies, laundry, parking and rental income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.2  |
| 10/2/2024 | Arif Dhanani        | Review of June 2024 draft financial statements and other audit related<br>documentation; review of draft management representation letter;<br>emails to A. Vahrmeyer re financial statements and management rep<br>letter; review of deposits to the Co-op's account; breakdown subsidy<br>from the City of Toronto between operating subsidy and subsidy for<br>Receiver's fees; transfer funds from the Co-op's operating account to<br>Receiver's trust account; complete documentation for transfer to record<br>same in Receiver's GL and send same to J. Hornbostel; review and<br>respond to email from E. Vieira re Enbridge; review of listing of cheques<br>deposited to Receiver's trust account on October 2, 2024, complete<br>documentation for recording of same in Receiver's GL and send same to<br>J. Hornbostel. | 1.6  |
| 10/3/2024 | Arif Dhanani        | Access Receiver's online banking platform, download bank statements<br>for September 2024 for the Co-op's operating account and Receiver's<br>trust account; download Receiver's cheque register for September 2024;<br>send all to L. Lee of CFDI; provide L. Lee with copy of Receiver's invoice<br>for June 2024 at his request; review email from E. Vieira re October EFT<br>payments spreadsheet, download and format same and send to E. Vieira.                                                                                                                                                                                                                                                                                                                                                                             | 0.6  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Time |
|------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 10/3/2024  | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.2  |
| 10/7/2024  | Arif Dhanani        | Review and respond to email from E. Vieira re TH32 sink and quote for<br>plumber re same; review and respond to email from E. Vieira re elevator<br>not working and potential issue with motor; review of email from<br>S. Lama re CFDI September management report and August financial<br>statements; review of financial statements and variances; reporting<br>email to S. Lama.                                                                                                                                                                                                                                                                                                      | 1.3  |
| 10/8/2024  | Bryan Tannenbaum    | Review A. Dhanani email to S. Lama with explanation of variances in various of the Co-op's expenses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.2  |
| 10/8/2024  | Arif Dhanani        | Review email from E. Vieira with update on elevator and respond<br>thereto; review of email from L. Lee and HST returns for the RT0001<br>and RT0002 accounts attached thereto; email to J. Hornbostel to<br>complete payment documentation and process cheque for payment to<br>Canada Revenue Agency ("CRA"); review of email from S. Lama to<br>E. Vieira re RGI Units.                                                                                                                                                                                                                                                                                                                | 0.4  |
| 10/8/2024  | Jennifer Hornbostel | Prepare cheque to CRA re HST; void duplicate receipt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 10/9/2024  | Arif Dhanani        | Review of email from S. Lama re budget vs. actual financial statements<br>for August 2024 and respond with request for meeting; review of<br>detailed email from M. Stanley of the City of Toronto to E. Vieira re RGI<br>households and next steps.                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.4  |
| 10/10/2024 | Arif Dhanani        | Review of budget prepared by CFDI for 2024-2025 year, prior year<br>property taxes paid and current year property taxes paid; call with<br>S. Lama re in-year deficit and COCHI funding; email to C. de Poppe re<br>COCHI funding; review and respond to email from J. Buckstein re<br>garage door; review of further email from J. Buckstein with update on<br>garage door.                                                                                                                                                                                                                                                                                                              | 1.2  |
| 10/11/2024 | Arif Dhanani        | Review and respond to email from E. Vieira re timing of Notices to<br>Appear for 3 residents; forward email from C. de Poppe re additional<br>COCHI projects and forward same to S. Lama; review of questions from<br>S. Lama and write to C. de Poppe in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.4  |
| 10/11/2024 | Anne Baptiste       | Prepare bank reconciliation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.6  |
| 10/11/2024 | Bryan Tannenbaum    | Emails between A. Dhanani and property manager on COCHI and other funding calculations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.3  |
| 10/15/2024 | Arif Dhanani        | Review of email from E. Vieira re TH26 bathroom, including review of pictures and respond to E. Vieira re course of action; review of accounts payable invoices and vouchers uploaded by E. Vieira; email to E. Vieira re Enbridge Gas cheque processing form; review of prior Enbridge Gas invoice provided by E. Vieira; amend cheque requisition form; email to J. Hornbostel to process cheques; process refund to resident re parking spot 90 for October 2024 charge taken on October 1, 2024; sign direction to partially redeem GIC requested by BMO to pay National Elevator Consulting, send same to B. Tannenbaum for second signature and send final signed direction to BMO. | 1.1  |
| 10/16/2024 | Jennifer Hornbostel | Post receipts for rental and parking income; prepare A/P cheques for signing; prepare EFT payments to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.9  |
| 10/17/2024 | Arif Dhanani        | Send confirmation of payment of York University invoices for water and<br>electricity and parking to J. Hornbostel for recording same in Receiver's<br>GL and to York University; review of secure email from BMO re partial<br>redemption of COCHI GIC, download receipt, complete documentation<br>for recording in Receiver's GL and send all to J. Hornbostel to post same<br>in Receiver's GL; call with E. Vieira re quote for repair of garage door,                                                                                                                                                                                                                               | 1.9  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Time |
|------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|            |                     | working capital and spending and eviction proceeding on October 19, 2024; review and respond to A. Vahrmeyer re finalization of financial statements and other documents for the year ended June 30, 2024; review of email from R. Silva of York University re rent roll, review rent roll in CFDI monthly reports, review CFDI benchmark analysis and respond to R. Silva.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |
| 10/17/2024 | Jennifer Hornbostel | Post payments to York University; post GIC redemption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.3  |
| 10/18/2024 | Arif Dhanani        | Review of listing of debit payments made on October 16 and 17, 2024 by residents for housing and parking charges; review of email from S. Lama re hot water issues and resident notifying the City of Toronto of same, review of resident's email, respond to S. Lama re contractor called in and addressing issues with boiler; email to CFDI requesting update on boiler repairs/maintenance; review of email re boiler and communicate same with the City; email from S. Lama re parking garage incident, email to E. Vieira in this regard, review of reply from E. Vieira and forward same to S. Lama; review of contractor invoices provided by CFDI and summaries thereof, review tenant rent roll at May 2023, draft spreadsheet re contractor invoice totals, cross reference same and send email to WeirFoulds LLP in this regard; review and respond to L. Lee re City of Toronto Waste cheque; review of CFDI listing of debit payments from residents on October 18, 2024; review and respond to email from E. Vieira re Unit 813 water concerns.                         | 4.1  |
| 10/21/2024 | Jeff Berger         | Review and cheques and back up thereto, sign cheques for accounts payable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.6  |
| 10/21/2024 | Arif Dhanani        | Email to J. Hornbostel re production of cheque stub copy for cheque<br>#339 requested by CFDI; email to E. Vieira re production of report as<br>requested by York University; email to E. Vieira with request to confirm<br>timing and virtual links to Notice to Appear meetings with various<br>residents; review of email from E. Vieira re mold remediation and<br>plumbing issues for several units, including reviewing photos and<br>assessment report; review of unit breakdown report and summary of<br>same provided by CFDI and send same to R. Silva; review of draft<br>financial statements, audit entries, representation letter, T183, T1044,<br>draft management letter and draft audit findings letter, comment<br>thereon and send email to A. Vahrmeyer in this regard; review of<br>supporting materials and sign cheques for accounts payable; review of<br>listing of debit payments made by residents on October 21, 2024; attend<br>notice to appear meeting for Unit 106 with C. de Poppe; attend notice to<br>appear meeting for Unit 616 with C. de Poppe. | 3.4  |
| 10/21/2024 | Jennifer Hornbostel | Provide cheque stub to CFDI; assemble A/P cheques for signing; prepare labels and mail cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.8  |
| 10/22/2024 | Arif Dhanani        | Review of email from A. Vahrmeyer to CFDI re adjusting entries and<br>agreement with same; review of email from A. Vahrmeyer with amended<br>notes to financial statements, including review of notes and respond to<br>A. Vahrmeyer; review of email from V. Bazak of WeirFoulds re minute<br>books, by-laws, etc.; forward V. Bazak email to CFDI to ascertain status<br>of books and records requested by WeirFoulds and respond to<br>WeirFoulds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.4  |
| 10/23/2024 | Arif Dhanani        | Review and respond to email from R. Silva re questions on rent schedule<br>provided by CFDI; review of further email from M. Silva and email to<br>CFDI in this regard; review of additional funding letter from the City of<br>Toronto and forward same to CFDI; review of response and attachments<br>from CFDI re questions from WeirFoulds and forward CFDI email to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.4  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |
|------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|            |                     | V. Bazak; review and respond to E. Vieira re TH20 new appliance required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |
| 10/24/2024 | Arif Dhanani        | Review and respond to email from E. Vieira re broken glass at side door of Co-op.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.2  |
| 10/25/2024 | Arif Dhanani        | Review listing of cheques deposited to Receiver's trust account on<br>October 24, 2024 for resident housing and parking charges, complete<br>documentation for recording of same in Receiver's GL and send<br>documentation to J. Hornbostel to post; review of email from E. Vieira<br>re LTB hearing for residents in unit 310 and TH9, including review of<br>each resident's ledger and arrears, design payment plan for each resident<br>with respect to presenting same at the LTB hearing and send same to<br>E. Vieira to forward to paralegal.                                                                                                                                                                                 | 1.5  |
| 10/28/2024 | Arif Dhanani        | Review of email from E. Vieira re COCHI project update; review of email<br>from E. Vieira re elevator project commencement; review of email from<br>E. Vieira re people stuck in elevator and attendance by Element<br>Elevators and fire department; respond to R. Silva re RGI calculations<br>and percentage of income as the basis of calculating the housing charge<br>for an RGI household; review of most recent COCHI project update from<br>C. de Poppe and forward same to S. Lama; call with WeirFoulds, the City<br>of Toronto and B. Tannenbaum re update meeting on next steps for<br>transition of Co-op; email to E. Vieira re obtaining PDF copies of the Co-<br>op's by-laws; email exchange with S. Lama re by-laws. | 1.5  |
| 10/28/2024 | Bryan Tannenbaum    | Webex meeting with City of Toronto representatives, WeirFoulds and<br>A. Dhanani to discuss bylaws, transition, court report and<br>recommendations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.7  |
| 10/29/2024 | Arif Dhanani        | Review of emails from E. Vieira re accounts payable; review and respond<br>to emails from E. Vieira re by-laws and Board minute copies; forward<br>email re by-laws to WeirFoulds; review of email from E. Vieira re<br>changes to EFT template for various units, make changes as appropriate<br>and confirm same with E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                      | 0.8  |
| 10/30/2024 | Arif Dhanani        | Review of debit payments made on October 29, 2024 by residents for<br>housing and parking charges; draft letter of authorization and direction<br>to BMO to partially redeem GIC held for COCHI funds in order to pay<br>certain invoices related to ongoing capital projects; sign letter and send<br>to B. Tannenbaum for second signature; send letter for partial<br>redemption of GIC to BMO; review of emails from A. Vahrmeyer and<br>L. Lee application of payment to Co-op waste disposal account; review<br>of accounts payable invoices and cheque requisitions provided by<br>E. Vieira and email to J. Hornbostel in this regard.                                                                                          | 1.4  |
| 10/31/2024 | Arif Dhanani        | Review of email from BMO and receipt for partial redemption of GIC to<br>pay for invoices related to ongoing COCHI projects, complete receipts<br>processing form and send all to J. Hornbostel to record in Receiver's GL;<br>review and respond to email from B. Wong re difference in GIC balance;<br>emails from/to E. Vieira re Board Minutes, set up iManage Share folder<br>for Board Minutes and email to E. Vieira in this regard; review share<br>folder for minutes uploaded by CFDI; email to WeirFoulds in this regard<br>and add V. Balzac and M. Mossip to sharing folder; review of email from<br>E. Vieira re doors requiring repairs, review of quotes provided and<br>respond to E. Vieira.                          | 1.1  |
| 10/31/2024 | Jennifer Hornbostel | Post GIC to Ascend.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |

| Date | Professional | Description                                                                                                                                                                                               | Time |
|------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|      |              | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing. |      |
|      |              |                                                                                                                                                                                                           | 31.2 |

| Professional                                          | Level                | Hours | R  | ate | Fees                        |
|-------------------------------------------------------|----------------------|-------|----|-----|-----------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT            | President            | 1.20  | \$ | 595 | \$<br>714.00                |
| Arif N. Dhanani, CPA, CA, CIRP, LIT                   | Vice President       | 25.60 | \$ | 495 | 12,672.00                   |
| Jeff Berger, CPA, CA, CIRP, LIT                       | Vice President       | 0.60  | \$ | 495 | 297.00                      |
| Anne Baptiste/Jennifer Hornbostel                     | Estate Administrator | 3.80  | \$ | 125 | 475.00                      |
| <b>Total hours and professional fees</b><br>HST @ 13% |                      | 31.20 |    |     | \$<br>14,158.00<br>1,840.54 |
| Total payable                                         |                      |       |    |     | \$<br>15,998.54             |



TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date December 11, 2024

 Client File
 3-001

 Account #
 TDB #10

 No.
 2412007

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period November 1, 2024 to November 30, 2024.

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Time |
|-----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 11/1/2024 | Arif Dhanani        | Effect EFT payment for residents' housing and parking charges and<br>member deposit updates; transfer funds from the Co-op's operating<br>account to Receiver's trust account; complete documentation for<br>recording of transfer and send same to J. Hornbostel with request to<br>record same in Receiver's GL; pay the Co-op's November 2024 mortgage<br>payment to MCAP; email to J. Hornbostel to record payment; email to<br>MCAP confirming payment; email to Community First Developments<br>Inc. ("CFDI") with copy of the City of Toronto's additional subsidy letter<br>and copy of TDB invoice being funded by the City of Toronto; review and<br>respond to email from E. Vieira of CFDI re resident purchasing its own<br>appliances. | 2.5  |
| 11/1/2024 | Jennifer Hornbostel | Post receipt of rental and parking income; post payment to MCAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.2  |
| 11/4/2024 | Jennifer Hornbostel | Prepare A/P cheques to be signed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.0  |
| 11/4/2024 | Arif Dhanani        | Review of email from J. St. Louis to CHFT re Receiver and its counsel<br>contacting CHFT; download e-Statements for October 2024 for<br>Receiver's trust account and the Co-op's operating account, download<br>schedule of EFT receipts and member deposit receipts taken on<br>November 1, 2024 in connection with housing and parking charges,<br>download Receiver's cheque register for the month of October 2024 and<br>send all to CFDI; review email from E. Vieira re progress on obtaining<br>quotes for mould remediation in various units; review of email from<br>L. Lee of CFDI and respond thereto with copy of invoice requested for<br>accounting purposes.                                                                         | 0.8  |
| 11/4/2024 | Bryan Tannenbaum    | Review and sign accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.3  |
| 11/5/2024 | Jennifer Hornbostel | Mail accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.3  |
| 11/5/2024 | Arif Dhanani        | Review of email from E. Vieira re amount of subsidy deposited to the Co-<br>op's operating account on October 2, 2024; write to the City of Toronto<br>to confirm deduction taken from subsidy for prior year overpayment;<br>review of email from S. Lama of the City of Toronto; respond to E. Vieira                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.9  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Time |
|------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|            |                     | and CFDI accounting department regarding subsidy amount deposited<br>for October and November 2024; review of email from L. Lee re A/R<br>letter, review E. Vieira response thereto and email to L. Lee in this<br>regard; emails from/to E. Vieira re implementation of TenantPay<br>system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |
| 11/5/2024  | Tanveel Irshad      | Draft S. 246(2) report and statement of receipts and disbursements; email same to A. Dhanani.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.4  |
| 11/6/2024  | Tanveel Irshad      | Revise statement of receipts and disbursements and email same to<br>A. Dhanani; review email from A. Dhanani and investigate discrepancy;<br>correspond with A. Dhanani re same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.6  |
| 11/6/2024  | Arif Dhanani        | Review S. 246(2) report prepared by T. Irshad, reconcile GL to statement<br>of receipts and disbursements, complete report, finalize and sign same<br>and send to T. Irshad for filing with the Office of the Superintendent of<br>Bankruptcy ("OSB").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.9  |
| 11/7/2024  | Arif Dhanani        | Review of listing of cheques deposited to Receiver's trust account on<br>November 6, 2024 for resident housing and parking charges; complete<br>documentation for recording of same in Receiver's GL and send all to<br>J. Hornbostel; review of quotes for mould remediation in various units,<br>compare quotes, email to E. Vieira in this regard and review her<br>response, approve recommendation from CFDI.                                                                                                                                                                                                                                                                                                                                                                                                               | 0.6  |
| 11/7/2024  | Anne Baptiste       | Prepare bank reconciliation for October 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.8  |
| 11/7/2024  | Jennifer Hornbostel | Fax S. 246(2) report to OSB; post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.3  |
| 11/8/2024  | Arif Dhanani        | Review of listing of debit payments made by residents on November 7, 2024 for housing and parking charges; review further quotes received by E. Vieira re mould remediation; respond to E. Vieira re TH36.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.5  |
| 11/8/2024  | Anne Baptiste       | Update and finalize bank reconciliation for October 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.2  |
| 11/8/2024  | Jennifer Hornbostel | Post rental and parking income receipt from October 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 11/11/2024 | Arif Dhanani        | Review email from E. Vieira re supplies required for Co-op and approve<br>same; review emails from E. Vieira with quotes from Mid-Northern<br>Electric in connection with elevator modernization project, review<br>quotes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.5  |
| 11/12/2024 | Arif Dhanani        | Review of email from C. de Poppe of CFDI and Brown & Beattie report<br>in respect of roofing project attached thereto, respond to email from<br>C. de Poppe; review of email from E. Vieira re need to shut down elevator<br>and subsequent update thereto; review of listing of debit payments made<br>on November 11, 2024 by residents for housing and parking charges;<br>review of accounts payable cheques uploaded by E. Vieira and back up<br>thereto and sign cheques; emails to/from E. Vieira re accounts payable;<br>email to WeirFoulds LLP re legal opinion required for separation<br>framework for trades completing elevator modernization project vs.<br>roofing project, review email from WeirFoulds in this regard and reply<br>thereto; review and respond to email from E. Vieira re TenantPay<br>system. | 1.9  |
| 11/12/2024 | Jennifer Hornbostel | Prepare and mail accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.0  |
| 11/12/2024 | Bryan Tannenbaum    | Review various emails with WeirFoulds re roofing contract; sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.4  |
| 11/13/2024 | Arif Dhanani        | Review and respond to email from WeirFoulds re legal opinion; review<br>of email from WeirFoulds re follow up questions regarding Co-op<br>minutes and policies and forward same to CFDI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Time |
|------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 11/14/2024 | Arif Dhanani        | Review of listing of cheques deposited to Receiver's trust account on<br>November 13, 2024, complete documentation for recording same in<br>Receiver's GL and send all to J. Hornbostel; review of email from<br>E. Vieira re AGM meeting minutes and policies, brief review of<br>attachments thereto and forward all to WeirFoulds; call with J. Scorgie<br>of WeirFoulds re elevator modernization project and roof project and<br>health and safety matters to be complied with by the Ministry of Labour.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1.1  |
| 11/14/2024 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 11/18/2024 | Arif Dhanani        | Review of invoice received from WeirFoulds and forward same to E. Vieira to upload same with next batch of invoices for payment; review email from WeirFoulds re Co-op's member login credentials for CHFC website and forward same to E. Vieira; review and respond to email from S. Lama re elevators; forward email from S. Lama to E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.7  |
| 11/19/2024 | Arif Dhanani        | Email exchange with E. Vieira re CHFC website and login and elevator<br>breakdowns; forward email exchange re elevator breakdowns to S. Lama<br>at the City of Toronto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.4  |
| 11/20/2024 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 11/21/2024 | Arif Dhanani        | Review memo drafted by J. Scorgie re multiple project completion,<br>Ministry of Labour guidelines on workplace safety and respond thereto<br>with comments and questions; review of City of Toronto Fire Services<br>invoices forwarded by York University and respond to email from York<br>University re same, forward invoices to E. Vieira for upload with other<br>invoices from suppliers; review of WeirFoulds' response to questions<br>regarding memo and forward memo to C. de Poppe with questions re<br>request for extension of COCHI agreement deadline for use of funds;<br>review of email from R. Silva of York University re vacant home tax;<br>access the City of Toronto's vacant home tax declaration for 2024,<br>complete same and send copy of declaration to R. Silva; exchange emails<br>with CFDI re Tenantpay deposits, check Receiver's trust account and Co-<br>op's operating account for deposits and email to CFDI re same. | 1.9  |
| 11/21/2024 | Bryan Tannenbaum    | Receipt and review of A. Dhanani email to J. Scorgie regarding roofing report and opinion; review of J. Scorgie response.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.3  |
| 11/22/2024 | Arif Dhanani        | Email to E. Vieira re confirmation for utilization of Diversatech for TH furnace inspections; emails to/from E. Vieira re Tenantpay deposits and accounting; emails from/to S. Lama re COCHI extension; review of reply from C. de Poppe re COCHI extension; review of email from P. Cho of WeirFoulds re designation of Receiver as employer post-appointment; review of November 2024 management report and attachments to same; email to E. Vieira with questions and comments on same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.2  |
| 11/22/2024 | Bryan Tannenbaum    | Review emails between A. Dhanani and S. Lama re roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.3  |
| 11/25/2024 | Arif Dhanani        | Review email from E. Vieira re elevator issues and respond thereto;<br>review of further email from E. Vieira re efforts to try to expedite elevator<br>modernization of existing elevator being remodeled; review of resident<br>debit payments made on November 22, 2024 for housing and parking<br>charges; review of email from C. de Poppe re garage emergency exit and<br>brick deterioration with recommendation to cordon off area; review of<br>accounts payable invoices and vouchers uploaded to shared folder by<br>E. Vieira; email to E. Vieira in this regard.                                                                                                                                                                                                                                                                                                                                                                                  | 1.0  |
| 11/26/2024 | Arif Dhanani        | Review of detailed email from E. Vieira re payment of arrears balance<br>from resident in TH9, Evac-Chair, and Epiphany Fire Services and<br>respond thereto; review and respond to email from P. Cho requesting<br>meeting in advance of meeting with the City of Toronto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.5  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Time |
|------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 11/27/2024 | Arif Dhanani        | Review invoice from York University for water and hydro and forward<br>same to E. Vieira with request to include voucher and invoice on next<br>accounts payable upload; review of listing of debit payments made by<br>residents on November 26, 2024 for housing and parking charges; email<br>exchange with J. Hornbostel re payment on-line to Enbridge and the City<br>of Toronto and processing cheques for remaining payables; review<br>documentation prepared by J. Hornbostel, approve same and make<br>payment to the City of Toronto and Enbridge. | 0.8  |
| 11/27/2024 | Jennifer Hornbostel | repare accounts payable payments; request EFT information from<br>VeirFoulds, City of Toronto, Corsetti, Epiphany Fire and Northern<br>Electric.                                                                                                                                                                                                                                                                                                                                                                                                               |      |
| 11/28/2024 | Arif Dhanani        | Review of email exchange between WeirFoulds and Brown & Beattie re<br>roofing contract; effect changes requested by E. Vieira to resident EFT<br>amounts and member deposit amounts on Receiver's on-line banking<br>platform; call with WeirFoulds; call with the City of Toronto, WeirFoulds<br>and B. Tannenbaum; review of email from York University re payment<br>of Toronto Fire Services' invoices and respond thereto with payment<br>confirmation attached to email.                                                                                 | 1.1  |
| 11/28/2024 | Bryan Tannenbaum    | Zoom meeting with the City of Toronto (P. Fischer/S. Lama/M. Siboni),<br>WeirFoulds (P. Cho/M. Mossip/V. Bazak/K. Ivory) and A. Dhanani to<br>discuss status, townhall, court reporting, etc.                                                                                                                                                                                                                                                                                                                                                                  | 1.0  |
| 11/28/2024 | Jennifer Hornbostel | Post payments to GL for Enbridge and City of Toronto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.3  |
| 11/29/2024 | Jennifer Hornbostel | Prepare payment to WeirFoulds and Epiphany Fire.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.4  |
|            |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                      |      |
|            |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 29.0 |

| Professional                                                                                        | Level                                    | Hours                 | R              | ate               | Fees                                 |
|-----------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------|----------------|-------------------|--------------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Tanveel Irshad | President<br>Vice President<br>Associate | 2.30<br>18.60<br>2.00 | \$<br>\$<br>\$ | 595<br>495<br>295 | \$<br>1,368.50<br>9,207.00<br>590.00 |
| Anne Baptiste/Jennifer Hornbostel                                                                   | Estate Administrator                     | 6.10                  | \$             | 125               | 762.50                               |
| <b>Total hours and professional fees</b><br>HST @ 13%                                               |                                          | 29.00                 |                |                   | \$<br>11,928.00<br>1,550.64          |
| Total payable                                                                                       |                                          |                       |                |                   | \$<br>13,478.64                      |



TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

**Date** January 22, 2025

 Client File
 3-001

 Account #
 TDB #11

 No.
 2501025

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period December 1, 2024 to December 31, 2024.

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Time |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 12/2/2024 | Arif Dhanani        | Initiate resident housing and parking payments via EFT on Receiver's<br>on-line banking platform; initiate resident member deposits update<br>payments via EFT on Receiver's on-line banking platform; email to<br>E. Vieira of Community First Developments Inc. ("CFDI") with request<br>for listing of phone numbers associated with the Co-op; complete<br>documentation for December 2024 mortgage payment to MCAP and<br>make payment on Receiver's on-line banking platform; review<br>documentation for payment of invoice from Corsetti Paralegal, make<br>payment and send payment confirmation to J. Hornbostel to record in<br>Receiver's GL; draft and send lengthy email to Insolvency Department<br>at Bell Canada, including attaching various court orders and list of Bell<br>Canada accounts; complete documentation for payment of December<br>2024 mortgage payment and send payment confirmation to<br>J. Hornbostel to record same in Receiver's GL and to MCAP; filing<br>various emails; review list of cheques deposited by CFDI to Receiver's<br>trust account; complete documentation for recording of cheques<br>deposited to Receiver's trust account and send same to J. Hornbostel to<br>record in Receiver's GL; review of email from S. Lama of the City of<br>Toronto re questions on CFDI reporting for October 2024. | 2.2  |
| 12/2/2024 | Jennifer Hornbostel | Post payments to Corsetti Paralegal, MCAP and WeirFoulds LLP; post receipts from the Co-op's operating account and rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.6  |
| 12/3/2024 | Arif Dhanani        | Review email from L. Lee of CFDI in response to queries from S. Lama;<br>email to L. Lee in this regard; review of email from Brown & Beattie to<br>J. Scorgie of WeirFoulds LLP; review of email from D. McNiven and<br>forward same to E. Vieira with request to contact resident; review back<br>up and sign accounts payable cheques; review of response from E. Vieira<br>re D. McNiven.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1.1  |
| 12/3/2024 | Jennifer Hornbostel | Print and courier A/P cheques to CFDI.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.4  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Time |
|------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 12/3/2024  | Bryan Tannenbaum    | Telephone call from resident; email sent to property manager to deal<br>with him; response from property manager re same; review and sign<br>cheques; receipt and review of resident email.                                                                                                                                                                                                                                                                                                                                                                           | 0.6  |
| 12/4/2024  | Arif Dhanani        | Review of email from J. Scorgie and respond to same with copy of<br>contract with Element Elevators; review of listing of Tenantpay and<br>debit payments made by residents on December 3, 2024; review of<br>emails between WeirFoulds and Brown & Beattie re roofing contract and<br>asphalt contract; download November 2024 bank statement and<br>Receiver's cheque register and send same to L. Lee at CFDI.                                                                                                                                                     | 0.5  |
| 12/5/2024  | Anne Baptiste       | Prepare bank reconciliation for November 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.0  |
| 12/5/2024  | Arif Dhanani        | Review of Tenantpay payments by residents on December 5, 2024;<br>review of email from E. Vieira and quotes for replacement of TH 23<br>kitchen counter; email to E. Vieira with questions; review of response<br>from E. Vieira and approve quote; review of email from L. Lee re<br>electronic payments made in November 2024 by Receiver, find invoices<br>related to same and send to L. Lee; review of email from S. Lama with<br>questions on October 2024 financial statements and responses thereto<br>from CFDI; draft and send responding email to S. Lama. | 1.8  |
| 12/5/2024  | Bryan Tannenbaum    | Receipt and review of P. Cho of WeirFoulds email draft memo regarding<br>review of the Co-op's by-laws and minute book, process for appointing a<br>new board under the by-laws and the Co-Operative Corporations Act.                                                                                                                                                                                                                                                                                                                                                | 0.3  |
| 12/9/2024  | Arif Dhanani        | Review email from E. Vieira re cancellation of EFS as service provider<br>and retention of Lifeline and approve same; review of amendment to<br>elevator contract received from WeirFoulds; email to C. de Poppe of<br>CFDI explaining amendment and request to forward to Element<br>Elevators for sign off on same; review of WeirFoulds' memo on policies,<br>procedures and by-laws, member meeting and election of a new board<br>of directors and comment on same.                                                                                              | 1.1  |
| 12/10/2024 | Arif Dhanani        | Review of cheques deposited to Receiver's trust account on December 6, 2024; complete documentation for recording same in Receiver's GL and email to J. Hornbostel with request to record same; review of email from the City of Toronto re invoices required for A/R for the period ended June 30, 2024 and review of response from E. Vieira re same, including brief review of attachments thereto.                                                                                                                                                                | 0.5  |
| 12/10/24   | Bryan Tannenbaum    | Receipt and review of P. Cho email attaching draft memo to bring the Co-Op back into good standing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.4  |
| 12/10/24   | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.1  |
| 12/11/2024 | Arif Dhanani        | Review of email from E. Vieira re request for confirmation of payment of<br>Cintas invoice; review Receiver's cheque register and trace same into<br>Receiver's GL; respond to E. Vieira.                                                                                                                                                                                                                                                                                                                                                                             | 0.3  |
| 12/12/2024 | Arif Dhanani        | Review listing of debit payments made on December 11, 2024 by<br>residents for housing and parking charges; review of email from<br>M. Morgenstern re amendment to Element Elevators contract executed<br>by Element Elevators; email to J. Scorgie in this regard; review of reply<br>from J. Scorgie; execute amendment and send same to elevator project<br>consultant, CFDI and J. Scorgie.                                                                                                                                                                       | 0.4  |
| 12/12/2024 | Margarita Cargher   | Call with A. Dhanani on the background of the file and activities to date; discussion on the requirements on the Sixth Report.                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
| 12/13/2024 | Arif Dhanani        | Further email to Bell Canada insolvency department, following up on<br>prior emails; review and respond to email from Bell Mobility; review<br>accounts payable invoices uploaded to shared folder by E. Vieira; review                                                                                                                                                                                                                                                                                                                                               | 1.9  |

| Date       | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Time |
|------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|            |                     | Receiver's GL; email to J. Hornbostel with instructions on coding and<br>payment of accounts payable invoices; review of letter from the City of<br>Toronto re reinstatement of resident's RGI status and email to E. Vieira<br>in this regard, review reply from E. Vieira; review documentation<br>supporting payment of WeirFoulds invoice, approve same and pay<br>invoice; email to J. Hornbostel with payment confirmation and request<br>to record same in Receiver's GL; review of documentation supporting<br>payment of invoice to York University, approve, pay invoice and send<br>confirmation to J. Hornbostel; review of documentation to pay City of<br>Toronto invoice, approve, pay invoice and send confirmation to<br>J. Hornbostel.                                                                                                                    |      |
| 12/13/2024 | Margarita Cargher   | Review of October and November receipts; prepare first draft of the Sixth Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2.0  |
| 12/13/2024 | Jennifer Hornbostel | Reclass GL entry; prepare payments to WeirFoulds, City of Toronto and York University; prepare A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.8  |
| 12/16/2024 | Arif Dhanani        | Review of additional funding letter from the City of Toronto and forward<br>same to CFDI accounting with copy of Receiver's invoice for October<br>2024; review documentation supporting same and sign accounts<br>payable cheques; review Receiver's Sixth Quarterly Report drafted by<br>M. Cargher and comment on same; meet with M. Cargher re report,<br>COCHI, City of Toronto and CFDI; send draft report to WeirFoulds for<br>comments; email to York University with confirmation of payments for<br>water and electricity invoice and City of Toronto Fire Services invoice.                                                                                                                                                                                                                                                                                      | 1.7  |
| 12/16/2024 | Bryan Tannenbaum    | Review and sign cheques; review Sixth Quarterly Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5  |
| 12/16/2024 | Jennifer Hornbostel | Assemble A/P cheques for signing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.4  |
| 12/17/2024 | Jennifer Hornbostel | Post payments to City of Toronto and York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.2  |
| 12/18/2024 | Arif Dhanani        | Review listing of debit payments made by residents on December 17, 2024 for housing and parking charges; review of listing of cheques deposited to Receiver's trust account on December 17, 2024 by CFDI, complete documentation for recording of same in Receiver's GL and send documentation to J. Hornbostel; review of notice from Toronto Fire Services sent by E. Vieira and email to E. Vieira in this regard; review of Lifeline Safety contract and email to E. Vieira with questions; emails to/from E. Vieira re Lifeline contract and additional optional items and applicability of same; email to P. Cho re Sixth Quarterly Report, review of comments from P. Cho and incorporate same, as appropriate, finalize and execute report; send Sixth Quarterly Report to the Service Manager and to D. Nishimura with request to post same on Receiver's website. | 1.2  |
| 12/19/2024 | Arif Dhanani        | Review of email from C. de Poppe re eviction of resident in Unit 402;<br>emails to/from E. Vieira re specifics of eviction and Receiver's decision<br>re same; execute 2-year contract with Lifeline Fire Protection and send<br>same to E. Vieira; review of email forwarded by S. Lama from Housing<br>Stability Services re extension of COCHI timelines and forward same to<br>C. de Poppe; emails from/to E. Vieira regarding engaging security guard<br>for attendance during removal of Unit 402 resident's (evicted)<br>belongings from unit; review of email from S. Lama to C. de Poppe re<br>COCHI extension response.                                                                                                                                                                                                                                           | 1,1  |
| 12/19/2024 | Donna Nishimura     | Post Receiver's Sixth Quarterly Report to the Receiver's webpage on the TDB website.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.2  |

| Date       | Professional | Description                                                                                                                                                                                                                                                                                                                       | Time |
|------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 12/20/2024 | Arif Dhanani | Effect changes to resident housing and parking charges template and<br>member deposit template on Receiver's on-line banking platform as<br>requested by E. Vieira.                                                                                                                                                               | 1.1  |
| 12/23/2024 | Arif Dhanani | Further emails to/from E. Vieira re Unit 402 resident eviction details;<br>review and respond to email from J. Buckstein re camera issues and<br>calling technician to attend at the Co-op to investigate same; review of<br>listing of debit payments made by residents on December 20, 2024 for<br>housing and parking charges. | 0.4  |
|            |              | To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.                                                                                                                               |      |
|            |              |                                                                                                                                                                                                                                                                                                                                   | 23.1 |

| Professional                                      | Level                | Hours | R  | ate | Fees            |
|---------------------------------------------------|----------------------|-------|----|-----|-----------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT        | President            | 1.80  | \$ | 595 | \$<br>1,071.00  |
| Arif N. Dhanani, CPA, CA, CIRP, LIT               | Vice President       | 15.30 | \$ | 495 | 7,573.50        |
| Margarita Cargher, MBA, MAcc                      | Manager              | 2.30  | \$ | 340 | 782.00          |
| Anne Baptiste/Jennifer Hornbostel/Donna Nishimura | Estate Administrator | 3.70  | \$ | 125 | 462.50          |
| Total hours and professional fees                 |                      | 23.10 | •  |     | \$<br>9,889.00  |
| Disbursements                                     |                      |       |    |     |                 |
| Courier\$ 18.66                                   |                      |       |    |     |                 |
| Total disbursements                               |                      |       |    |     | 18.66           |
| Total professional fees and disbursements         |                      |       |    |     | \$<br>9,907.66  |
| HST @ 13%                                         |                      |       |    |     | 1,288.00        |
| Total payable                                     |                      |       |    |     | \$<br>11,195.66 |



**TDB Restructuring Limited** 

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

Date February 14, 2025

 Client File
 3-001

 Account #
 TDB #12

 No.
 2502015

For professional services rendered with respect to the appointment of TDB Restructuring Limited (formerly RSM Canada Limited) as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period January 1, 2025 to January 31, 2025.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                  | Time |
|----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 1/2/2025 | Arif Dhanani        | Effect payment of additional member deposits and rent charges for<br>January 2025 for residents; transfer funds from the Co-op's operating<br>account to Receiver's trust account and send back up to J. Hornbostel<br>for recording in Receiver's GL; make January 2025 mortgage payment<br>to MCAP, send payment confirmation to MCAP and to J. Hornbostel for<br>recording in Receiver's GL.                              | 0.9  |
| 1/2/2025 | Jennifer Hornbostel | Post payment to MCAP; post receipt of rental and parking income and transfer from operating account.                                                                                                                                                                                                                                                                                                                         | 0.3  |
| 1/3/2025 | Arif Dhanani        | Review listing of debit payments made by residents on January 2, 2025<br>for housing and parking charges; review of email from E. Vieira of<br>Community First Developments Inc. ("CFDI") and quotation attached<br>thereto for rectification of fire inspection violations and approve same.                                                                                                                                | 0.2  |
| 1/6/2025 | Arif Dhanani        | Review listing of cheques for resident housing and parking charges<br>deposited to Receiver's trust account on January 3, 2025, complete<br>documentation for recording of same in Receiver's GL and send same to<br>J. Hornbostel; download and send bank statements for the Co-op's<br>operating account and Receiver's trust account and Receiver's cheque<br>register for December 2024 and send same to L. Lee of CFDI. | 0.6  |
| 1/6/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                   | 0.1  |
| 1/7/2025 | Arif Dhanani        | Review of email from L. Lee with request for copies of various invoices, search for invoices and respond to L. Lee with same; review of Tenantpay payments made on January 4, 2025.                                                                                                                                                                                                                                          | 0.4  |
| 1/8/2025 | Arif Dhanani        | Download listing of member deposits and housing/parking charges<br>taken by EFT on January 2, 2025, format spreadsheets, document<br>returned EFTs and send all to E. Vieira pursuant to her request; review<br>of listing of cheques deposited to Receiver's trust account on January 8,<br>2025, complete documentation for recording same in Receiver's GL and<br>send same to J. Hornbostel.                             | 0.6  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 1/8/2025  | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.1  |
| 1/9/2025  | Arif Dhanani        | Review of statement from Sparkle Solutions (laundry income); review of<br>email from S. Lama of the City of Toronto (the "City") re elevator<br>electrical work; review of November 2024 income statement; email to<br>CFDI re payment for elevator electrical work and question booking same<br>against replacement work as opposed to against COCHI funds; review of<br>reply from L. Lee re categorization of elevator electrical work; reply to<br>L. Lee with screenshot of Receiver's GL and specifically the COCHI term<br>deposit redemption for payment to Element Elevators for drawings;<br>review of reply from L. Lee.             | 1.1  |
| 1/10/2025 | Arif Dhanani        | Review of listing of debit payments made by residents for housing and<br>parking charges on January 9, 2025; review of RT0001 and RT0002<br>HST returns completed by CFDI for the period October 1 to<br>December 31, 2024; complete supporting documentation for payment of<br>HST obligation for RT0002 account and send all to J. Hornbostel with<br>request to process cheque on January 13, 2025.                                                                                                                                                                                                                                          | 0.4  |
| 1/12/2025 | Anne Baptiste       | Prepare bank reconciliation for December 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.0  |
| 1/13/2025 | Arif Dhanani        | Review of email from E. Vieira re payables; review of Receiver's GL and<br>cheque register; email to E. Vieira re confirmation of payment of prior<br>invoices uploaded to shared folder and request to upload new invoices;<br>review of invoices uploaded by E. Vieira; email to J. Hornbostel to<br>double check accuracy of cheque requisitions completed by E. Vieira and<br>coding of same for GL; draft letter for partial redemption of GIC in which<br>COCHI funds were invested and send letter to B. Tannenbaum for co-<br>signature on letter; review of fully signed letter to BMO and send same<br>for partial redemption of GIC. | 1.3  |
| 1/13/2025 | Bryan Tannenbaum    | Sign letter to BMO for partial redemption of term deposit to pay elevator expenses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.2  |
| 1/13/2025 | Jennifer Hornbostel | Prepare HST remittance cheque.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.2  |
| 1/14/2025 | Arif Dhanani        | Review of secure email sent by BMO re partial redemption of GIC and receipt therefor; complete documentation for recording of partial redemption of GIC and send documentation and receipt to J. Hornbostel for recording in Receiver's GL; review and respond to email from E. Vieira re maintenance supplies required and approve quote for same; review of supporting documentation prepared for payment of York University invoice for water and electricity, pay invoice, send payment confirmation to J. Hornbostel to record in Receiver's GL and to York University; review and sign A/P cheques.                                       | 1.2  |
| 1/14/2025 | Jennifer Hornbostel | Prepare A/P cheques; prepare and post payment to York University; post partial GIC redemption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.4  |
| 1/15/2025 | Arif Dhanani        | Email from P. Cho of WeirFoulds LLP re status update on progress on<br>process to report to Court, respond to P. Cho; review email from P. Cho<br>to the City re cancellation of today's meeting and response from the City<br>thereto.                                                                                                                                                                                                                                                                                                                                                                                                         | 0.2  |
| 1/15/2025 | Jennifer Hornbostel | Mail A/P cheques; post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.6  |
| 1/15/2025 | Bryan Tannenbaum    | Receipt and review of P. Cho email re postpone meeting; review of A. Dhanani response with details; review of P. Cho email to the City; review of the City's response; review and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.7  |
| 1/16/2025 | Arif Dhanani        | Review email from E. Vieira re quotation for installation of fire rated<br>access panels in roof and compliance with Fire Inspector's attendance<br>and inspection and approve quote; review email from E. Vieira re                                                                                                                                                                                                                                                                                                                                                                                                                            | 1.1  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | requirement to replace master bedroom flooring in Unit 208 due to leak<br>from radiator, including review of quote, and approve same; review and<br>respond to email from M. Siboni re rescheduling next collective meeting;<br>review of email from E. Vieira re Unit 208, review of member proposed<br>payment plan for deposit update amount and approve same; call with<br>R. Malinowski of the Cooperators regarding 2025 insurance renewal;<br>email to R. Malinowski with new contact details for the Receiver and<br>request to resend renewal information, installment amounts and due<br>dates for same.                                                                                                                                                                                                |      |
| 1/17/2025 | Arif Dhanani        | Review of annual mortgage statement from MCAP forwarded by E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.1  |
| 1/20/2025 | Arif Dhanani        | Review of listing of debit payments made on January 17, 2024 by<br>residents for housing and parking charges; review and sign cheque for<br>the Cooperators re first installment for payment of annual insurance<br>premium.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.3  |
| 1/20/2025 | Bryan Tannenbaum    | Review and sign cheque for the Cooperators re first installment for payment of annual insurance premium.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 1/20/2025 | Jennifer Hornbostel | Print Cooperators cheque and arrange couriers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.4  |
| 1/21/2025 | Arif Dhanani        | Review of debit payments made by residents on January 20, 2025 for<br>housing and parking charges; brief review of COCHI update report and<br>January 2025 management report, forward same to S. Lama with<br>comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.4  |
| 1/22/2025 | Arif Dhanani        | Review of Tenantpay and debit payments made by residents on January 21, 2025 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 1/23/2025 | Arif Dhanani        | Review of email chain from Brown & Beattie in connection with roofing<br>contract forwarded by E. Vieira; respond to email from E. Vieira with<br>information requested regarding signing authorities and witness; cancel<br>EFT payment for TH23 on Receiver's on-line banking platform template<br>for housing and parking charges as requested by resident; review of<br>listing of debit payments made on January 22, 2025; review of email<br>from E. Vieira re Unit 512 resident hearing at Landlord and Tenant<br>Board ("LTB") and payment plan, draft payment plan and send same to<br>E. Vieira for presentation at LTB hearing; review of potential labour<br>stoppage notice from York University and forward same to E. Vieira;<br>review of payment proposal from resident in TH24 and reject same. | 1.5  |
| 1/24/2025 | Arif Dhanani        | Review listing of debit payments made on January 23, 2025 by residents<br>for housing and parking charges; effect changes to resident housing and<br>parking charge EFT template as requested by E. Vieira.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.4  |
| 1/27/2025 | Arif Dhanani        | Review of listing of debit payments made on January 24, 2025 by<br>residents for housing and parking charges; review of invoices and cheque<br>request forms uploaded by E. Vieira for the Co-op's accounts payable and<br>email to J. Hornbostel with request to process cheques; review of email<br>from E. Vieira re leaks in TH 10 and TH 23 and quote for investigation<br>by plumber and approve same; review of email from E. Vieira re leak in<br>water storage tank for boiler and approve quote for work to be<br>completed; review and sign accounts payable cheques.                                                                                                                                                                                                                                  | 1.1  |
| 1/27/2025 | Jennifer Hornbostel | Prepare A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.7  |
| 1/28/2025 | Arif Dhanani        | Review of City of Toronto Fire invoice forwarded by York University,<br>forward invoice to E. Vieira to confirm dates of elevator incidents,<br>complete documentation for payment of invoice and send all to<br>J. Hornbostel to set up payment on Receiver's on-line banking platform;<br>pay the City invoice and send payment confirmation to York University;                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1.6  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | review of letter from the City re additional funding for Receiver's fees<br>and forward letter and related invoice to CFDI; brief review and sign<br>roofing contract received from Brown & Beattie; review listing of debit<br>payments made by residents on January 27, 2025 for housing and<br>parking charges; review listing of cheques deposited to Receiver's trust<br>account on January 24, 2025, complete documentation for recording of<br>same in Receiver's GL and send all to J. Hornbostel; review of 2024 A/R<br>approval letter sent by S. Lama and forward same to CFDI accounting;<br>review of email from CFDI to York University re labour disruption and<br>response from York University; review listing of debit payments made<br>by residents on January 28, 2025 for housing and parking charges.                                                                                                                                                                                             |      |
| 1/28/2025 | Bryan Tannenbaum    | Review and sign A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.4  |
| 1/28/2025 | Jennifer Hornbostel | Prepare and post payment to the City of Toronto; post receipt of rental and parking income; mail out A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.5  |
| 1/29/2025 | Arif Dhanani        | Review of Tenantpay payments made by residents on January 28, 2025 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.1  |
| 1/30/2025 | Arif Dhanani        | Review of listing of debit payments made by residents on January 29, 2025 for housing and parking charges; review of email from E. Vieira re reaching out to M. Stanley of the City to discuss RGI households with outstanding information; review of listing of Tenantpay payments made on January 30, 2025; review and approve quote for additional supplies required by CFDI maintenance; review of email from E. Vieira to the City re RGI update on status of Units 402 and 805; prepare documentation for maturity of COCHI funds GIC and funds deposited with interest to the Receiver's account and send same to J. Hornbostel to record in Receiver's GL; review letter to invest COCHI funds in new GIC and amend same, finalize and sign letter and send same to B. Tannenbaum for co-signature.                                                                                                                                                                                                             | 1.1  |
| 1/30/2025 | Bryan Tannenbaum    | Review and sign letter to BMO re term deposit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.2  |
| 1/30/2025 | Jennifer Hornbostel | Post GIC redemption and draft letter to BMO to invest funds in new GIC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.3  |
| 1/31/2025 | Arif Dhanani        | Review of debit payments made by residents on January 30, 2025 for<br>housing and parking charges; email to E. Vieira re further changes to<br>EFT template for February 1, 2025 withdrawal from residents' accounts<br>and review of reply from E. Vieira; review of quote from supplier for lock<br>changes required in underground parking garage and approve same;<br>review voicemail and email from Xerox, forward email from Xerox to<br>E. Vieira with request to confirm receipt of outstanding invoices; review<br>of the Co-op's operating account and partially complete documentation<br>for transfer of funds to Receiver's trust account; set up resident EFT<br>payment for housing and parking charges for February 1, 2025; review<br>of email from E. Vieira re Xerox invoices; email to Xerox with copies of<br>Receiver's appointment order and name substitution order and status of<br>receipt of invoices; review of resident letter forwarded by E. Vieira to the<br>City and comment on same. | 1.6  |
| 1/31/2025 | Jennifer Hornbostel | Send letter of direction to BMO to re-invest COCHI funds in a term deposit; review term deposit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.3  |
|           |                     | To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 23.8 |

| Professional                               | Level                | Hours | Rate   |             | Fees      |
|--------------------------------------------|----------------------|-------|--------|-------------|-----------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT | President            | 1.60  | \$ 595 | \$          | 952.00    |
| Arif N. Dhanani, CPA, CA, CIRP, LIT        | Vice President       | 16.30 | \$ 495 |             | 8,068.50  |
| Anne Baptiste/Jennifer Hornbostel          | Estate Administrator | 5.90  | \$ 125 |             | 737.50    |
| Total hours and professional fees 23.80    |                      |       |        |             | 9,758.00  |
| Disbursements                              |                      |       |        |             |           |
| Couriers <u>\$ 51.43</u>                   |                      |       |        |             |           |
| Total disbursements                        |                      |       |        |             | 51.43     |
| Total professional fees and disbursements  |                      |       |        | \$          | 9,809.43  |
| HST @ 13%                                  |                      |       |        |             | 1,275.23  |
| Total payable                              |                      |       |        | <b>\$</b> : | 11,084.66 |



**TDB Restructuring Limited** 

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

**Date** March 12, 2025

 Client File
 3-001

 Account #
 TDB #13

 No.
 2503015

For professional services rendered with respect to the appointment of TDB Restructuring Limited as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the **"Co-op"**), for the period February 1, 2025 to February 28, 2025.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Time |
|----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 2/3/2025 | Arif Dhanani        | Complete documentation for transfer of funds from the Co-op's operating account to Receiver's trust account, transfer funds, send documentation to J. Hornbostel to record same in Receiver's GL; complete documentation for payment of the Co-op's mortgage, pay February 2025 mortgage payment, send documentation to J. Hornbostel to record same in Receiver's GL and to MCAP; send email with payment confirmation of Receiver's invoice to L. Lee of Community First Developments Inc. ("CFDI"); review of debit and Tenantpay payments from January 31, 2025; review of email from P. Cho of WeirFoulds LLP, review document management system to confirm names of board members prior to the Receiver's appointment and email to CFDI with question on renovated units.                                                                                                                                                                                                                                                                                                                                                                |      |
| 2/3/2025 | Jennifer Hornbostel | Post receipt from operating account; post payment to MCAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.3  |
| 2/4/2025 | Arif Dhanani        | Review of listing of debit payments made by residents on February 3, 2025 for housing and parking charges; review additional listing of debit payments made by residents on February 3, 2025 for housing and parking charges; review email from E. Vieira of CFDI re renovated units and respond thereto with examples; review of email from L. Lee re January 2025 bank statements, log on to on-line banking platform to access statements; email to L. Lee re January 2025 bank statements not yet available; review of email from E. Vieira re fully renovated units, review of various board minutes and email to P. Cho with listing of fully renovated units and additional information related thereto; review of further email from P. Cho and email to E. Vieira with request for description of renovated units vs. those not renovated for report to Court; emails to/from E. Vieira re Xerox; email to Xerox with contact information for E. Vieira; review of draft sections of second report to Court received from WeirFoulds and comment on same, including review of CFDI's findings summary and listing of units and sizes. | 2.6  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 2/5/2025  | Arif Dhanani        | Review of emails from C. de Poppe of CFDI re Solar Roofing and Element<br>Elevators and issue with signing document; respond to C. de Poppe;<br>review of email from BMO and investment certificate for COCHI funds<br>invested in GIC; complete documentation for recording of same in the<br>Receiver's GL and send all to J. Hornbostel; review and respond to email<br>from E. Vieira re Xerox; review and respond to email from E. Vieira re<br>renovated units; review of email from E. Vieira re Unit 402 and Landlord<br>and Tenant Board order setting aside eviction order, review of order;<br>review of email from E. Vieira with pictures of renovated units; forward<br>pictures to WeirFoulds; review of email from C. de Poppe with request<br>for meeting with Brown & Beattie, including review of Solar Roofing<br>letter to be signed by the Co-op and Element Elevators and respond with<br>comments thereon; download and send Receiver's cheque register,<br>operating account bank statement and Receiver's trust account bank<br>statement for January 2025 to L. Lee; review of listing of Tenantpay<br>payments made on February 5, 2025 by residents for housing and<br>parking charges; review of listing of cheques deposited on February 5,<br>2025 to Receiver's trust account, complete documentation for recording<br>of same in Receiver's GL and send same to J. Hornbostel; download<br>resident EFT payments schedule for February 2025 from Receiver's on-<br>line banking platform, format and send same to E. Vieira; call with<br>Brown & Beattie, C. de Poppe and E. Vieira re Solar Roofing and Element<br>Elevators. | 2.7  |
| 2/5/2025  | Jennifer Hornbostel | Post term deposit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.1  |
| 2/6/2025  | Arif Dhanani        | Review and respond to emails from J. Scorgie of WeirFoulds re call with<br>Brown & Beattie and CFDI re Solar Roofing and Element Elevators;<br>review and respond to L. Lee re electronic payment made from<br>Receiver's trust account on January 28, 2025, including attaching<br>invoice from the City of Toronto; review of email exchange between<br>J. Scorgie and Brown & Beattie re timing for a call; review of email from<br>C. de Poppe re availability for a call.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.8  |
| 2/7/2025  | Arif Dhanani        | Review of listing of debit payments made on February 6, 2025 by residents for housing and parking charges; review of listing of Tenantpay payments made on February 5 and 6, 2025 by residents for housing and parking charges; review of notice from York University re a tentative renewal of collective agreement with the Union representing administrative staff and forward same to CFDI; review of listing of Tenantpay payments made on February 7, 2025 by residents for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.5  |
| 2/10/2025 | Anne Baptiste       | Prepare bank reconciliation for January 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.2  |
| 2/10/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 2/11/2025 | Arif Dhanani        | Review email from E. Vieira re unpaid 2024 property tax installment,<br>review Receiver's GL re same and respond to E. Vieira; review accounts<br>payable vouchers and invoices uploaded to document manager by<br>E. Vieira; email to J. Hornbostel with GL codes for various invoices not<br>coded by CFDI and explanation re COCHI funds; prepare supporting<br>documents for payment of insurance premium for February 2025 and<br>email same to J. Hornbostel; review Document Direction Limited<br>("DDL") proposal for lease of Ricoh copier and email to J. Buckstein with<br>questions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2.0  |
| 2/11/2025 | Jennifer Hornbostel | Prepare payment to Cooperators.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.1  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 2/12/2025 | Arif Dhanani        | Review of response from J. Buckstein to questions in respect of DDL proposal for lease of Ricoh copier; review of email from P. Cho and respond thereto re unit photos, call with S. Lama of the City of Toronto and 2nd annual report to court; email to E. Vieira and J. Buckstein with request for pictures of unrenovated units; review and respond to E. Vieira re TH22 sewage pipe leak; review of listing of Tenantpay and debit payments made on February 11, 2025 by residents for housing and parking charges; review of email from E. Vieira re early closure of property management office due to anticipated adverse weather; review and respond to further email from P. Cho; attend call with the City of Toronto and WeirFoulds re court report and next steps re turnover of the Co-op; review emails and forward email from Receiver to the City of Toronto re termination of RGI Agreement to WeirFoulds; review of follow up email from WeirFoulds to Betty's Law Office re letter dated September 11, 2024; review and respond to email from WeirFoulds re meeting with the Cooperators and R. Kerr; review of email from WeirFoulds re available Court dates and respond thereto. |      |
| 2/12/2025 | Bryan Tannenbaum    | Attend Zoom call with the City of Toronto, WeirFoulds and A. Dhanani on status of court report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.5  |
| 2/12/2025 | Jennifer Hornbostel | Prepare A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.5  |
| 2/13/2025 | Arif Dhanani        | Review of email exchange between P. Cho and M. Siboni re court dates;<br>review of emails from C. de Poppe re update on roofing contractor and<br>elevator contractor and extension for completion of COCHI projects to<br>Housing Stability Services, forward emails to S. Lama of the City of<br>Toronto; email to C. de Poppe; review of listing of cheques deposited to<br>Receiver's trust account on February 13, 2025, complete documentation<br>for recording of same in Receiver's GL and send documentation to<br>J. Hornbostel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.8  |
| 2/13/2025 | Jennifer Hornbostel | Post payment to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 2/14/2025 | Arif Dhanani        | Review listings of debit payments made on February 12 and 13, 2025 by<br>residents for housing and parking charges; review of email from E. Vieira<br>re replenishment of petty cash, review of petty cash reconciliation and<br>receipts; complete supporting documentation and email to<br>J. Hornbostel with request to process cheque for replenishment of petty<br>cash; email to E. Vieira in this regard; review of email from E. Vieira re<br>pictures of unrenovated units, review pictures; review of email from<br>V. Bazak of WeirFoulds re pictures of unrenovated units and forward<br>email from E. Vieira in this regard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.8  |
| 2/14/2025 | Jennifer Hornbostel | Post rental and parking income receipt; prepare cheque for petty cash reimbursement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.2  |
| 2/18/2025 | Arif Dhanani        | Review of email from WeirFoulds to M. Siboni re court dates; review of<br>reply from M. Siboni re court dates; review of email from Xerox<br>forwarded by E. Vieira; review Receiver's GL for cheques issued to Xerox<br>and write back to E. Vieira with details of same; review of listings of debit<br>and Tenantpay payments made by residents on February 14, 2025 by<br>residents for housing and parking charges; review of email from<br>WeirFoulds re lease with York University; search for lease and send<br>same to P. Cho.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.8  |
| 2/18/2025 | Jennifer Hornbostel | Mail A/P cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.4  |
| 2/19/2025 | Arif Dhanani        | Review of email from C. Betty to P. Cho and his response thereto; review<br>of listing of debit payments made by residents on February 18, 2025 for<br>housing and parking charges; review of Commercial List hearing request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1.7  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Time |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | form completed by WeirFoulds and email to P. Cho in this regard; review<br>of email from E. Vieira re water in elevator pit and replacement of<br>equipment; review and comment on request for expressions of interest<br>and qualifications process insert for court report drafted by WeirFoulds;<br>review of email from E. Vieira re payments to Brown & Beattie, review<br>Receiver's cheque register and respond to E. Vieira re same; review of<br>revised quote for replacement of TH22 WC drainage pipe; review of<br>email from WeirFoulds to C. Betty re court date and reply from C. Betty;<br>review of further email from WeirFoulds re court date and reply thereto;<br>review listing of debit payments from residents on February 19, 2025 for<br>housing and parking charges.     |      |
| 2/19/2025 | Bryan Tannenbaum    | Receipt and review of C. Betty email; receipt and review of P. Cho<br>response re reattaching letter of September 11, 2024; receipt and review<br>of P. Cho email re the Request for Expressions of Interest and<br>Qualifications Process document for new board members; receipt and<br>review of C. Betty email regarding availability for court; review of P. Cho<br>email with comments regarding court date.                                                                                                                                                                                                                                                                                                                                                                                  | 0.8  |
| 2/20/2025 | Bryan Tannenbaum    | Receipt and review of P. Cho email attaching working draft of Second Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.4  |
| 2/20/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 2/21/2025 | Arif Dhanani        | Review of listing of debit payments made by residents on February 20, 2025 for housing and parking charges; review listing of cheques deposited to Receiver's trust account on February 20, 2025, complete supporting documentation for same and send to J. Hornbostel to record same in Receiver's GL; review of email from E. Vieira re change in resident's banking information, log on to Receiver's online banking portal, make changes, and send confirming email to E. Vieira; brief discussion with P. Cho re Receiver's report and distribution of drafts to the City of Toronto; review sections of Receiver's report drafted by WeirFoulds and comment thereon; email to P. Cho in this regard; cancel EFT for parking for resident pursuant to email from E. Vieira.                    | 2.3  |
| 2/21/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 2/24/2025 | Jennifer Hornbostel | Prepare payment to Enbridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.1  |
| 2/24/2025 | Arif Dhanani        | Review of debit payments made on February 21, 2025 by residents for<br>housing and parking charges; review of various emails from P. Cho re<br>Receiver's report, court dates and C. Betty; exchange emails with<br>E. Vieira re Unit 315 payment plan proposal; review accounts payable<br>uploaded by E. Vieira, reconcile Receiver's GL to bank account balance<br>including review of outstanding cheques; email to J. Hornbostel with<br>request to process cheques and electronic payments; review of listing of<br>Tenantpay payments for February 21- 24, 2025; review Enbridge<br>payment set up on the Receiver's on-line banking platform and email to<br>J. Hornbostel in this regard; review email from J. Buckstein re DDL<br>proposal for lease of Ricoh copier and respond thereto. | 2.4  |
| 2/25/2025 | Arif Dhanani        | Review payment to Enbridge set up by J. Hornbostel on Receiver's on-<br>line banking platform, cancel transaction for incorrect bank account<br>number for funds to be taken from, reinitiate transaction and pay<br>Enbridge invoice, send payment confirmation to J. Hornbostel to record<br>in Receiver's GL; review of emails from J. Buckstein re lease of copier<br>from DDL; review DDL lease agreement; review DDL service agreement;<br>email to J. Buckstein with questions and comments on DDL lease and<br>service agreements.                                                                                                                                                                                                                                                          | 1.2  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Time |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 2/25/2025 | Jennifer Hornbostel | Update payment to Enbridge and post transaction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.2  |
| 2/26/2025 | Arif Dhanani        | Review of email from York University with invoice from the City of<br>Toronto for triggering of false alarm, email in this regard to E. Vieira<br>requesting confirmation of triggering of alarm and availability of video<br>footage; review of listings of debit payments made by residents on<br>February 24 and 25, 2025 and listing of Tenantpay payments made on<br>February 24, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.4  |
| 2/26/2025 | Jennifer Hornbostel | Prepare and post payment to York University and Toronto Fire.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.4  |
| 2/27/2025 | Arif Dhanani        | Review of email from J. Buckstein re lease of Ricoh copier from DDL and DDL comments on the Receiver's notes; respond to J. Buckstein; review further email from DDL forwarded by J. Buckstein and respond thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |
| 2/28/2025 | Arif Dhanani        | Review listings of debit and Tenantpay payments made on February 27, 2025 by residents for housing and parking charges; review of listing of cheques deposited to Receiver's trust account on February 27, 2025, complete supporting documentation and send same to J. Hornbostel for recording in Receiver's GL; review and approve change order submitted by Solar Roofing, based on CFDI's recommendation; email to E. Vieira re replenishment of COCHI funding/further advance by the City of Toronto, including reviewing the executed COCHI agreement; review of letter from the City of Toronto re additional funding for Receiver's fees and forward same to L. Lee with related invoice; review of COCHI expenses spreadsheet sent by E. Vieira; reconcile spreadsheet amounts to partial GIC redemptions to pay for COCHI expenses and email to E. Vieira in this regard. | 2.6  |
| 2/28/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
|           |                     | To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |
|           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 33.6 |

| Professional                                                                                                           | Level                                               | Hours                 | Rate                       | Fees                               |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------|----------------------------|------------------------------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT<br>Arif N. Dhanani, CPA, CA, CIRP, LIT<br>Anne Baptiste/Jennifer Hornbostel | President<br>Vice President<br>Estate Administrator | 1.70<br>26.90<br>5.00 | \$ 595<br>\$ 495<br>\$ 125 | \$ 1,011.50<br>13,315.50<br>625.00 |
| <b>Total hours and professional fees</b><br>HST @ 13%                                                                  |                                                     |                       |                            | \$ 14,952.00<br>1,943.76           |
| T otal payable                                                                                                         |                                                     |                       |                            | \$16,895.76                        |



TDB Restructuring Limited

11 King St. W., Suite 700 ∑ Toronto, ON M5H 4C7

info@tdbadvisory.ca ⊠ 416-575-4440 % 416-915-6228 @

tdbadvisory.ca

**Date** April 11, 2025

 Client File
 3-001

 Account #
 TDB #14

 No.
 2504016

For professional services rendered with respect to the appointment of TDB Restructuring Limited as Court-appointed Receiver of Harry Sherman Crowe Housing Cooperative Inc. (the "**Co-op**"), for the period March 1, 2025 to March 31, 2025.

| Date     | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Time |
|----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 3/3/2025 | Arif Dhanani        | Review of February 28, 2025 debit and Tenantpay payments made by residents for housing charges and parking; complete documentation for transfer of funds from the Co-op operating account to Receiver's trust account and complete transfer; send supporting documentation and transfer confirmation to J. Hornbostel to record same in Receiver's GL; complete documentation for payment of the Co-op's mortgage and effect payment; send documentation and payment confirmation to J. Hornbostel to record in Receiver's GL; send payment confirmation to MCAP; review of letter sent by S. Lama of the City of Toronto re Receiver's fees for December 2024 and send same with copy of invoice to L. Lee of Community First Developments Inc. ("CFDI"); review of email from WeirFoulds LLP to C. Betty of Betty's Law Office re scheduling court date; review of email from MCAP and respond thereto; review and respond to email from E. Vieira of CFDI re monthly commercial parker requesting hold on parking spot; review and sign off on accounts payable cheques. | 1.7  |
| 3/3/2025 | Bryan Tannenbaum    | Review, approve and sign accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.3  |
| 3/3/2025 | Jennifer Hornbostel | Prepare and mail A/P cheques; post transfer from operating account; post payment to MCAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1.2  |
| 3/4/2025 | Arif Dhanani        | Review listings of debit and Tenantpay payments made by residents on<br>March 3, 2025 for housing and parking charges; review of Co-op's<br>management report for February 2025, January 2025 financial<br>statements and COCHI update; forward all to S. Lama; email to CFDI re<br>specific questions on income statement and review response thereto;<br>review of email from E. Vieira re response from HSS regarding further<br>COCHI funding advance and respond to E. Vieira re timing of re-<br>submission and request for status update on HST rebate forms and<br>completion of same by CFDI accounting; review of email from E. Vieira<br>re petty cash cheque and respond thereto, including details of cheque                                                                                                                                                                                                                                                                                                                                                   | 2.2  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|           |                     | and estimate of timing of release of same; review of email from C. Wong<br>of CFDI re rebate and Canada Revenue Agency ("CRA"); email to<br>L. Nielsen of CRA regarding status of rebate and forward copy of email<br>to C. Wong.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |
| 3/5/2025  | Arif Dhanani        | Review and respond to email from E. Vieira re sign off on Solar Roofing<br>change order; complete supporting documentation for payment of<br>March 2025 insurance premium and send email with supporting<br>documents to J. Hornbostel with request to process cheque; review of<br>email from E. Vieira re elevator down over the weekend and email from<br>Element Elevators in this regard; review email from HSS approving<br>roofing change order from Solar Roofing, sign change order and send<br>same to E. Vieira; download EFT spreadsheet for payments taken from<br>residents on March 3, 2025, format and send same to E. Vieira;<br>download February 2025 bank statements for the Co-op's operating<br>account and Receiver's trust account, download Receiver's cheque<br>register for the month of February 2025 and send all to L. Lee.                                                                                                                                                           | 1.5 |
| 3/5/2025  | Bryan Tannenbaum    | Receipt and review of another email from WeirFoulds to C. Betty to set a court date.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.1 |
| 3/5/2025  | Jennifer Hornbostel | Prepare Cooperators insurance cheque.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.2 |
| 3/6/2025  | Arif Dhanani        | Review of listing of debit payments made on March 5, 2025 by residents<br>for housing and parking charges; review of listing of cheques deposited<br>to Receiver's trust account on March 5, 2025; complete supporting<br>documentation for recording in Receiver's GL and send same to<br>J. Hornbostel; review of email from L. Lee re request for invoices to<br>support electronic payment and GIC investment, search for documents<br>and send same to L. Lee; review listings of Tenantpay payments made<br>on March 4 and 5, 2025 by residents for housing and parking charges;<br>review of email from S. Lama and email chain attached thereto re<br>internal transfers; review of email from T. Williams of Betty's Law Office;<br>call with E. Vieira re common areas of the Co-op and internal transfer<br>request; email to P. Cho of WeirFoulds with Receiver's comments on<br>email from T. Williams; review of email from J. Buckstein re copier<br>leasing update; update call with B. Tannenbaum. | 0.4 |
| 3/6/2025  | Bryan Tannenbaum    | Receipt and review of T. Williams email to WeirFoulds re court dates and director's access to board room and other common areas; receipt and review of A. Dhanani's detailed response to WeirFoulds on Betty's Law Office request(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     |
| 3/6/2025  | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |
| 3/7/2025  | Arif Dhanani        | Review listings of debit and Tenantpay payments made by residents on March 6, 2025 for housing and parking charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.2 |
| 3/10/2025 | Arif Dhanani        | Call with P. Cho re email from T. Williams; review accounts payable<br>vouchers and invoices uploaded by E. Vieira and make notes thereon;<br>review voicemail from CRA re rebate; draft letter to BMO for redemption<br>of remaining COCHI funds in GIC investment, sign same and send to<br>B. Tannenbaum for second signature.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |
| 3/11/2025 | Arif Dhanani        | Review of draft email from P. Cho to C. Betty/T. Williams and comment<br>thereon; review of email from B. Tannenbaum to P. Cho in this regard;<br>review of final email from P. Cho to C. Betty; review of response from<br>C. Betty; email to P. Cho in response to email from C. Betty, including<br>what the Receiver has done to address the City of Toronto's concerns;<br>finalize and send letter to BMO re redemption of GIC for COCHI funds;<br>review listing of debit payments made on March 10, 2025 by residents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |

| Date Professional |                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Time |  |
|-------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|
|                   |                     | for housing and parking charges; review of detailed voicemail from CRA<br>re rebates and detailed email to CFDI in this regard with specific<br>instructions when calling CRA; review of email from E. Vieira re early<br>closure of office.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |  |
| 3/11/2025         | Anne Baptiste       | Prepare bank reconciliation for February 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |  |
| 3/11/2025         | Bryan Tannenbaum    | Review of P. Cho draft email to C. Betty and provide comments thereon;<br>review of C. Betty's response to P. Cho; review of A. Dhanani detailed<br>email to P. Cho providing responses to C. Betty's comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |      |  |
| 3/12/2025         | Arif Dhanani        | Review of email from P. Cho and respond thereto; review of responding<br>email from P. Cho to C. Betty; review listings of debit and Tenantpay<br>payments made by residents on March 11, 2025 for housing and parking<br>charges; review of email from E. Vieira with inspection report of TH9,<br>review report and pictures and respond to E. Vieira with instructions on<br>rectifying deficiencies and move of residents in Unit 313 to TH9; email<br>to J. Hornbostel re payment of accounts payable and processing of<br>cheques; review of email from C. Wong re contacting CRA; review of<br>email from E. Vieira and documents attached thereto from DA Group<br>Services (collection agent for Sherwin Williams); draft email to DA<br>Group Services, attach appointment order, omnibus order and notice<br>and statement of Receiver and send email to DA Group Services; review<br>cheques processed by J. Hornbostel and support attached thereto and<br>sign cheques; review electronic payment set up by J. Hornbostel, pay<br>invoice and send payment confirmation to J. Hornbostel for recording<br>in Receiver's GL; commence preparing the Receiver's updated statement<br>of receipts and disbursements for court report. | 2.7  |  |
| 3/12/2025         | Bryan Tannenbaum    | Receipt and review of P. Cho emails regarding response to C. Betty; receipt and review of P. Cho email to C. Betty; review, approve and sign accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |  |
| 3/12/2025         | Jennifer Hornbostel | Post GIC redemptions; prepare A/P cheques and courier/mail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1.6  |  |
| 3/13/2025         | Arif Dhanani        | Continue with reconciliation of Receiver's GL and drafting the Receiver's statement of receipts and disbursements to February 28, 2025; finalize statement of receipts and disbursements and notes thereto; review listing of debit payments made by residents on March 12, 2025 for housing and parking charges; commence drafting Receiver's second report to court, including utilizing outline and content received from WeirFoulds; review of email from E. Vieira with quotes for installation of flooring in various units and approve quotes for all, but one unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |  |
| 3/13/2025         | Jennifer Hornbostel | Post payment to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |  |
| 3/14/2025         | Arif Dhanani        | Review of email from M. Siboni re court dates and Receiver's report;<br>review of email from E. Vieira re requirement for air conditioning in<br>elevator room and respond thereto; review of email from E. Vieira re<br>Unit 310 merits hearing and payment plan, review tenant ledger for<br>resident, design payment plan and send same to E. Vieira to forward to<br>counsel; review email exchange between WeirFoulds and the Court re<br>availability of Court dates; review and approve quote for broken window<br>in TH 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |  |
| 3/17/2025         | Arif Dhanani        | Review of email from P. Cho to M. Siboni; review of email from<br>B. Brinkman of WeirFoulds to Court with Commercial List Request<br>Form; review of listing of debit and Tenantpay payments made by<br>residents on March 14, 2025 for housing and parking charges; review of<br>email from L. Lee re contact with CRA concerning rebate and<br>requirement to re-file HST rebate returns; review of further email from                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |      |  |

| Date      | Professional        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Time |  |  |
|-----------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|--|
|           |                     | DA Group Services forwarded by E. Vieira and respond thereto; review<br>of email chain from Co-op resident forwarded by E. Vieira, review email<br>chain and forward same to WeirFoulds to assess whether a response is<br>warranted; review of email from M. Siboni to P. Cho re Receiver's report;<br>review listing of cheques deposited to Receiver's trust account on<br>March 13, 2025, prepare documentation for recording of same in<br>Receiver's GL and send same to J. Hornbostel; review and respond to<br>email from E. Vieira re replacement of float servicing sump pump in<br>elevator pit and installation of backwater valve.                                                                                                                         |      |  |  |
| 3/17/2025 | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |  |  |
| 3/18/2025 | Arif Dhanani        | Review of listing of debit payments made by residents on March 17, 2025<br>for housing and parking charges; review email from R. Silva of York<br>University re outstanding property tax invoice from 2024, review the<br>Receiver's emails and records for payment of same and respond to<br>R. Silva with payment confirmation; drafting various sections of the<br>Receiver's second court report.                                                                                                                                                                                                                                                                                                                                                                   |      |  |  |
| 3/19/2025 | Arif Dhanani        | Review and forward copy of 2024 T3 received from Encasa to<br>A. Vahrmeyer and L. Lee; review of 2025 HST filing packages received<br>from CRA for RT0001 and RT0002 accounts and forward same to<br>L. Lee; email to L. Nielsen of CRA re rebate forms and corrections<br>thereto; review of change order No. 2 received from Brown & Beattie Ltd.<br>for roofing project; review of March 2025 property management report<br>and February 2025 financial statements and email to S. Lama in this<br>regard.                                                                                                                                                                                                                                                           | 1.2  |  |  |
| 3/20/2025 | Arif Dhanani        | Review of email from C. de Poppe to HSS re extension for COCHI projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.1  |  |  |
| 3/21/2025 | Arif Dhanani        | Review email from E. Vieira re replacement of 2 outside light posts and quotes for same; respond to E. Vieira with questions; review reply from E. Vieira; review of email from E. Vieira re locksmith and requirement for security key for boardroom, look up details for same and send contact information to E. Vieira; amend resident EFT template for resident wanting to pay housing and parking charges electronically; review of email from S. Lama re COCHI extension request; review listing of debit payments made by residents on March 20, 2025 for housing and parking charges; review listing of cheques deposited by CFDI to Receiver's trust account, complete documentation for recording of deposit in Receiver's GL and send same to J. Hornbostel. | 1.4  |  |  |
| 3/24/2025 | Arif Dhanani        | Review email from E. Vieira with quotation for maintenance supplies<br>required, review quotation and approve same; review of email from<br>E. Vieira re security key for boardroom and costs therefor; email to<br>E. Vieira approving cost of getting boardroom security key made and<br>instructions regarding same; review listing of debit and Tenantpay<br>payments made by residents on March 21, 2025 for housing and parking<br>charges; review and respond to email from E. Vieira re locksmith and<br>requirement for payment; review of email from E. Vieira re quote from<br>Mid-Northern Electric in connection with AC in elevator room and<br>respond thereto.                                                                                          | 1.0  |  |  |
| 3/26/2025 | Arif Dhanani        | Review of email from E. Vieira and quote for further electrical work<br>required for the A/C unit in the elevator room in connection with the<br>elevator modernization project; detailed review of accounts payable<br>invoices and vouchers uploaded by E. Vieira and detailed email to<br>J. Hornbostel re preparation of cheques/payments and coding for                                                                                                                                                                                                                                                                                                                                                                                                            | 1.5  |  |  |

| Date Professional |                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |  |  |
|-------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|--|
|                   |                     | Receiver's GL; review of email from E. Vieira re response from HSS in<br>relation to COCHI funding; review email from E. Vieira to HSS of<br>March 10, 2025 and draft and send response to HSS with copy to<br>S. Lama.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |  |  |
| 3/26/2025         | Bryan Tannenbaum    | Receipt and review of A. Dhanani detailed email to the Housing Stability Services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |  |  |
| 3/27/2025         | Arif Dhanani        | Review and respond to email from S. Lama re call; review listing of debit<br>payments made by residents on March 26, 2025 for housing and parking<br>charges; review of email from E. Vieira re kitchen counter required for<br>Unit 216 and quote therefor and approve quote; email to E. Vieira re level<br>of disbursements in comparison to working capital; email to<br>B. Tannenbaum re same; call with S. Lama re COCHI funding and<br>operating matters; review and respond to email from E. Vieira re<br>Cooperators invoice; review of email from E. Vieira re merits hearing at<br>the Landlord Tenant Board ("LTB") for resident in Unit 310 and respond<br>thereto; detailed email to E. Vieira re COCHI funding mechanism and go<br>forward procedure; review of draft email from M. Siboni forwarded by<br>P. Cho and call with P. Cho; pay Enbridge bill online and send payment<br>confirmation to J. Hornbostel. |      |  |  |
| 3/27/2025         | Bryan Tannenbaum    | Receipt and review of A. Dhanani email regarding lack of funds for repairs and maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |  |  |
| 3/27/2025         | Jennifer Hornbostel | Prepare payment to Enbridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |      |  |  |
| 3/28/2025         | Arif Dhanani        | Review listing of debit and Tenantpay payments made by residents on<br>March 27, 2025 for housing and parking charges; review of email from<br>E. Vieira to HSS with further COCHI related invoices received; detailed<br>email to C. de Poppe and E. Vieira re discussion with S. Lama in<br>connection with capital repairs, COCHI funding and making a further<br>submission for funds; email to S. Lama re legal fees incurred by the<br>Receiver, including attaching copies of WeirFoulds' invoices, reviewing<br>various court materials, including the City of Toronto's application<br>record, past orders and endorsements; email to S. Lama with examples<br>of recent issues arising and repairs required re Unit 216 and 801.                                                                                                                                                                                         | 2.3  |  |  |
| 3/28/2025         | Bryan Tannenbaum    | Receipt and review of A. Dhanani email to CFDI re funding submission<br>for capital expenditures; receipt and review of Housing Stability Services<br>email with calculation of amount available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |      |  |  |
| 3/28/2025         | Jennifer Hornbostel | Post payment to Enbridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |  |  |
| 3/31/2025         | Arif Dhanani        | Review and sign accounts payable cheques; review letter from the City<br>of Toronto re additional subsidy; review of emails from P. Cho of<br>March 30, 2025 re service and draft email of the City of Toronto and<br>respond thereto; review listing of debit and Tenantpay payments made<br>by residents on March 28, 2025 for housing and parking charges; review<br>of email from HSS re COCHI funding reimbursement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |  |  |
| 3/31/2025         | Jennifer Hornbostel | Prepare A/P cheques; arrange courier and mail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |  |  |
| 3/31/2025         | Bryan Tannenbaum    | Review, approve and sign accounts payable cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.3  |  |  |
|                   |                     | To all other administrative matters with respect to this engagement,<br>including supervision, all meetings, telephone attendances, and written<br>and verbal correspondence to facilitate the foregoing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |  |  |
|                   |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 44.0 |  |  |

| Professional                               | Level                | Hours | Rate   | Fees        |
|--------------------------------------------|----------------------|-------|--------|-------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT | President            | 2.90  | \$ 595 | \$ 1,725.50 |
| Arif N. Dhanani, CPA, CA, CIRP, LIT        | Vice President       | 35.30 | \$ 495 | 17,473.50   |
| Anne Baptiste/Jennifer Hornbostel          | Estate Administrator | 5.80  | \$ 125 | 725.00      |
| Total hours and professional fees 44.00    |                      |       |        |             |
| Disbursements                              |                      |       |        |             |
| Couriers <u>\$ 83.44</u>                   |                      |       |        |             |
| Total disbursements                        |                      |       |        |             |
| Total professional fees and disbursements  |                      |       |        |             |
| HST @ 13%                                  |                      |       |        | 2,600.97    |
| T otal payable                             |                      |       |        | \$22,608.41 |

This is Exhibit "B" referred to in the Affidavit of Arif Dhanani sworn by Arif Dhanani of the City of Toronto, in the Province of Ontario, before me at the City of Oshawa, in the Province of Ontario, on April 30, 2025 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

Bolling Bur

Commissioner for Taking Affidavits (or as may be)

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds w, Barristers and Solicitors. Expires March 5, 2028. 1087

In the Matter of the Receivership of Harry Sherman Crowe Housing Cooperative Inc. Summary of Receiver's Fees For the Period February 1, 2024 to March 31, 2025

| Invoice # | Invoice Date       | Period                                     | Hours |                  | Fees          | Disbursements | Subtotal      | HST          |       | Total         | Av<br>Hour | Average<br>Hourly Rate |
|-----------|--------------------|--------------------------------------------|-------|------------------|---------------|---------------|---------------|--------------|-------|---------------|------------|------------------------|
| TDB #1    | March 14, 2024     | February 1, 2024 to<br>February 29, 2024   | 29.7  | ⇔                | 12,252.50     | ч<br>\$       | \$ 12,252.50  | \$ 1,592.83  | 83 \$ | 13,845.33     | ⇔          | 412.54                 |
| TDB #2    | April 3, 2024      | March 1, 2024 to<br>March 31, 2024         | 40.5  |                  | 18,432.50     | I             | 18,432.50     | 2,396.23     | 23    | 20,828.73     | ÷          | 455.12                 |
| TDB #3    | May 7, 2024        | April 1, 2024 to<br>April 30, 2024         | 34.9  |                  | 15,685.50     | 18.81         | 15,704.31     | 2,041.56     | 56    | 17,745.87     | ÷          | 449.44                 |
| TDB #4    | June 17, 2024      | May 1, 2024 to<br>May 31, 2024             | 25.7  |                  | 11,756.50     | I             | 11,756.50     | 1,528.35     | 35    | 13,284.85     | ⇔          | 457.45                 |
| TDB #5    | July 19, 2024      | June 1, 2024 to<br>June 30, 2024           | 32.6  |                  | 14,993.00     | 11.98         | 15,004.98     | 1,950.65     | .65   | 16,955.63     | ⇔          | 459.91                 |
| TDB #6    | August 6, 2024     | July 1, 2024 to<br>July 31, 2024           | 39.1  |                  | 17,116.50     | I             | 17,116.50     | 2,225.15     | .15   | 19,341.65     | ÷          | 437.76                 |
| TDB #7    | September 16, 2024 | August 1, 2024 to<br>August 31, 2024       | 26.2  |                  | 11,135.00     | I             | 11,135.00     | 1,447.55     | 55    | 12,582.55     | ⇔          | 425.00                 |
| TDB #8    | October 17, 2024   | September 1, 2024 to<br>September 30, 2024 | 24.1  |                  | 9,955.50      | I             | 9,955.50      | 1,294.22     | 22    | 11,249.72     | ⇔          | 413.09                 |
| TDB #9    | November 12, 2024  | October 1, 2024 to<br>October 31, 2024     | 31.2  |                  | 14,158.00     | I             | 14,158.00     | 1,840.54     | 54    | 15,998.54     | ÷          | 453.78                 |
| TDB #10   | December 11, 2024  | November 1, 2024 to<br>November 30, 2024   | 29.0  |                  | 11,928.00     | I             | 11,928.00     | 1,550.64     | 64    | 13,478.64     | ⇔          | 411.31                 |
| TDB #11   | January 22, 2025   | December 1, 2024 to<br>December 31, 2024   | 23.1  |                  | 9,889.00      | 18.66         | 9,907.66      | 1,288.00     | 00    | 11,195.66     | ⇔          | 428.10                 |
| TDB #12   | February 14, 2025  | January 1, 2025 to<br>January 31, 2025     | 23.8  |                  | 9,758.00      | 51.43         | 9,809.43      | 1,275.23     | 53    | 11,084.66     | ÷          | 410.00                 |
| TDB #13   | March 12, 2025     | February 1, 2025 to<br>February 28, 2025   | 33.6  |                  | 14,952.00     | I             | 14,952.00     | 1,943.76     | .76   | 16,895.76     | ⇔          | 445.00                 |
| TDB #14   | April 11, 2025     | March 1, 2025 to<br>March 31, 2025         | 44.0  |                  | 19,924.00     | 83.44         | 20,007.44     | 2,600.97     | 67    | 22,608.41     | ÷          | 452.82                 |
|           |                    | Total                                      | 437.5 | \$<br>1 <u>6</u> | \$ 191,936.00 | \$ 184.32     | \$ 192,120.32 | \$ 24,975.68 |       | \$ 217,096.00 | ÷          | 438.71                 |

1088

1089

# **APPENDIX W**

Court File No. CV-22-00688248-00CL

### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERICAL LIST)

BETWEEN:

### **CITY OF TORONTO**

Application

- and -

### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

### **AFFIDAVIT OF PHILIP CHO**

I, **Philip Cho**, of the City of Toronto, Province of Ontario **MAKE OATH AND SAY**:

1. I am a Partner at the law firm of WeirFoulds LLP ("WeirFoulds"), lawyers for TDB Restructuring Limited ("TDB") in its capacity as court-appointed receiver and manager (in such capacity, the "**Receiver**") of all of the assets, undertakings and properties of Harry Sherman Crowe Housing Co-Operative Inc., in this proceeding. As such, I have knowledge of the matters to which I hereinafter depose. Where I do not have personal knowledge of the matters set out below, I state the source of my information and verily believe such information to be true.

2. Attached hereto and marked as **Exhibit "A"** to this affidavit is a summary of fees and disbursements rendered between March 18, 2024 to March 31, 2025. Attached hereto and marked as **Exhibit "B"** are true copies of the accounts rendered between March 18, 2024 and

1091

March 31, 2025, which contain detailed descriptions of the services provided by WeirFoulds pursuant to the Receiver's instructions. The accounts indicate that the following individuals at our firm provided services:

| <u>Name</u>           | Position  | 2024<br>Hourly<br><u>Rate</u> | <u>Total</u><br><u>Hours</u> | 2025<br>Hourly<br><u>Rate</u> | <u>Total</u><br><u>Hours</u> | Year of Call |
|-----------------------|-----------|-------------------------------|------------------------------|-------------------------------|------------------------------|--------------|
| Philip Cho            | Partner   | \$750.00                      | 39.80                        | \$775.00                      | 15.40                        | 2002         |
| Megan Mossip          | Partner   | \$725.00                      | 25.70                        |                               |                              | 2011         |
| Jeff Scorgie          | Partner   | \$650.00                      | 8.20                         | \$680.00                      | 0.50                         | 2015         |
| Kelsey Ivory          | Partner   | \$475.00                      | 7.50                         | \$530.00                      | 7.00                         | 2018         |
| Shade Edwards         | Associate | \$375.00                      | 3.80                         |                               |                              | 2023         |
| Victoria Bazak        | Associate | \$375.00                      | 59.90                        | \$375.00                      | 21.70                        | 2024         |
| Kathleen Gregus       | Associate | \$350.00                      | 11.90                        |                               |                              | 2024         |
| Malika Grewal         | Associate | \$300.00                      | 16.10                        |                               |                              | 2024         |
| Bradley Cook          | Law Clerk | \$250.00                      | 0.40                         |                               |                              | Law Clerk    |
| Bobbie-Jo<br>Brinkman | Law Clerk |                               |                              | \$300.00                      | 2.00                         | Law Clerk    |
|                       |           |                               | 173.3                        |                               | 46.6                         |              |

3. The work was, to the best of my knowledge, all performed, and the billing rates are the normal billing rates for the individuals who performed the work. Except to the extent that fees were discounted as expressly indicated on certain accounts, there were no additional or special compensation arrangements entered into with the Receiver and as a result, all of the amounts billed were properly due and owing. 3

)

)

)

))

)

))

SWORN by **PHILIP CHO** of the City of Toronto, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on April 29<sup>th</sup>, 2025.

obbet -B

A Commissioner for Taking Affidavits, etc.

PHILIP CHO

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds us, Barristers and Solicitors. Expires March 5, 2028. This is **Exhibit "A"** referred to in the Affidavit of Philip Cho sworn on the 29<sup>th</sup> of April, 2025.

Bobbely Bringh

A Commissioner for Taking Affidavits, etc.

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds up, Barristers and Solicitors. Expires March 5, 2028. 1093

### SUMMARY OF FEES AND DISBURSEMENTS

| Account Period           | Fees        | Disbursements | HST        | Account Total<br>(including<br>taxes) | Hours and Rates<br>Lawyers/Law Clerks                                                                                                           |
|--------------------------|-------------|---------------|------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 18/03/2024 to 31/03/2024 | \$19,450.00 | \$339.00      | \$2,572.57 | \$22,361.57                           | BC: 0.40 hrs @ \$250<br>MG: 16.10 hrs @ \$300<br>PC: 23.80 hrs @ \$750<br><b>Total: 40.30 hrs</b>                                               |
| 01/04/2024 to 31/05/2024 | \$2,212.50  | \$0.00        | \$287.63   | \$2,500.13                            | PC: 2.30 hrs @ \$750<br>SE: 1.30 hrs @ \$375<br><b>Total: 3.60 hrs</b>                                                                          |
| 01/06/2024 to 30/09/2024 | \$10,900.00 | \$0.00        | \$1,417.00 | \$12,317.00                           | KI: 5.20 hrs @ \$475<br>MM: 1.80 hrs @ \$725<br>PC: 8.00 hrs @ \$750<br>SE: 2.50 hrs @ \$375<br>VB: .050 hrs @ \$375<br><b>Total: 18.00 hrs</b> |
| 01/10/2024 to 08/11/2024 | \$23,767.50 | \$0.00        | \$3,089.78 | \$26,857.28                           | KI: 0.70 hrs @ \$475<br>MM: 16.60 hrs @ \$725<br>PC: 1.50 hrs @ \$750<br>VB: 27.40 hrs @ \$375<br><b>Total: 46.20 hrs</b>                       |
| 09/11/2024 to 30/11/2024 | \$24,030.00 | \$0.00        | \$3,123.90 | \$27,153.90                           | JS: 5.10 hrs @ \$650<br>KG: 11.90 hrs @ \$375<br>KI: 1.60 hrs @ \$475<br>MM: 7.30 hrs @ \$725<br>PC: 2.50 hrs @ \$750                           |

| Account Period                                                                                    | Fees                                                                         | Disbursements           | HST                | Account Total<br>(including<br>taxes) | Hours and Rates<br>Lawyers/Law Clerks                                                                                                             |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------|--------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                   |                                                                              |                         |                    |                                       | VB: 22.20 hrs @ \$375<br>Total: 50.60 hrs                                                                                                         |
| 01/12/2024 to 30-01/2025                                                                          | \$11,035.50                                                                  | \$0.00                  | \$1,434.62         | \$12,470.12                           | JS: 3.10 hrs @ \$650<br>KI: 0.10 hrs @ \$530<br>PC: 1.70 hrs @ \$750<br>PC: 0.20 hrs @ \$775<br>VB: 20.10 hrs @ \$375<br><b>Total: 25.20 hrs</b>  |
| 01/02/2025 to 28/02/2025                                                                          | \$17,276.50                                                                  | \$0.00                  | \$2,245.95         | \$19,522.45                           | BB: 1.00 hrs @ \$300<br>JS: 0.50 hrs @ \$680<br>KI: 6.80 hrs @ \$530<br>PC: 11.30 hrs @ \$775<br>VB: 11.40 hrs @ \$375<br><b>Total: 31.00 hrs</b> |
| 01/03/2025 to 31/03/2025                                                                          | \$3,375.50                                                                   | \$0.00                  | \$438.82           | \$3,814.32                            | BB: 1.00 hrs @ \$300<br>KI: 0.10 hrs @ \$530<br>PC: 3.90 hrs @ \$775<br><b>Total: 5.00 hrs</b>                                                    |
| TOTAL:                                                                                            | <u>\$112,047.50</u>                                                          | <u>\$339.00</u>         | <u>\$14,610.27</u> | <u>\$126,996.77</u>                   |                                                                                                                                                   |
| PC: Philip Cho<br>JS: Jeff Scorgie<br>SE: Shade Edwards<br>VB: Victoria Bazak<br>BC: Bradley Cook | MM: Megan J<br>KI: Kelsey Iv<br>KG: Kathleen<br>MG: Malika (<br>BJB: Bobbie- | ory<br>Gregus<br>Grewal | 1                  |                                       |                                                                                                                                                   |

This is **Exhibit "B"** referred to in the Affidavit of Philip Cho sworn on the 29<sup>th</sup> of April, 2025.

Bollip Brunk

A Commissioner for Taking Affidavits, etc.

Bobbie-Jo Tina Brinkman, a Commissioner, etc., Province of Ontario, for WeirFoulds up, Barristers and Solicitors. Expires March 5, 2028. 1096

# WeirFoulds

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

April 30, 2024 Invoice 369354 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through April 30, 2024

| FEES                        | \$22,780.00 |
|-----------------------------|-------------|
| LESS DISCOUNT               | -3,330.00   |
| NET FEES                    | \$19,450.00 |
| DISBURSEMENTS (Taxable)     | \$339.00    |
| DISBURSEMENTS (Non Taxable) | None        |
| HST                         | \$2,572.57  |
| TOTAL FOR THIS INVOICE      | \$22,361.57 |
| TOTAL DUE                   | \$22,361.57 |

# WeirFoulds<sup>LLP</sup>

٦

| www.weirfoulds.com | 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|--------------------|----------------------------------------------------------------------------------------------------|---------------------------------|
|                    |                                                                                                    | www.weirfoulds.com              |

April 30, 2024 Invoice 369354 Page 2

Below is a description of the services rendered through April 30, 2024 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                                                                                                 | Name          | Hours | Rate   | Fees     |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|--------|----------|
| 18/03/24 | Discuss file and assignment<br>instructions with P. Cho;                                                                                                                                                                                                    | Malika Grewal | 0.30  | 300.00 | 90.00    |
| 18/03/24 | Continue review and revising first report<br>of receiver; email correspondence with<br>court office regarding dates; email<br>correspondence with E. Golden<br>regarding former counsel accounts;<br>email correspondence with A. Dhanani<br>regarding same | Philip Cho    | 0.70  | 750.00 | 525.00   |
| 18/03/24 | Email correspondence with City<br>Solicitor regarding court hearing date;<br>review and revise hearing request form                                                                                                                                         | Philip Cho    | 0.20  | 750.00 | 150.00   |
| 18/03/24 | Drafting Notice of Motion and draft<br>Order                                                                                                                                                                                                                | Philip Cho    | 2.50  | 750.00 | 1,875.00 |
| 18/03/24 | Review Application Record and background of matter                                                                                                                                                                                                          | Philip Cho    | 1.00  | 750.00 | 750.00   |
| 19/03/24 | Attend to commissioning fee affidavit<br>for client in respect of upcoming motion;<br>correspondence and discussions<br>internally re same.                                                                                                                 | Bradley Cook  | 0.40  | 250.00 | 100.00   |
| 19/03/24 | Review prior court materials;                                                                                                                                                                                                                               | Malika Grewal | 2.20  | 300.00 | 660.00   |
| 19/03/24 | Review Service List and continue<br>preparation of Motion Record; review<br>revised Report to the Court; finalize<br>motion record; email correspondence<br>with A. Dhanani regarding same                                                                  | Philip Cho    | 0.90  | 750.00 | 675.00   |
| 20/03/24 | Review prior court materials;                                                                                                                                                                                                                               | Malika Grewal | 1.30  | 300.00 | 390.00   |
| 20/03/24 | Email correspondence with C. Betty regarding upcoming motion; telephone call with C. Betty regarding same                                                                                                                                                   | Philip Cho    | 0.30  | 750.00 | 225.00   |
| 21/03/24 | Phone call with P. Cho and continue review of materials;                                                                                                                                                                                                    | Malika Grewal | 0.70  | 300.00 | 210.00   |

| 4100 - 66 \\ | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                                    | Centre Toronto ON C    | anada M5K 1B7 | T: 416-365-1110                     | F: 416-365-1876 |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|-------------------------------------|-----------------|
| 4100 - 00 W  |                                                                                                                                                                                                                                                        | Centre, Toronto, ON, C |               | www.weirfo                          | oulds.com       |
|              |                                                                                                                                                                                                                                                        |                        |               | April 30, 2<br>Invoice 30<br>Page 3 |                 |
| Fee Detail   |                                                                                                                                                                                                                                                        |                        |               |                                     |                 |
| Date         | Description                                                                                                                                                                                                                                            | Name                   | Hours         | Rate                                | Fees            |
| 21/03/24     | Email correspondence with C. Betty<br>regarding request for adjournment;<br>email correspondence with B.<br>Tannenbaum and A. Dhanani regarding<br>same;                                                                                               | Philip Cho             | 0.50          | 750.00                              | 375.00          |
| 22/03/24     | Review CaseLines version of Motion<br>Record                                                                                                                                                                                                           | Philip Cho             | 0.20          | 750.00                              | 150.00          |
| 22/03/24     | Telephone call with M. Siboni regarding upcoming hearing                                                                                                                                                                                               | Philip Cho             | 0.30          | 750.00                              | 225.00          |
| 25/03/24     | Attend motion via Zoom and de-brief<br>with clients, complete and submit notes<br>taken at motion;                                                                                                                                                     | Malika Grewal          | 1.30          | 300.00                              | 390.00          |
| 25/03/24     | Telephone call with M. Siboni regarding<br>hearing, potential issues that may be<br>raised and timetable for deliver of<br>materials                                                                                                                   | Philip Cho             | 0.40          | 750.00                              | 300.00          |
| 25/03/24     | Telephone call with C. Betty regarding<br>adjournment request; email<br>correspondence with C. Betty regarding<br>same; prepare for hearing; attend<br>motion for approval of Receiver's fees<br>and activities; meeting with client<br>regarding same | Philip Cho             | 1.80          | 750.00                              | 1,350.00        |
| 11/04/24     | Email correspondence with A. Dhanani<br>regarding prior correspondence with<br>Co-Op Chair; review past email<br>correspondence                                                                                                                        | Philip Cho             | 0.30          | 750.00                              | 225.00          |
| 16/04/24     | Receipt and review affidavit of R. Kerr                                                                                                                                                                                                                | Philip Cho             | 0.50          | 750.00                              | 375.00          |
| 17/04/24     | Review affidavit of R. Kerr;                                                                                                                                                                                                                           | Malika Grewal          | 0.20          | 300.00                              | 60.00           |
| 18/04/24     | Attend Zoom call with P. Cho, A.<br>Dhanani, M. Siboni and B.<br>Tannenbaum to discuss reply;                                                                                                                                                          | Malika Grewal          | 0.90          | 300.00                              | 270.00          |
| 18/04/24     | Meeting with A. Dhanani, B.<br>Tannenbaum, M. Siboni and M. Grewal<br>regarding reply materials to                                                                                                                                                     | Philip Cho             | 0.50          | 750.00                              | 375.00          |

| 4100 - 66 W | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                              | Centre Toronto ON C | Canada M5K 1B7 | T: 416-365-1110                    | F: 416-365-1876 |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|------------------------------------|-----------------|
|             |                                                                                                                                                                                                                                                  |                     |                | www.weirfo                         | oulds.com       |
|             |                                                                                                                                                                                                                                                  |                     |                | April 30, 3<br>Invoice 3<br>Page 4 |                 |
| Fee Detail  |                                                                                                                                                                                                                                                  |                     |                |                                    |                 |
| Date        | Description                                                                                                                                                                                                                                      | Name                | Hours          | Rate                               | Fees            |
|             | Responding Affidavit of R. Kerr                                                                                                                                                                                                                  |                     |                |                                    |                 |
| 19/04/24    | Telephone call with A. Dhanani<br>regarding draft supplemental report and<br>further issues relating to the project and<br>status of repairs                                                                                                     | Philip Cho          | 0.70           | 750.00                             | 525.00          |
| 19/04/24    | Review and revise draft supplemental report of the Receiver                                                                                                                                                                                      | Philip Cho          | 1.50           | 750.00                             | 1,125.00        |
| 21/04/24    | Review and revise draft supplement to<br>First Report; email correspondence with<br>M. Siboni regarding same; email<br>correspondence with A. Dhanani<br>regarding same                                                                          | Philip Cho          | 0.80           | 750.00                             | 600.00          |
| 22/04/24    | Review correspondence with P. Cho,<br>M. Siboni, and A. Dhanani; review<br>City's affidavit; phone call with P. Cho<br>to discuss factum instructions; look into<br>HSA;                                                                         | Malika Grewal       | 1.90           | 300.00                             | 570.00          |
| 22/04/24    | Review and comment on draft affidavit<br>of City representative; email<br>correspondence with M. Siboni<br>regarding same; revise draft<br>Supplemental report; email<br>correspondence with A. Dhanani<br>regarding same; finalize Reply Record | Philip Cho          | 1.30           | 750.00                             | 975.00          |
| 23/04/24    | Draft factum of the Receiver;                                                                                                                                                                                                                    | Malika Grewal       | 1.90           | 300.00                             | 570.00          |
| 24/04/24    | Complete draft factum; discuss draft<br>with P. Cho; make updates as<br>instructed;                                                                                                                                                              | Malika Grewal       | 2.90           | 300.00                             | 870.00          |
| 24/04/24    | Email correspondence with C. Betty<br>regarding availability for meeting to<br>discuss potential resolution of motion                                                                                                                            | Philip Cho          | 0.20           | 750.00                             | 150.00          |
| 24/04/24    | Review and revise factum                                                                                                                                                                                                                         | Philip Cho          | 2.50           | 750.00                             | 1,875.00        |
| 25/04/24    | Complete changes to factum; attend meeting with P. Cho and C. Betty;                                                                                                                                                                             | Malika Grewal       | 1.60           | 300.00                             | 480.00          |

| 4100 66 M   | Vellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                                                                                       | Centre Toronto ON C    | anada M5K 1P7 | T: 416-365-1110                     | F: 416-365-1876 |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|-------------------------------------|-----------------|
| 4100 - 66 V |                                                                                                                                                                                                                                                                                                           | Centre, Toronto, ON, C |               | www.weirfo                          | oulds.com       |
|             |                                                                                                                                                                                                                                                                                                           |                        |               | April 30, 2<br>Invoice 36<br>Page 5 |                 |
| Fee Detail  |                                                                                                                                                                                                                                                                                                           |                        |               |                                     |                 |
| Date        | Description                                                                                                                                                                                                                                                                                               | Name                   | Hours         | Rate                                | Fees            |
| 25/04/24    | Meeting with C. Betty and M. Grewal<br>regarding position on motion and<br>concerns regarding continuation of<br>receivership                                                                                                                                                                             | Philip Cho             | 0.70          | 750.00                              | 525.00          |
| 25/04/24    | Review and finalize Factum                                                                                                                                                                                                                                                                                | Philip Cho             | 0.50          | 750.00                              | 375.00          |
| 25/04/24    | Receipt and review of responding<br>factum; email correspondence with A.<br>Dhanani regarding same; email<br>correspondence with A. Dhanani<br>reporting on meeting with C. Betty                                                                                                                         | Philip Cho             | 0.40          | 750.00                              | 300.00          |
| 26/04/24    | Attend call with P. Cho and A. Dhanani; discuss motion with P. Cho;                                                                                                                                                                                                                                       | Malika Grewal          | 0.90          | 300.00                              | 270.00          |
| 26/04/24    | Email correspondence with C. Betty's<br>office regarding requesting hearing to<br>proceed virtually                                                                                                                                                                                                       | Philip Cho             | 0.20          | 750.00                              | 150.00          |
| 26/04/24    | Telephone call with C. Betty regarding<br>motion and position of Co-Op; meeting<br>with A. Dhanani and M. Grewal<br>reporting on discussions with C. Betty<br>and position on motion; telephone call<br>with M. Siboni regarding same; meeting<br>with M. Grewal regarding summary of<br>financial issues | Philip Cho             | 1.30          | 750.00                              | 975.00          |
| 29/04/24    | Telephone call with M. Siboni regarding<br>discussions with C. Betty and proposed<br>consent relief; email correspondence<br>with A. Dhanani regarding same; email<br>correspondence with M. Siboni and C.<br>Betty regarding proposed consent<br>order; preparation for hearing                          | Philip Cho             | 1.50          | 750.00                              | 1,125.00        |
| 29/04/24    | Attend motion for approval of Receiver's activities and fees                                                                                                                                                                                                                                              | Philip Cho             | 1.30          | 750.00                              | 975.00          |
| 29/04/24    | Revise draft order; email<br>correspondence to Registrar regarding<br>same                                                                                                                                                                                                                                | Philip Cho             | 0.30          | 750.00                              | 225.00          |

# WeirFoulds<sup>LLP</sup>

| 4100 66 1   | Wellington Street West, PO Box 35, Toronto-Dominior                                                            | Contro Toronto ON Con      | odo M5K 1P7 | T: 416-365-1110                  | F: 416-365-1870 |
|-------------|----------------------------------------------------------------------------------------------------------------|----------------------------|-------------|----------------------------------|-----------------|
| 4100 - 66 V |                                                                                                                | T Centre, Toronto, ON, Car |             | www.weir                         | oulds.com       |
|             |                                                                                                                |                            |             | April 30,<br>Invoice 3<br>Page 6 |                 |
| Fee Detail  |                                                                                                                |                            |             |                                  |                 |
| Date        | Description                                                                                                    | Name                       | Hours       | Rate                             | Fees            |
| 29/04/24    | Meeting with A. Dhanani, B.<br>Tannenbaum and M. Grewal regarding<br>next steps to address judge's<br>comments | Philip Cho                 | 0.50        | 750.00                           | 375.00          |
| Total Fees  | for Professional Services                                                                                      |                            |             |                                  | \$22,780.00     |
| Less Disco  | ount                                                                                                           |                            |             |                                  | -3,330.00       |
| Net Fees    |                                                                                                                |                            |             | •••                              | \$19,450.00     |
| HST         |                                                                                                                |                            |             |                                  | \$2,528.50      |
| Total Fees  | including HST                                                                                                  |                            |             |                                  | \$21,978.50     |

### Disbursements

Taxable Disbursements

|                             | Court Fees       | 339.00 |        |          |
|-----------------------------|------------------|--------|--------|----------|
| Total Taxable Disbursements |                  | ;      | 339.00 |          |
| Total Disbursements         |                  |        |        | \$339.00 |
| HST                         |                  |        |        | \$44.07  |
| Total Disbursements and HST | for this Invoice |        |        | \$383.07 |

### **Totals For This Matter**

| Total Fees Including HST                   | \$21,978.50 |
|--------------------------------------------|-------------|
| Total Disbursements Including HST          | \$383.07    |
| Total Fees and Disbursements Including HST | \$22,361.57 |
| Amount Applied From Trust                  | \$0.00      |
| Total Due For This Matter                  | \$22,361.57 |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |
|                                                                                                    |                                 |
|                                                                                                    | April 30, 2024                  |
|                                                                                                    | Invoice 369354                  |
|                                                                                                    | Page 7                          |

### Summary

| Name          | Hours | Rate   | Fees        |
|---------------|-------|--------|-------------|
| Bradley Cook  | 0.40  | 250.00 | 100.00      |
| Malika Grewal | 16.10 | 300.00 | 4,830.00    |
| Philip Cho    | 23.80 | 750.00 | 17,850.00   |
| Total Summary | 40.30 |        | \$22,780.00 |

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Ca | anada M5K 1B7 |
|---------------------------------------------------------------------------------------|---------------|
|                                                                                       |               |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

April 30, 2024 Invoice 369354 Page 8

THIS IS OUR ACCOUNT HEREIN. WeirFoulds LLP Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001



| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876            |  |  |
|----------------------------------------------------------------------------------------------------|--------------------------------------------|--|--|
|                                                                                                    | www.weirfoulds.com                         |  |  |
|                                                                                                    | April 30, 2024<br>Invoice 369354<br>Page 9 |  |  |
| Outstanding AR Summary                                                                             |                                            |  |  |

| Date Invoice Number |        |                        | Outstanding Amount |
|---------------------|--------|------------------------|--------------------|
| 04/30/24            | 369354 |                        | 22,361.57          |
|                     |        | Outstanding AR Summary | 22,361.57          |

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

### 1. \*Preferred Method\* EFT/ Wire Payments

Once a payment is made, please send payment confirmation with invoice/ matter number(s) to accountingstaff@weirfoulds.com.

Bank of Montreal: 100 King Street West, Toronto, Ontario, M5X 1A3 Account address: 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K1B7

### **Canadian General Account**

| Account Name:   | Weirfoulds LLP                          |
|-----------------|-----------------------------------------|
| Transit Number: | 00022                                   |
| Bank Number:    | 001                                     |
| Account number: | 1987-799 (for Canadian Dollars)         |
| Account number: | 4775 002 (for US Dollars)               |
| Swift Code:     | BOFMCAM2 (Payments from outside Canada) |
| Routing number: | //CC000100022                           |

#### 2. Direct Deposit

Once a payment is made, please email a copy of the deposit receipt along with invoice/matter number(s) to accountingstaff@weirfoulds.com.

#### 3. Online Credit Card

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfer to accountingstaff@weirfoulds.com by providing your choice of security guestion and answer with invoice/ matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate your invoice/matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K1B7

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |
|----------------------------------------------------------------------------------------------------|
|----------------------------------------------------------------------------------------------------|

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

May 31, 2024 Invoice 371000 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through May 31, 2024

| FEES                        | \$2,212.50 |
|-----------------------------|------------|
| DISBURSEMENTS (Taxable)     | None       |
| DISBURSEMENTS (Non Taxable) | None       |
| HST                         | \$287.63   |
| TOTAL FOR THIS INVOICE      | \$2,500.13 |
| TOTAL DUE                   | \$2,500.13 |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |
|                                                                                                    |                                 |

May 31, 2024 Invoice 371000 Page 2

Below is a description of the services rendered through May 31, 2024 with respect to our File No. 25084.00001

### Fee Detail

| Date       | Description                                                                                                                                                                                         | Name          | Hours | Rate     | Fees       |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|----------|------------|
| 30/04/24   | Email correspondence with M. Siboni<br>and A. Dhanani regarding history of<br>requests for payment from Betty's Law                                                                                 | Philip Cho    | 0.20  | 750.00   | 150.00     |
| 01/05/24   | Discussion with P. Cho.                                                                                                                                                                             | Shadé Edwards | 0.30  | 375.00   | 112.50     |
| 16/05/24   | Email correspondence with A. Dhanani<br>regarding invoices provided by<br>respondent's counsel; email<br>correspondence with M. Siboni<br>regarding same                                            | Philip Cho    | 0.20  | 750.00   | 150.00     |
| 22/05/24   | Meeting with City of Toronto (Housing)<br>and Receiver regarding upcoming<br>meeting with York University and status<br>of Co-Op                                                                    | Philip Cho    | 0.80  | 750.00   | 600.00     |
| 22/05/24   | Meeting with York University, City of<br>Toronto and Receiver representatives<br>to discuss status of housing project and<br>timelines and factors for consideration<br>regarding future of project | Philip Cho    | 0.80  | 750.00   | 600.00     |
| 22/05/24   | Discussion with P. Cho; Attended client meeting.                                                                                                                                                    | Shadé Edwards | 1.00  | 375.00   | 375.00     |
| 24/05/24   | Meeting with A. Dhanani regarding<br>meeting with York University and next<br>steps                                                                                                                 | Philip Cho    | 0.30  | 750.00   | 225.00     |
| Total Fees | for Professional Services                                                                                                                                                                           |               |       |          | \$2,212.50 |
| HST        |                                                                                                                                                                                                     |               |       | \$287.63 |            |
| Total Fees | Total Fees including HST                                                                                                                                                                            |               |       |          | \$2,500.13 |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876          |  |  |
|----------------------------------------------------------------------------------------------------|------------------------------------------|--|--|
|                                                                                                    | www.weirfoulds.com                       |  |  |
|                                                                                                    | May 31, 2024<br>Invoice 371000<br>Page 3 |  |  |
| Totals For This Matter                                                                             |                                          |  |  |
| Total Fees Including HST                                                                           | \$2,500.13                               |  |  |
| Total Disbursements Including HST                                                                  | \$0.00                                   |  |  |
| Total Fees and Disbursements Including HST                                                         | \$2,500.13                               |  |  |
| Amount Applied From Trust                                                                          | \$0.00                                   |  |  |
| Total Due For This Matter                                                                          | \$2,500.13                               |  |  |

#### Summary Name Hours Rate Fees Philip Cho 2.30 750.00 1,725.00 375.00 Shadé Edwards 1.30 487.50 \$2,212.50 **Total Summary** 3.60

### T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

May 31, 2024 Invoice 371000 Page 4

THIS IS OUR ACCOUNT HEREIN. WeirFoulds LLP Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001



| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876          |
|----------------------------------------------------------------------------------------------------|------------------------------------------|
|                                                                                                    | www.weirfoulds.com                       |
|                                                                                                    | May 31, 2024<br>Invoice 371000<br>Page 5 |
| Outstanding AR Summary                                                                             |                                          |

| Date     | Invoice Number |                        | Outstanding Amount |
|----------|----------------|------------------------|--------------------|
| 05/31/24 | 371000         |                        | 2,500.13           |
|          |                | Outstanding AR Summary | 2,500.13           |

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

T: 416-365-1110 F: 416-365-1876

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

### 1. \*Preferred Method\* EFT/ Wire Payments

Once a payment is made, please send payment confirmation with invoice/ matter number(s) to accountingstaff@weirfoulds.com.

Bank of Montreal: 100 King Street West, Toronto, Ontario, M5X 1A3 Account address: 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K1B7

### **Canadian General Account**

| Account Name:   | Weirfoulds LLP                          |
|-----------------|-----------------------------------------|
| Transit Number: | 00022                                   |
| Bank Number:    | 001                                     |
| Account number: | 1987-799 (for Canadian Dollars)         |
| Account number: | 4775 002 (for US Dollars)               |
| Swift Code:     | BOFMCAM2 (Payments from outside Canada) |
| Routing number: | //CC000100022                           |

#### 2. Direct Deposit

Once a payment is made, please email a copy of the deposit receipt along with invoice/matter number(s) to accountingstaff@weirfoulds.com.

#### 3. Online Credit Card

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfer to accountingstaff@weirfoulds.com by providing your choice of security guestion and answer with invoice/ matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate your invoice/matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K1B7

# WeirFoulds

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

October 11, 2024 Invoice 377693 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through September 30, 2024

FEES\$10,900.00DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$1,417.00TOTAL FOR THIS INVOICE (CAD)\$12,317.00

# WeirFoulds<sup>LLP</sup>

٦

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |
|                                                                                                    |                                 |

October 11, 2024 Invoice 377693 Page 2

Below is a description of the services rendered through September 30, 2024 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                                             | Name          | Hours | Rate   | Fees   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|--------|--------|
| 04/06/24 | Telephone call with A. Dhanani<br>regarding landlord tenant tribunal<br>application; email correspondence with<br>A. Dhanani regarding same                                                             | Philip Cho    | 0.20  | 750.00 | 150.00 |
| 20/06/24 | Engaged in document review;<br>conducted legal research on eviction<br>applications of Co-Op members before<br>the landlord and tenant board; drafted<br>memorandum; submitted memorandum<br>to P. Cho. | Shadé Edwards | 1.10  | 375.00 | 412.50 |
| 24/06/24 | Drafted reporting email; sent reporting email to P. Cho.                                                                                                                                                | Shadé Edwards | 0.60  | 375.00 | 225.00 |
| 03/07/24 | Review and comment on draft Fourth<br>Quarterly Report of the Receiver; email<br>correspondence with A. Dhanani<br>regarding same                                                                       | Philip Cho    | 0.50  | 750.00 | 375.00 |
| 03/07/24 | Email correspondence with A. Dhanani<br>and K. Frost regarding insurance<br>defence coverage; telephone call with<br>K. Frost regarding same                                                            | Philip Cho    | 0.30  | 750.00 | 225.00 |
| 04/07/24 | Meeting with A. Dhanani and S.<br>Edwards regarding status of matter and<br>claim against Co-Op                                                                                                         | Philip Cho    | 0.50  | 750.00 | 375.00 |
| 04/07/24 | Email correspondence with A. Dhanani regarding updated revised quarterly report                                                                                                                         | Philip Cho    | 0.20  | 750.00 | 150.00 |
| 04/07/24 | Reviewed documents from A. Dhanani;<br>Reviewed fourth quarterly report;<br>attended meeting.                                                                                                           | Shadé Edwards | 0.80  | 375.00 | 300.00 |
| 22/07/24 | Email correspondence with K. Frost<br>and A. Dhanani regarding insurance<br>claim; review property management<br>summary of issues                                                                      | Philip Cho    | 0.50  | 750.00 | 375.00 |

| 4100 - 66 \\ | Vellington Street West, PO Box 35, Toronto-Dominior                                                                                                                                                                        | Centre Toronto ON ( | Canada M5K 1B7 | T: 416-365-1110                  | F: 416-365-1876 |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|----------------------------------|-----------------|
| 4100 - 00 M  |                                                                                                                                                                                                                            |                     |                | www.weirfo                       | oulds.com       |
|              |                                                                                                                                                                                                                            |                     |                | October 1<br>Invoice 3<br>Page 3 |                 |
| Fee Detail   |                                                                                                                                                                                                                            |                     |                |                                  |                 |
| Date         | Description                                                                                                                                                                                                                | Name                | Hours          | Rate                             | Fees            |
| 23/07/24     | Meeting with K. Ivory regarding<br>background of matter                                                                                                                                                                    | Philip Cho          | 0.50           | 750.00                           | 375.00          |
| 23/07/24     | Email correspondence with K. Frost<br>and A. Dhanani regarding defence of<br>CGL claim                                                                                                                                     | Philip Cho          | 0.20           | 750.00                           | 150.00          |
| 25/07/24     | Meeting with K. Frost and A. Dhanani<br>regarding claim against Co-Op and<br>need to gather evidence for insurance<br>purposes; meeting with A. Dhanani<br>regarding same and property<br>management investigation results | Philip Cho          | 0.80           | 750.00                           | 600.00          |
| 22/08/24     | Review correspondence from P. Cho;<br>review property manager findings<br>summary and receiver's case website;<br>correspond with P. Cho;                                                                                  | Kelsey Ivory        | 0.40           | 475.00                           | 190.00          |
| 23/08/24     | Review correspondence from P. Cho<br>and A. Dhanani; correspond with P.<br>Cho;                                                                                                                                            | Kelsey Ivory        | 0.10           | 475.00                           | 47.50           |
| 23/08/24     | Email correspondence with A. Dhanani regarding claim by S. Case and correspondence with R. Kerr                                                                                                                            | Philip Cho          | 0.30           | 750.00                           | 225.00          |
| 03/09/24     | Email correspondence with A. Dhanani regarding report to court and status of any decisions regarding the future of the property                                                                                            | Philip Cho          | 0.20           | 750.00                           | 150.00          |
| 06/09/24     | Prepare for and attend call with A.<br>Dhanani and P. Cho; memo to file;<br>review findings report;                                                                                                                        | Kelsey Ivory        | 1.10           | 475.00                           | 522.50          |
| 06/09/24     | Meeting with A. Dhanani and K. Ivory regarding findings summary and next steps                                                                                                                                             | Philip Cho          | 0.40           | 750.00                           | 300.00          |
| 09/09/24     | Communicate with P. Cho; edit findings<br>summary; correspond with P. Cho<br>regarding same; correspond with A.<br>Dhanani; review correspondence and<br>documents from A. Dhanani; instruct D.                            | Kelsey Ivory        | 2.60           | 475.00                           | 1,235.00        |

| 4100 66 14                                                                                         | (alliantes Street West DO Boy 25 Toronte Dominion                                                                                                                                             | Contro Toronto ON Co | made MEK 1D7 | T: 416-365-1110                | F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|--------------------------------|-----------------|
| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                               |                      | www.weirf    | oulds.com                      |                 |
|                                                                                                    |                                                                                                                                                                                               |                      |              | October<br>Invoice 3<br>Page 4 | •               |
| Fee Detail                                                                                         |                                                                                                                                                                                               |                      |              |                                |                 |
| Date                                                                                               | Description                                                                                                                                                                                   | Name                 | Hours        | Rate                           | Fees            |
|                                                                                                    | Hurst regarding same;                                                                                                                                                                         |                      |              |                                |                 |
| 09/09/24                                                                                           | Review notice of triggering events and<br>endorsement of Penny J.; draft letter to<br>C. Betty regarding information requests;<br>email correspondence with A. Dhanani<br>regarding same      | Philip Cho           | 0.70         | 750.00                         | 525.00          |
| 11/09/24                                                                                           | Email correspondence with A. Dhanani;<br>review and revise correspondence with<br>C. Betty; email correspondence with C.<br>Betty regarding request for information                           | Philip Cho           | 0.30         | 750.00                         | 225.00          |
| 16/09/24                                                                                           | Correspond with P. Cho; instruct D. Hurst;                                                                                                                                                    | Kelsey Ivory         | 0.20         | 475.00                         | 95.00           |
| 19/09/24                                                                                           | Meeting with representatives of the City<br>of Toronto and receiver regarding draft<br>findings summary and options for<br>housing project                                                    | Philip Cho           | 1.30         | 750.00                         | 975.00          |
| 20/09/24                                                                                           | Telephone discussion re the housing co-operative file.                                                                                                                                        | Megan Mossip         | 0.40         | 725.00                         | 290.00          |
| 29/09/24                                                                                           | Review and revise draft Fifth Quarterly<br>Report of the Receiver; email<br>correspondence with A. Dhanani<br>regarding same                                                                  | Philip Cho           | 0.50         | 750.00                         | 375.00          |
| 30/09/24                                                                                           | Correspond with P. Cho; attend<br>meeting with P. Cho, M. Mossip, and V.<br>Bazak; memo to file; review documents<br>from A. Dhanani;                                                         | Kelsey Ivory         | 0.80         | 475.00                         | 380.00          |
| 30/09/24                                                                                           | Attend a meeting to discuss the Co-<br>Operative housing file; initial review of<br>the applicable legislation; review of the<br>court material; further correspondence<br>with the receiver. | Megan Mossip         | 1.40         | 725.00                         | 1,015.00        |
| 30/09/24                                                                                           | Meeting with K. Ivory, M. Mossip and V.<br>Bazak regarding background and next<br>steps                                                                                                       | Philip Cho           | 0.60         | 750.00                         | 450.00          |

| 4100 - 66 V | Nellington Street West, PO Box 35, Toronto-Dominior                                      | Centre Toronto ON Canad | a M5K 187 | T: 416-365-1110                | F: 416-365-187     |
|-------------|------------------------------------------------------------------------------------------|-------------------------|-----------|--------------------------------|--------------------|
| 4100 - 00 V |                                                                                          |                         |           | www.weir                       | foulds.com         |
|             |                                                                                          |                         |           | October<br>Invoice 3<br>Page 5 | 11, 2024<br>377693 |
| Fee Detail  |                                                                                          |                         |           |                                |                    |
| Date        | Description                                                                              | Name                    | Hours     | Rate                           | Fees               |
| 30/09/24    | Attend internal meeting with P. Cho, M.<br>Mossip and K. Ivory to discuss next<br>steps. | Victoria Bazak          | 0.50      | 375.00                         | 187.50             |
| Total Fees  | for Professional Services                                                                |                         |           |                                | \$10,900.00        |
| HST         |                                                                                          |                         |           |                                | \$1,417.00         |
| Total Fees  | including HST                                                                            |                         |           |                                | \$12,317.00        |
| Totals For  | This Matter                                                                              |                         |           |                                |                    |
| Total Fees  | Including HST                                                                            |                         |           |                                | \$12,317.00        |
| Total Disbu | ursements Including HST                                                                  |                         |           |                                | \$0.00             |
| Total Fees  | and Disbursements Including HST                                                          |                         |           |                                | \$12,317.00        |

| Total Fees and Disbursements including HST | \$12,317.00 |
|--------------------------------------------|-------------|
| Amount Applied From Trust                  | \$0.00      |
| Total Due For This Matter                  | \$12,317.00 |

| Summary        |       |        |             |
|----------------|-------|--------|-------------|
| Name           | Hours | Rate   | Fees        |
| Kelsey Ivory   | 5.20  | 475.00 | 2,470.00    |
| Megan Mossip   | 1.80  | 725.00 | 1,305.00    |
| Philip Cho     | 8.00  | 750.00 | 6,000.00    |
| Shadé Edwards  | 2.50  | 375.00 | 937.50      |
| Victoria Bazak | 0.50  | 375.00 | 187.50      |
| Total Summary  | 18.00 |        | \$10,900.00 |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |
|----------------------------------------------------------------------------------------------------|
|----------------------------------------------------------------------------------------------------|

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

October 11, 2024 Invoice 377693 Page 6

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7  | T: 416-365-1110 F: 416-365-1876 |                                              |  |
|-----------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------|--|
| 4100 - 00 Weinington Street West, FO Box 33, Toronto-Dominion Centre, Toronto, ON, Canada. Nisk 187 |                                 | www.weirfoulds.com                           |  |
|                                                                                                     |                                 | October 11, 2024<br>Invoice 377693<br>Page 7 |  |

| Date     | Invoice Number | Out                    | standing Amount |
|----------|----------------|------------------------|-----------------|
| 10/11/24 | 377693         |                        | 12,317.00       |
|          |                | Outstanding AR Summary | 12,317.00       |

### PAYMENT REMITTANCE FORM

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |  |  |
|----------------------------------|-------------------------------------------------|--|--|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |  |  |
|                                  | Toronto, Ontario, M5K 1B7                       |  |  |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| Bank Number:           | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

#### FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to accountingstaff@weirfoulds.com.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

# WeirFoulds<sup>LLP</sup>

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

November 12, 2024 Invoice 379466 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through November 8, 2024

FEES\$23,767.50DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$3,089.78TOTAL FOR THIS INVOICE (CAD)\$26,857.28

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |

November 12, 2024 Invoice 379466 Page 2

Below is a description of the services rendered through November 8, 2024 with respect to our File No. 25084.00001

### Fee Detail

| Date     | Description                                                                                                                                                            | Name           | Hours | Rate   | Fees     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|--------|----------|
| 01/10/24 | Correspond with M. Mossip, V. Bazak,<br>P. Cho;                                                                                                                        | Kelsey Ivory   | 0.10  | 475.00 | 47.50    |
| 01/10/24 | Review of the Co-Operative<br>Corporations Act rules re the calling of<br>meetings; review of the                                                                      | Megan Mossip   | 0.50  | 725.00 | 362.50   |
| 02/10/24 | Further review of the materials provided<br>by the receiver and other publicly<br>available documents; internal<br>correspondence.                                     | Megan Mossip   | 1.70  | 725.00 | 1,232.50 |
| 07/10/24 | Further review of the court materials,<br>including the application record and<br>responding application; further review<br>of the legislative requirements.           | Megan Mossip   | 0.80  | 725.00 | 580.00   |
| 08/10/24 | Additional review of the application record; correspondence with V. Bazak;                                                                                             | Megan Mossip   | 0.30  | 725.00 | 217.50   |
| 09/10/24 | Review of pleadings and application<br>materials; review of relevant provisions<br>of the Housing Services Act.                                                        | Victoria Bazak | 1.60  | 375.00 | 600.00   |
| 10/10/24 | Continue to review pleadings and application materials; review of the Co-<br>Operative Corporations Ac.                                                                | Victoria Bazak | 2.60  | 375.00 | 975.00   |
| 17/10/24 | Correspond with P. Cho; communicate<br>with M. Mossip regarding potential by-<br>law amendment proposal; review and<br>send precedents;                                | Kelsey Ivory   | 0.30  | 475.00 | 142.50   |
| 17/10/24 | Further review of the application record;<br>review of the proposed opinion re by-<br>law amendments; review of the model<br>organizational by-laws and<br>amendments. | Megan Mossip   | 2.20  | 725.00 | 1,595.00 |
| 18/10/24 | Review correspondence from A.<br>Dhanani; correspond with P. Cho;                                                                                                      | Kelsey Ivory   | 0.10  | 475.00 | 47.50    |

| 4100 66 W   | Allington Street West PO Roy 25 Toronto Dominion                                                                                                                                                                                                                                 | Contro Toronto ON Co | mada M5K 1P7 | T: 416-365-1110                | F: 416-365-1876      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------|--------------------------------|----------------------|
| 4100 - 00 W | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                                                              |                      |              | www.weirfo                     | oulds.com            |
| Fee Detail  |                                                                                                                                                                                                                                                                                  |                      |              | Novembe<br>Invoice 3<br>Page 3 | er 12, 2024<br>79466 |
| Date        | Description                                                                                                                                                                                                                                                                      | Name                 | Hours        | Rate                           | Fees                 |
| 18/10/24    | Further review of the application<br>records, responses, affidavits, and<br>reports prepared in connection with the<br>receivership.                                                                                                                                             | Megan Mossip         | 1.60         | 725.00                         | 1,160.00             |
| 20/10/24    | Continue to review the Co-Operative<br>Corporation's Act; continue to review<br>the court materials; review of Harry<br>Sherman Crowe Housing Co-<br>Operative's By-Laws.                                                                                                        | Victoria Bazak       | 3.20         | 375.00                         | 1,200.00             |
| 21/10/24    | Further review of the documents<br>provided; review of the by-laws and<br>further review of the model by-laws and<br>correspondence from Betty's Law<br>office.                                                                                                                  | Megan Mossip         | 1.30         | 725.00                         | 942.50               |
| 21/10/24    | Continue to review court materials,<br>monitor reports, and relevant<br>legislation; summarizing information;<br>strategizing a course of action;<br>communication with M. Mossip with<br>respect to same.                                                                       | Victoria Bazak       | 5.30         | 375.00                         | 1,987.50             |
| 22/10/24    | Further review of the application and<br>related materials; review of the<br>comments on the by-laws; review of the<br>legislative requirements; review of the<br>correspondence to the trustee; meeting<br>with P. Cho to discuss the over plan<br>and guidance to be provided. | Megan Mossip         | 2.80         | 725.00                         | 2,030.00             |
| 22/10/24    | Meeting with M. Mossip and V. Bazak regarding corporate by-law and statutory review                                                                                                                                                                                              | Philip Cho           | 0.50         | 750.00                         | 375.00               |
| 22/10/24    | Continue to review court materials and<br>legislation; summarize findings with<br>respect to same; attend meeting with P.<br>Cho and M. Mossip to discuss next<br>steps and plan of action.                                                                                      | Victoria Bazak       | 3.40         | 375.00                         | 1,275.00             |
| 24/10/24    | Review of the Housing Services Act<br>and further review of the court materials<br>and the information provided by the                                                                                                                                                           | Megan Mossip         | 2.10         | 725.00                         | 1,522.50             |

| 4100 - 66 V | Vellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                             | Centre, Toronto, ON, Cana | ada. M5K 1B7 | T: 416-365-1110                | F: 416-365-1870      |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|--------------------------------|----------------------|
|             |                                                                                                                                                                                                                                 |                           |              | www.weirfe                     | oulds.com            |
|             |                                                                                                                                                                                                                                 |                           |              | Novembe<br>Invoice 3<br>Page 4 | er 12, 2024<br>79466 |
| Fee Detail  |                                                                                                                                                                                                                                 |                           |              |                                |                      |
| Date        | Description                                                                                                                                                                                                                     | Name                      | Hours        | Rate                           | Fees                 |
|             | trustee; review of the co-operative<br>housing resources and internal<br>discussions re the requirement for a<br>board of directions while under the<br>court proceedings.                                                      |                           |              |                                |                      |
| 28/10/24    | Further review of the materials related<br>to the co-op project; attendance at the<br>meeting; review of the by-laws that<br>were passed for deficiencies; further<br>correspondence internally.                                | Megan Mossip              | 1.40         | 725.00                         | 1,015.00             |
| 28/10/24    | Meeting with receiver and City of<br>Toronto representatives regarding<br>status; review correspondence<br>forwarded by City of Toronto regarding<br>status of by-laws; email<br>correspondence with V. Bazak<br>regarding same | Philip Cho                | 1.00         | 750.00                         | 750.00               |
| 28/10/24    | Attend all-parties meeting with the City<br>of Toronto, the receiver, P. Cho, and M.<br>Mossip to discuss plan of action;<br>preparation for same.                                                                              | Victoria Bazak            | 3.40         | 375.00                         | 1,275.00             |
| 29/10/24    | Review correspondence; communicate with P. Cho;                                                                                                                                                                                 | Kelsey Ivory              | 0.20         | 475.00                         | 95.00                |
| 31/10/24    | Review of the materials provided from<br>the property managers, including initial<br>review of the minutes; correspondence<br>re instructions for the creation of new<br>by-laws.                                               | Megan Mossip              | 1.10         | 725.00                         | 797.50               |
| 31/10/24    | Review of Harry Sherman Crowe Co-<br>Operative's current by-laws.                                                                                                                                                               | Victoria Bazak            | 1.60         | 375.00                         | 600.00               |
| 01/11/24    | Initial review of the meeting minutes; correspondence re same.                                                                                                                                                                  | Megan Mossip              | 0.80         | 725.00                         | 580.00               |
| 01/11/24    | Continue to review the Harry Sherman<br>Crowe Housing Co-operative's by-laws<br>and meeting minutes.                                                                                                                            | Victoria Bazak            | 1.60         | 375.00                         | 600.00               |
| 01/11/24    | Continue to review the Harry Sherman<br>Crowe Housing Co-operative's by-laws                                                                                                                                                    | Victoria Bazak            | 1.60         | 375.00                         | 6                    |

# WeirFoulds<sup>LLP</sup>

| 4100 GG V  | Wellington Street West, PO Box 35, Toronto-Dominion                                                    | Contro Toronto ON Conod      |       | T: 416-365-1110               | F: 416-365-1876       |
|------------|--------------------------------------------------------------------------------------------------------|------------------------------|-------|-------------------------------|-----------------------|
| 4100-00 1  |                                                                                                        | r Centre, Toronto, ON, Canad |       | www.weir                      | foulds.com            |
|            |                                                                                                        |                              |       | Novemb<br>Invoice 3<br>Page 5 | er 12, 2024<br>379466 |
| Fee Detail |                                                                                                        |                              |       |                               |                       |
| Date       | Description                                                                                            | Name                         | Hours | Rate                          | Fees                  |
| 04/11/24   | Continue to review the Co-operative's current by-laws; make note of deficiencies with respect to same. | Victoria Bazak               | 2.90  | 375.00                        | 1,087.50              |
| 08/11/24   | Continue to review the by-laws of the Co-operative and note deficiencies with respect to same.         | Victoria Bazak               | 1.80  | 375.00                        | 675.00                |
| Total Fees | for Professional Services                                                                              |                              |       | ••••                          | \$23,767.50           |
| HST        |                                                                                                        |                              |       |                               | \$3,089.78            |
| Total Fees | including HST                                                                                          |                              |       |                               | \$26,857.28           |
|            |                                                                                                        |                              |       |                               |                       |

#### **Totals For This Matter**

| Total Fees Including HST                   | \$26,857.28 |
|--------------------------------------------|-------------|
| Total Disbursements Including HST          | \$0.00      |
| Total Fees and Disbursements Including HST | \$26,857.28 |
| Amount Applied From Trust                  | \$0.00      |
| Total Due For This Matter                  | \$26,857.28 |

#### Summary

| Name           | Hours | Rate   | Fees        |
|----------------|-------|--------|-------------|
| Kelsey Ivory   | 0.70  | 475.00 | 332.50      |
| Megan Mossip   | 16.60 | 725.00 | 12,035.00   |
| Philip Cho     | 1.50  | 750.00 | 1,125.00    |
| Victoria Bazak | 27.40 | 375.00 | 10,275.00   |
| Total Summary  | 46.20 |        | \$23,767.50 |

## WeirFoulds<sup>LLP</sup>

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

November 12, 2024 Invoice 379466 Page 6

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876               |  |  |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------|--|--|
|                                                                                                    | www.weirfoulds.com                            |  |  |
|                                                                                                    | November 12, 2024<br>Invoice 379466<br>Page 7 |  |  |
|                                                                                                    |                                               |  |  |

#### **Outstanding AR Summary**

| Date     | Invoice Number |                        | Outstanding Amount |
|----------|----------------|------------------------|--------------------|
| 11/12/24 | 379466         |                        | 26,857.28          |
|          |                | Outstanding AR Summary | 26,857.28          |

### PAYMENT REMITTANCE FORM

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

#### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |
|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| Bank Number:           | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

## FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

| Pay through:        | Wells Fargo Bank (FKA Wachovia Bank)       |
|---------------------|--------------------------------------------|
| Bank Address:       | 11 Penn Plaza 4th Fl New York, NY 10001 US |
| ABA:                | 026005092                                  |
| Swift:              | PNBPUS3NNYC                                |
| S.W.I.F.T BIC Code: | PNBPUS3NNYC                                |
| AND - Fedwire ABA:  | 026005092                                  |
| OR - CHIPS UID:     | 0509                                       |

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

## WeirFoulds<sup>LLP</sup>

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

December 4, 2024 Invoice 380649 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through November 30, 2024

FEES\$24,030.00DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$3,123.90TOTAL FOR THIS INVOICE (CAD)\$27,153.90

## WeirFoulds<sup>LLP</sup>

٦

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |
|                                                                                                    |                                 |

December 4, 2024 Invoice 380649 Page 2

Below is a description of the services rendered through November 30, 2024 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                                                                    | Name            | Hours | Rate   | Fees     |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|--------|----------|
| 11/11/24 | Review of the Co-operative's board<br>meeting minutes dating back to 2015;<br>make note of standard procedure and<br>areas of improvement.                                                                                     | Victoria Bazak  | 3.30  | 375.00 | 1,237.50 |
| 12/11/24 | Continue to review the co-operative's<br>board minutes; review of the Co-<br>operative Housing Federation of<br>Canada's standard by-laws and<br>resources.                                                                    | Victoria Bazak  | 2.70  | 375.00 | 1,012.50 |
| 13/11/24 | Conference with P. Cho; beginning<br>review of consultant document and<br>considering constructor and OHSA<br>issues;                                                                                                          | Jeff Scorgie    | 0.30  | 650.00 | 195.00   |
| 13/11/24 | Research regarding separate<br>designation of 'Project' and<br>'Constructor' under the Occupational<br>Health and Safety Act.                                                                                                  | Kathleen Gregus | 0.20  | 375.00 | 75.00    |
| 13/11/24 | Meeting with J. Scorgie regarding<br>roofing tender and constructor issues;<br>email correspondence with A. Dhanani<br>and J. Scorgie regarding same                                                                           | Philip Cho      | 0.30  | 750.00 | 225.00   |
| 13/11/24 | Correspondence to TDB Restructuring re additional requests for information.                                                                                                                                                    | Victoria Bazak  | 0.40  | 375.00 | 150.00   |
| 14/11/24 | Preparing for and attending preliminary conference call with client to discuss health and safety and project related issue;                                                                                                    | Jeff Scorgie    | 0.70  | 650.00 | 455.00   |
| 14/11/24 | Research related to the designation of<br>separate projects for the purposes of<br>appointing two separate constructors;<br>research related to appointment of<br>constructor on two separate projects<br>located in one site. | Kathleen Gregus | 1.00  | 375.00 | 375.00   |
| 14/11/24 | Research related to the designation of separate projects under the                                                                                                                                                             | Kathleen Gregus | 1.50  | 375.00 | 562.50   |

| A100 66 M   | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                                                                                                                          | Centre Toronto ON Conc    | da M5K 1P7 | T: 416-365-1110                | F: 416-365-1876 |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------|--------------------------------|-----------------|
| 4100 - 00 W |                                                                                                                                                                                                                                                                                                                                              | Centre, Toronto, ON, Cana |            | www.weirfo                     | oulds.com       |
|             |                                                                                                                                                                                                                                                                                                                                              |                           |            | Decembe<br>Invoice 3<br>Page 3 |                 |
| Fee Detail  |                                                                                                                                                                                                                                                                                                                                              |                           |            |                                |                 |
| Date        | Description<br>Occupational Health and Safety Act;<br>draft opinion related to the same.                                                                                                                                                                                                                                                     | Name                      | Hours      | Rate                           | Fees            |
| 15/11/24    | Research related to the designation of separate projects for the purposes of appointing two separate constructors.                                                                                                                                                                                                                           | Kathleen Gregus           | 3.00       | 375.00                         | 1,125.00        |
| 15/11/24    | Email correspondence to the Co-<br>operative Housing Federation of<br>Canada (CHFC) re request for a copy<br>of their standard by-laws; call to the<br>CHFC with respect to same.                                                                                                                                                            | Victoria Bazak            | 0.40       | 375.00                         | 150.00          |
| 17/11/24    | Draft opinion regarding designation of separate projects for the purposes of appointing two separate constructors.                                                                                                                                                                                                                           | Kathleen Gregus           | 2.10       | 375.00                         | 787.50          |
| 18/11/24    | Considering issue and legal research<br>re: OHSA issues and constructor<br>liability; beginning to draft opinion to<br>client;                                                                                                                                                                                                               | Jeff Scorgie              | 2.60       | 650.00                         | 1,690.00        |
| 18/11/24    | Draft opinion regarding designation of<br>separate projects for the purposes of<br>appointing two separate constructors;<br>draft opinion related to potential<br>exposure to owner as "employer" under<br>the Occupational Health and Safety<br>Act.                                                                                        | Kathleen Gregus           | 2.20       | 375.00                         | 825.00          |
| 18/11/24    | Review of the AGM minutes; internal discussion regarding the approach to updating the by-laws; providing further instructions.                                                                                                                                                                                                               | Megan Mossip              | 0.80       | 725.00                         | 580.00          |
| 18/11/24    | Review of annual general member<br>meeting minutes; correspondence with<br>the Co-operative Housing Federation of<br>Toronto to obtain standard forms of by-<br>laws and policies; draft steps memo to<br>bring the Harry Sherman Crowe<br>Housing Co-operative back into good<br>standing and in compliance with<br>applicable legislation. | Victoria Bazak            | 4.80       | 375.00                         | 1,800.00        |

| 4100 66 14                                                                                         | (alliantes Street West DO Day 25. Toronto Dominion                                                                                                                                                                                                    | Contro Toronto ON Cono |               | T: 416-365-1110                 | F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|---------------------------------|-----------------|
| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                                                                                       |                        | www.weirfo    | oulds.com                       |                 |
| <b>5 D</b> -4-ii                                                                                   |                                                                                                                                                                                                                                                       |                        |               | Decembe<br>Invoice 38<br>Page 4 |                 |
| Fee Detail                                                                                         |                                                                                                                                                                                                                                                       | N                      |               | <b>D</b> (                      | _               |
| Date<br>19/11/24                                                                                   | Description<br>Reviewing and considering health and<br>safety issues; instructions to K. Gregus<br>re: legal research;                                                                                                                                | Name<br>Jeff Scorgie   | Hours<br>0.30 | Rate<br>650.00                  | Fees<br>195.00  |
| 20/11/24                                                                                           | Reviewing legal research and working on opinion to client re: OHSA issues;                                                                                                                                                                            | Jeff Scorgie           | 0.90          | 650.00                          | 585.00          |
| 20/11/24                                                                                           | Draft opinion regarding designation of<br>separate projects for the purposes of<br>appointing two separate constructors;<br>draft opinion related to potential<br>exposure to owner as "employer" under<br>the Occupational Health and Safety<br>Act. | Kathleen Gregus        | 1.90          | 375.00                          | 712.50          |
| 20/11/24                                                                                           | Further review of the meeting minutes<br>and the reporting requirements<br>(Quarterly Reports) to access our step<br>memo process and response.                                                                                                       | Megan Mossip           | 0.90          | 725.00                          | 652.50          |
| 21/11/24                                                                                           | Consider client questions and responding to client re: same;                                                                                                                                                                                          | Jeff Scorgie           | 0.30          | 650.00                          | 195.00          |
| 21/11/24                                                                                           | Review of the model organizational by-<br>laws                                                                                                                                                                                                        | Megan Mossip           | 1.20          | 725.00                          | 870.00          |
| 22/11/24                                                                                           | Correspond with P. Cho;                                                                                                                                                                                                                               | Kelsey Ivory           | 0.10          | 475.00                          | 47.50           |
| 22/11/24                                                                                           | Further review of the draft by-laws;<br>review of the guide to update the by-<br>laws; preparation for the monthly<br>meeting.                                                                                                                        | Megan Mossip           | 1.10          | 725.00                          | 797.50          |
| 22/11/24                                                                                           | Email correspondence with A. Dhanani regarding potential receivership liability as an "employer" for post-receivership work                                                                                                                           | Philip Cho             | 0.30          | 750.00                          | 225.00          |
| 22/11/24                                                                                           | Prepare a steps memorandum outlining<br>recommendations and steps for the co-<br>operative to take to elect a new board<br>of directors and remedy deficiencies in<br>by-laws to bring the co-operative back<br>into good standing.                   | Victoria Bazak         | 2.80          | 375.00                          | 1,050.00        |

| 4100 - 66 W | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                   | Centre Toronto ON Ca | anada M5K 1B7 | T: 416-365-1110                | F: 416-365-1876     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|--------------------------------|---------------------|
| 4100 - 00 W |                                                                                                                                                                                                       |                      |               | www.weirf                      | oulds.com           |
| Fee Detail  |                                                                                                                                                                                                       |                      |               | Decembe<br>Invoice 3<br>Page 5 | er 4, 2024<br>80649 |
| Date        | Description                                                                                                                                                                                           | Name                 | Hours         | Rate                           | Fees                |
| 25/11/24    | Description<br>Continue to prepare steps<br>memorandum outlining the process for<br>electing a new board of directors and<br>amending the by-laws of the Harry<br>Sherman Crowe Housing Co-operative. | Victoria Bazak       | 5.60          | 375.00                         | 2,100.00            |
| 26/11/24    | Review correspondence from V. Bazak;<br>attend meeting with M. Mossip, P. Cho<br>and V. Bazak; correspond with V.<br>Bazak;                                                                           | Kelsey Ivory         | 0.50          | 475.00                         | 237.50              |
| 26/11/24    | Review of the draft memo; further<br>review of the by-laws and the historical<br>legislation; attending meeting; further<br>correspondence re same.                                                   | Megan Mossip         | 1.70          | 725.00                         | 1,232.50            |
| 26/11/24    | Meeting with V. Bazak, M. Mossip and K. Ivory regarding status and next steps                                                                                                                         | Philip Cho           | 0.40          | 750.00                         | 300.00              |
| 26/11/24    | Review draft steps memo for board appointment and review of corporate books and records                                                                                                               | Philip Cho           | 0.30          | 750.00                         | 225.00              |
| 26/11/24    | Attend internal update meeting with P.<br>Cho, M. Mossip and K. Ivory;<br>preparation for same.                                                                                                       | Victoria Bazak       | 0.60          | 375.00                         | 225.00              |
| 28/11/24    | Review memo from V. Bazak; prepare<br>for and attend call with P. Cho, M.<br>Mossip, V. Bazak and A. Dhanani;<br>attend call with City, Receiver, and WF<br>team; memos to file;                      | Kelsey Ivory         | 1.00          | 475.00                         | 475.00              |
| 28/11/24    | Further review of the diligence memo<br>revisions; preparation for and attending<br>meetings with the trustee and with<br>representatives from the City of<br>Toronto.                                | Megan Mossip         | 1.60          | 725.00                         | 1,160.00            |
| 28/11/24    | Email correspondence with V. Bazak regarding review of Co-Op Act and draft memo                                                                                                                       | Philip Cho           | 0.20          | 750.00                         | 150.00              |
| 28/11/24    | Meeting with A. Dhanani, K. Ivory, M.<br>Mossip and V. Bazak regarding update                                                                                                                         | Philip Cho           | 1.00          | 750.00                         | 750.00              |

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7                                             |                |        | T: 416-365-1110 F: 416-365-187<br>www.weirfoulds.com |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|------------------------------------------------------|----------------------|
|                                                                                                                                                |                |        | Decemb<br>Invoice 3<br>Page 6                        | er 4, 2024<br>380649 |
| Fee Detail Date Description                                                                                                                    | Name           | Hours  | Rate                                                 | Fees                 |
| on corporation status and Co-Op Act;<br>meeting with City of Toronto and<br>Receiver representatives regarding<br>status update and next steps | Name           | Tiours | Nate                                                 | 1 663                |
| 28/11/24 Attend all-parties status meeting;<br>preparation for same; revise and<br>update corporate steps memorandum.                          | Victoria Bazak | 1.60   | 375.00                                               | 600.00               |
| Total Fees for Professional Services                                                                                                           |                |        |                                                      | \$24,030.00          |
| HST                                                                                                                                            |                |        |                                                      | \$3,123.90           |
| Total Fees including HST                                                                                                                       |                |        |                                                      | \$27,153.90          |

#### **Totals For This Matter**

| \$27,153.90 |
|-------------|
| \$0.00      |
| \$27,153.90 |
| \$0.00      |
| \$27,153.90 |
|             |

# WeirFoulds<sup>LLP</sup>

٦

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |
|                                                                                                    |                                 |

December 4, 2024 Invoice 380649 Page 7

#### Summary

| Name            | Hours | Rate   | Fees        |
|-----------------|-------|--------|-------------|
| Jeff Scorgie    | 5.10  | 650.00 | 3,315.00    |
| Kathleen Gregus | 11.90 | 375.00 | 4,462.50    |
| Kelsey Ivory    | 1.60  | 475.00 | 760.00      |
| Megan Mossip    | 7.30  | 725.00 | 5,292.50    |
| Philip Cho      | 2.50  | 750.00 | 1,875.00    |
| Victoria Bazak  | 22.20 | 375.00 | 8,325.00    |
| Total Summary   | 50.60 |        | \$24,030.00 |

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, F | PO Box 35, Toronto-Dominion Centre, | Toronto, ON, Canada. M5K 1B7 |
|-------------------------------------|-------------------------------------|------------------------------|
|                                     |                                     |                              |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

December 4, 2024 Invoice 380649 Page 8

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |                                              |
|----------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------|
|                                                                                                    |                                 | www.weirfoulds.com                           |
|                                                                                                    |                                 | December 4, 2024<br>Invoice 380649<br>Page 9 |

#### **Outstanding AR Summary**

| Date     | Invoice Number | Outstanding Amount               |  |
|----------|----------------|----------------------------------|--|
| 12/04/24 | 380649         | 27,153.90                        |  |
|          |                | Outstanding AR Summary 27,153.90 |  |

### PAYMENT REMITTANCE FORM

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

#### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |
|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| <b>Bank Number:</b>    | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

## FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

| Pay through:        | Wells Fargo Bank (FKA Wachovia Bank)       |
|---------------------|--------------------------------------------|
| Bank Address:       | 11 Penn Plaza 4th Fl New York, NY 10001 US |
| ABA:                | 026005092                                  |
| Swift:              | PNBPUS3NNYC                                |
| S.W.I.F.T BIC Code: | PNBPUS3NNYC                                |
| AND - Fedwire ABA:  | 026005092                                  |
| OR - CHIPS UID:     | 0509                                       |

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West. | PO Box 35, Toronto-Dominion Centre | Toronto, ON, Canada, M5K 1B7 |
|-----------------------------------|------------------------------------|------------------------------|
|                                   |                                    |                              |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

January 31, 2025 Invoice 383852 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through January 30, 2025

FEES\$11,035.50DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$1,434.62TOTAL FOR THIS INVOICE (CAD)\$12,470.12

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |

January 31, 2025 Invoice 383852 Page 2

Below is a description of the services rendered through January 30, 2025 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                         | Name           | Hours | Rate   | Fees     |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|--------|----------|
| 03/12/24 | Reviewing contract terms in roofing and paving contract from Brown & Beattie;                                                                                                       | Jeff Scorgie   | 0.30  | 650.00 | 195.00   |
| 04/12/24 | Working on proposed revisions to<br>roofing contractor CCDC<br>Supplementary Conditions and paving<br>contractor CCDC Supplementary<br>Conditions;                                  | Jeff Scorgie   | 2.10  | 650.00 | 1,365.00 |
| 05/12/24 | Drafting amending agreement to<br>elevator contract; emailing same to<br>client;                                                                                                    | Jeff Scorgie   | 0.50  | 650.00 | 325.00   |
| 05/12/24 | Meeting with V. Bazak regarding report<br>on property manager findings                                                                                                              | Philip Cho     | 0.50  | 750.00 | 375.00   |
| 05/12/24 | Review and revise draft steps memo<br>regarding appointment of directors;<br>email correspondence with A. Dhanani<br>regarding same                                                 | Philip Cho     | 0.50  | 750.00 | 375.00   |
| 05/12/24 | Review of property manager's findings<br>report; internal meeting with P. Cho to<br>discuss next steps with respect to the<br>preparation and drafting of the<br>receiver's report. | Victoria Bazak | 0.70  | 375.00 | 262.50   |
| 09/12/24 | Email correspondence with A. Dhanani<br>regarding draft memorandum on co-op<br>corporation by-laws and board<br>appointments; email correspondence<br>with V. Bazak regarding same  | Philip Cho     | 0.30  | 750.00 | 225.00   |
| 11/12/24 | Review receiver's comments on our<br>draft corporate steps memorandum;<br>revise memorandum; communication<br>with P. Cho with respect to same.                                     | Victoria Bazak | 3.70  | 375.00 | 1,387.50 |
| 12/12/24 | Review correspondence and executed contract amendment from elevator contractor; email to client re: same;                                                                           | Jeff Scorgie   | 0.20  | 650.00 | 130.00   |

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Do                                                                                                                     | ominion Centre, Toronto, ON, Canac | la M5K 1B7 | T: 416-365-1110                  | F: 416-365-187 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------|----------------------------------|----------------|
|                                                                                                                                                                             |                                    |            | www.weirf                        | oulds.com      |
|                                                                                                                                                                             |                                    |            | January 3<br>Invoice 3<br>Page 3 |                |
| Fee Detail                                                                                                                                                                  |                                    |            |                                  | _              |
| Date Description                                                                                                                                                            | Name                               | Hours      | Rate                             | Fees           |
| 12/12/24 Review of property manager's repo                                                                                                                                  | ort. Victoria Bazak                | 1.60       | 375.00                           | 600.00         |
| 16/12/24 Continue to review report of the property manager and supporting materials provided; compile list of f up questions and points for clarifica with respect to same. |                                    | 3.80       | 375.00                           | 1,425.00       |
| 18/12/24 Review and revise draft quarterly report; email correspondence with Dhanani regarding same                                                                         | Philip Cho<br>A.                   | 0.40       | 750.00                           | 300.00         |
| 15/01/25 Review correspondence;                                                                                                                                             | Kelsey Ivory                       | 0.10       | 530.00                           | 53.00          |
| 15/01/25 Email correspondence with Receiv<br>and City of Toronto team regarding<br>meeting and updates                                                                      |                                    | 0.20       | 775.00                           | 155.00         |
| 16/01/25 Meeting with P. Cho to discuss the property manager's report and nex steps with respect to same.                                                                   |                                    | 0.50       | 375.00                           | 187.50         |
| 23/01/25 Prepare report with respect to the findings of the property manager; review supporting documents proviby the property manager with respective same.                |                                    | 2.50       | 375.00                           | 937.50         |
| 24/01/25 Continue to review and revise the property manager's findings report respect to the mismanagement of t Co-op's board of directors.                                 |                                    | 4.70       | 375.00                           | 1,762.50       |
| 27/01/25 Continue to revise the property manager's findings report; communication with P. Cho with respect to same.                                                         | Victoria Bazak                     | 2.60       | 375.00                           | 975.00         |
| Total Fees for Professional Services                                                                                                                                        |                                    |            |                                  | \$11,035.50    |
| HST                                                                                                                                                                         |                                    |            |                                  | \$1,434.62     |
| Total Fees including HST                                                                                                                                                    |                                    |            |                                  | \$12,470.12    |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876              |
|----------------------------------------------------------------------------------------------------|----------------------------------------------|
|                                                                                                    | www.weirfoulds.com                           |
|                                                                                                    | January 31, 2025<br>Invoice 383852<br>Page 4 |
| Totals For This Matter                                                                             |                                              |
| Total Fees Including HST                                                                           | \$12,470.12                                  |

|                                            | + ,         |
|--------------------------------------------|-------------|
| Total Disbursements Including HST          | \$0.00      |
| Total Fees and Disbursements Including HST | \$12,470.12 |
| Total Due For This Matter                  | \$12,470.12 |

#### Summary

| Name           | Hours | Rate   | Fees        |
|----------------|-------|--------|-------------|
| Jeff Scorgie   | 3.10  | 650.00 | 2,015.00    |
| Kelsey Ivory   | 0.10  | 530.00 | 53.00       |
| Philip Cho     | 1.70  | 750.00 | 1,275.00    |
|                | 0.20  | 775.00 | 155.00      |
| Victoria Bazak | 20.10 | 375.00 | 7,537.50    |
| Total Summary  | 25.20 |        | \$11,035.50 |

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, | PO Box 35. Toronto- | Dominion Centre, Toror   | nto, ON, Canada, M5K 1B7 |
|-----------------------------------|---------------------|--------------------------|--------------------------|
|                                   |                     | Bollininon Contro, Toron |                          |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

January 31, 2025 Invoice 383852 Page 5

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

### PAYMENT REMITTANCE FORM

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

#### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |
|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| <b>Bank Number:</b>    | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

#### FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

| Pay through:        | Wells Fargo Bank (FKA Wachovia Bank)       |
|---------------------|--------------------------------------------|
| Bank Address:       | 11 Penn Plaza 4th Fl New York, NY 10001 US |
| ABA:                | 026005092                                  |
| Swift:              | PNBPUS3NNYC                                |
| S.W.I.F.T BIC Code: | PNBPUS3NNYC                                |
| AND - Fedwire ABA:  | 026005092                                  |
| OR - CHIPS UID:     | 0509                                       |

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to accountingstaff@weirfoulds.com.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

## WeirFoulds

| 4100 - 66 Wellington Street West, PO Box 3 | 5. Toronto-Dominion Centre. | Toronto, ON, Canada, M5K 1B7 |
|--------------------------------------------|-----------------------------|------------------------------|
|                                            |                             |                              |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

February 28, 2025 Invoice 385385 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through February 28, 2025

FEES\$17,276.50DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$2,245.95TOTAL FOR THIS INVOICE (CAD)\$19,522.45

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |

February 28, 2025 Invoice 385385 Page 2

Below is a description of the services rendered through February 28, 2025 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                                                                     | Name               | Hours | Rate   | Fees     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|--------|----------|
| 03/02/25 | Drafting Receiver's Report on property<br>management findings                                                                                                                                                                   | Philip Cho         | 3.70  | 775.00 | 2,867.50 |
| 04/02/25 | Review of draft report of the property<br>manager's findings prepared by P. Cho;<br>review of A. Dhanani's changes with<br>respect to same; prepare list of<br>documents and evidence.                                          | Victoria Bazak     | 2.30  | 375.00 | 862.50   |
| 05/02/25 | Continue to review and prepare<br>appendices to the property manager's<br>findings report; communication with P.<br>Cho with respect to same.                                                                                   | Victoria Bazak     | 1.30  | 375.00 | 487.50   |
| 06/02/25 | Emails from client re: constructor issue; call with consultants;                                                                                                                                                                | Jeff Scorgie       | 0.50  | 680.00 | 340.00   |
| 12/02/25 | Review of email from P. Cho; review of<br>appointment order; email to<br>Commercial List Office requesting date<br>for motion.                                                                                                  | Bobbie-Jo Brinkman | 0.20  | 300.00 | 60.00    |
| 12/02/25 | Prepare for and attend meeting with<br>receiver and City; correspondence with<br>P. Cho and V. Bazak; review draft<br>report;                                                                                                   | Kelsey Ivory       | 0.80  | 530.00 | 424.00   |
| 12/02/25 | Meeting with A. Dhanani, B.<br>Tannenbaum, S. Lama, P. Fischer, K.<br>Ivory and V. Bazak regarding update on<br>status of next steps                                                                                            | Philip Cho         | 0.70  | 775.00 | 542.50   |
| 12/02/25 | Meeting with V. Bazak regarding<br>preparation of receiver's report and<br>statutory framework                                                                                                                                  | Philip Cho         | 0.50  | 775.00 | 387.50   |
| 12/02/25 | Review correspondence from A.<br>Dhanani and comments to draft report;<br>review updated index of documents for<br>draft report; email correspondence with<br>A. Dhanani regarding outline for report<br>and agenda for meeting | Philip Cho         | 0.80  | 775.00 | 620.00   |

| 4100 - 66 W | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                                                                                                                    | Centre, Toronto. ON. Canada. | M5K 1B7 | T: 416-365-1110                 | F: 416-365-1876 |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------|---------------------------------|-----------------|
|             |                                                                                                                                                                                                                                                                                        |                              |         | www.weirfo                      | oulds.com       |
|             |                                                                                                                                                                                                                                                                                        |                              |         | February<br>Invoice 3<br>Page 3 |                 |
| Fee Detail  |                                                                                                                                                                                                                                                                                        |                              |         |                                 |                 |
| Date        | Description                                                                                                                                                                                                                                                                            | Name                         | Hours   | Rate                            | Fees            |
| 12/02/25    | Attend update meeting with the City,<br>TDB Restructuring and P. Cho; prepare<br>for same.                                                                                                                                                                                             | Victoria Bazak               | 1.90    | 375.00                          | 712.50          |
| 13/02/25    | Review of emails regarding motion<br>date; prepare Commercial List Request<br>Form; email to P. Cho.                                                                                                                                                                                   | Bobbie-Jo Brinkman           | 0.40    | 300.00                          | 120.00          |
| 13/02/25    | Review draft report; communicate with V. Bazak; attend meeting with P. Cho and V. Bazak;                                                                                                                                                                                               | Kelsey Ivory                 | 0.80    | 530.00                          | 424.00          |
| 13/02/25    | Meeting with K. Ivory and V. Bazak regarding drafting of report                                                                                                                                                                                                                        | Philip Cho                   | 0.30    | 775.00                          | 232.50          |
| 13/02/25    | Call with P. Cho and K. Ivory to discuss next steps.                                                                                                                                                                                                                                   | Victoria Bazak               | 0.40    | 375.00                          | 150.00          |
| 17/02/25    | Review court documents, affidavits, and<br>first annual report; draft background<br>section for second annual report;<br>correspond with P. Cho regarding<br>same;                                                                                                                     | Kelsey Ivory                 | 5.10    | 530.00                          | 2,703.00        |
| 17/02/25    | Review of unit inspection reports;<br>update CFDI's findings report<br>accordingly.                                                                                                                                                                                                    | Victoria Bazak               | 5.50    | 375.00                          | 2,062.50        |
| 18/02/25    | Review correspondence from P. Cho and V. Bazak; respond to same;                                                                                                                                                                                                                       | Kelsey Ivory                 | 0.10    | 530.00                          | 53.00           |
| 18/02/25    | Drafting Request for Expressions of<br>Interest Process                                                                                                                                                                                                                                | Philip Cho                   | 2.20    | 775.00                          | 1,705.00        |
| 18/02/25    | Review draft report sections regarding background context and updated property inspection summary                                                                                                                                                                                      | Philip Cho                   | 0.30    | 775.00                          | 232.50          |
| 19/02/25    | Review of email from Court regarding<br>motion date and respond to same;<br>email to assistant to prepare shell<br>documents; email to P. Cho regarding<br>notice of motion, order and fee affidavit;<br>review of email from P. Cho; review of<br>emails regarding counsel and motion | Bobbie-Jo Brinkman           | 0.20    | 300.00                          | 60.00           |

| VOICE                                                                                              |                                                                                                                                                                                                                                                               |                    | vcii i ouius |                                  |                    |  |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|----------------------------------|--------------------|--|
| T: 41                                                                                              |                                                                                                                                                                                                                                                               |                    |              | : 416-365-1110                   | F: 416-365-187     |  |
| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                                                                                               |                    |              |                                  | www.weirfoulds.com |  |
|                                                                                                    |                                                                                                                                                                                                                                                               |                    |              | February<br>Invoice 38<br>Page 4 |                    |  |
| Fee Detail                                                                                         |                                                                                                                                                                                                                                                               |                    |              |                                  |                    |  |
| Date                                                                                               | Description                                                                                                                                                                                                                                                   | Name               | Hours        | Rate                             | Fees               |  |
|                                                                                                    | date.                                                                                                                                                                                                                                                         |                    |              |                                  |                    |  |
| 19/02/25                                                                                           | Continue drafting Receiver's Report seeking approval of RFEIQ Process                                                                                                                                                                                         | Philip Cho         | 1.20         | 775.00                           | 930.00             |  |
| 19/02/25                                                                                           | Email correspondence with A. Dhanani regarding notice to C. Betty of court date and draft RFEIQ Process                                                                                                                                                       | Philip Cho         | 0.20         | 775.00                           | 155.00             |  |
| 20/02/25                                                                                           | Continue review and revisions to draft second report                                                                                                                                                                                                          | Philip Cho         | 0.80         | 775.00                           | 620.00             |  |
| 21/02/25                                                                                           | Meeting with A. Dhanani and B.<br>Tannenbaum regarding status of report<br>and motion                                                                                                                                                                         | Philip Cho         | 0.30         | 775.00                           | 232.50             |  |
| 24/02/25                                                                                           | Review of email from P. Cho; email to<br>Commercial List Office; review of<br>subsequent email regarding same;<br>review of email from counsel; review of<br>email from counsel regarding City of<br>Toronto; review of email from<br>Commercial List Office. | Bobbie-Jo Brinkman | 0.20         | 300.00                           | 60.00              |  |
| 24/02/25                                                                                           | Email correspondence with M. Siboni<br>regarding status of scheduling court<br>hearing and draft Second Report; email<br>correspondence with C. Betty regarding<br>court dates and response to inquiry                                                        | Philip Cho         | 0.30         | 775.00                           | 232.50             |  |
| Total Fees                                                                                         | for Professional Services                                                                                                                                                                                                                                     |                    |              |                                  | \$17,276.50        |  |
| HST                                                                                                |                                                                                                                                                                                                                                                               |                    |              |                                  | \$2,245.95         |  |
| Total Fees                                                                                         | including HST                                                                                                                                                                                                                                                 |                    |              |                                  | \$19,522.45        |  |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876               |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------|
|                                                                                                    | www.weirfoulds.com                            |
|                                                                                                    | February 28, 2025<br>Invoice 385385<br>Page 5 |
| Totals For This Matter                                                                             |                                               |
| Total Fees Including HST                                                                           | \$19,522.45                                   |
| Total Disbursements Including HST                                                                  | \$0.00                                        |
| Total Fees and Disbursements Including HST                                                         | \$19,522.45                                   |
| Total Due For This Matter                                                                          | \$19,522.45                                   |

#### Summary

| Name               | Hours | Rate   | Fees        |
|--------------------|-------|--------|-------------|
| Bobbie-Jo Brinkman | 1.00  | 300.00 | 300.00      |
| Jeff Scorgie       | 0.50  | 680.00 | 340.00      |
| Kelsey Ivory       | 6.80  | 530.00 | 3,604.00    |
| Philip Cho         | 11.30 | 775.00 | 8,757.50    |
| Victoria Bazak     | 11.40 | 375.00 | 4,275.00    |
| Total Summary      | 31.00 |        | \$17,276.50 |

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, | PO Box 35. To | pronto-Dominion Centre.  | Toronto, ON. | Canada, M5K 1B7  |
|-----------------------------------|---------------|--------------------------|--------------|------------------|
|                                   | 1 0 00, 10    | biointo Boinnion Contro, |              | ounduu. mort ibi |

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

February 28, 2025 Invoice 385385 Page 6

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                               |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------|
|                                                                                                    | www.weirfoulds.com                            |
|                                                                                                    | February 28, 2025<br>Invoice 385385<br>Page 7 |

#### **Outstanding AR Summary**

| Date     | Invoice Number | Outstanding Amoun                | t |
|----------|----------------|----------------------------------|---|
| 02/28/25 | 385385         | 19,522.45                        | 5 |
|          |                | Outstanding AR Summary 19,522.45 | 5 |

### PAYMENT REMITTANCE FORM

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

#### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |
|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| Bank Number:           | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

## FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

| Pay through:        | Wells Fargo Bank (FKA Wachovia Bank)       |
|---------------------|--------------------------------------------|
| Bank Address:       | 11 Penn Plaza 4th Fl New York, NY 10001 US |
| ABA:                | 026005092                                  |
| Swift:              | PNBPUS3NNYC                                |
| S.W.I.F.T BIC Code: | PNBPUS3NNYC                                |
| AND - Fedwire ABA:  | 026005092                                  |
| OR - CHIPS UID:     | 0509                                       |

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

## WeirFoulds

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |  |
|----------------------------------------------------------------------------------------------------|--|
|----------------------------------------------------------------------------------------------------|--|

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

March 31, 2025 Invoice 386830 Page 1

TDB Restructuring Limited Attention: Mr. Tannenbaum 11 King Street West, Suite 700 Toronto, ON M5H4C7

Our Matter # 25084.00001 Court-Appointed Receiver Over the Property of Harry Sherman Crow Housing CO-Operative Inc

For Professional Services through March 31, 2025

FEES\$3,375.50DISBURSEMENTS (Taxable)NoneDISBURSEMENTS (Non Taxable)NoneHST\$438.82TOTAL FOR THIS INVOICE (CAD)\$3,814.32

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876 |
|----------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                    | www.weirfoulds.com              |

March 31, 2025 Invoice 386830 Page 2

Below is a description of the services rendered through March 31, 2025 with respect to our File No. 25084.00001

#### Fee Detail

| Date     | Description                                                                                                                                                                                                                   | Name               | Hours | Rate   | Fees   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|--------|--------|
| 03/03/25 | Email to Mr. Betty following up on availability for motion.                                                                                                                                                                   | Bobbie-Jo Brinkman | 0.10  | 300.00 | 30.00  |
| 05/03/25 | Email to Mr. Betty following up on status of schedule for court time.                                                                                                                                                         | Bobbie-Jo Brinkman | 0.10  | 300.00 | 30.00  |
| 10/03/25 | Email to commercial list office regarding releasing court time; review of email from commercial list office.                                                                                                                  | Bobbie-Jo Brinkman | 0.10  | 300.00 | 30.00  |
| 10/03/25 | Review email correspondence from A.<br>Dhanani regarding requests by Board<br>for access; draft response to request for<br>access                                                                                             | Philip Cho         | 0.60  | 775.00 | 465.00 |
| 10/03/25 | Meeting with A. Dhanani regarding<br>concerns with request for access to<br>premises                                                                                                                                          | Philip Cho         | 0.20  | 775.00 | 155.00 |
| 11/03/25 | Email correspondence with client<br>regarding response to C. Betty; email<br>correspondence with C. Betty regarding<br>court date and request for access to<br>meeting rooms                                                  | Philip Cho         | 0.20  | 775.00 | 155.00 |
| 12/03/25 | Email correspondence with C. Betty<br>regarding scope of Receiver's mandate<br>in relation to prior Board                                                                                                                     | Philip Cho         | 0.50  | 775.00 | 387.50 |
| 13/03/25 | Email to Commercial List Office; review<br>of email from P. Cho; review of email<br>from Commercial List Office; email to<br>team regarding availability; review of<br>email from A. Dhanani; review of email<br>from P. Cho. | Bobbie-Jo Brinkman | 0.20  | 300.00 | 60.00  |
| 14/03/25 | Review of email from counsel to City of<br>Toronto; emails with Court; instructions<br>to update Commercial List Request<br>Form and update same; emails with P.<br>Cho.                                                      | Bobbie-Jo Brinkman | 0.30  | 300.00 | 90.00  |

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                             |                    | T: 416-365-1110 F: 416-365-1876 |                                   |          |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------|-----------------------------------|----------|
|                                                                                                    |                                                                                                                                                                             |                    | -                               | www.weirfor                       | ulds.com |
|                                                                                                    |                                                                                                                                                                             |                    |                                 | March 31,<br>Invoice 38<br>Page 3 |          |
| Fee Detail                                                                                         |                                                                                                                                                                             |                    |                                 |                                   |          |
| Date                                                                                               | Description                                                                                                                                                                 | Name               | Hours                           | Rate                              | Fees     |
| 16/03/25                                                                                           | Finalize commercial list request form;<br>email to Commercial List Office; review<br>of email to counsel regarding materials.                                               | Bobbie-Jo Brinkman | 0.20                            | 300.00                            | 60.00    |
| 16/03/25                                                                                           | Review email correspondence from M.<br>Siboni regarding comments to draft report                                                                                            | Philip Cho         | 0.30                            | 775.00                            | 232.50   |
| 17/03/25                                                                                           | Review correspondence from City and P. Cho; correspond with P. Cho;                                                                                                         | Kelsey Ivory       | 0.10                            | 530.00                            | 53.00    |
| 17/03/25                                                                                           | Email correspondence with M. Siboni regarding invoices of Co-Op Board's legal counsel prior to appointment                                                                  | Philip Cho         | 0.20                            | 775.00                            | 155.00   |
| 17/03/25                                                                                           | Email correspondence with A. Dhanani regarding email correspondence from resident and status of report                                                                      | Philip Cho         | 0.20                            | 775.00                            | 155.00   |
| 18/03/25                                                                                           | Meeting with M. Siboni regarding draft<br>report and proposed process and status<br>of pre-receivership invoices and<br>payables                                            | Philip Cho         | 0.80                            | 775.00                            | 620.00   |
| 25/03/25                                                                                           | Email correspondence with M. Siboni<br>regarding communications with Betty's<br>Law Office regarding pre-receivership<br>outstanding amounts; review file<br>regarding same | Philip Cho         | 0.20                            | 775.00                            | 155.00   |
| 27/03/25                                                                                           | Email correspondence with M. Siboni<br>and A. Dhanani regarding request for<br>payment of legal fees by Board;<br>telephone call with A. Dhanani<br>regarding same          | Philip Cho         | 0.40                            | 775.00                            | 310.00   |
| 30/03/25                                                                                           | Email correspondence with A. Dhanani<br>regarding proposed comments to M.<br>Siboni's email regarding pre-<br>receivership invoices of Betty's Law                          | Philip Cho         | 0.30                            | 775.00                            | 232.50   |

| Total Fees for Professional Services | \$3,375.50 |
|--------------------------------------|------------|
|--------------------------------------|------------|

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876            |
|----------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                                                                                    | www.weirfoulds.com                         |
|                                                                                                    | March 31, 2025<br>Invoice 386830<br>Page 4 |
| HST                                                                                                | \$438.82                                   |
| Total Fees including HST                                                                           | \$3,814.32                                 |
| Totals For This Matter                                                                             |                                            |
| Total Fees Including HST                                                                           | \$3,814.32                                 |
| Total Disbursements Including HST                                                                  | \$0.00                                     |
| Total Fees and Disbursements Including HST                                                         | \$3,814.32                                 |
| Total Due For This Matter                                                                          | \$3,814.32                                 |

#### Summary

| Name               | Hours | Rate   | Fees       |
|--------------------|-------|--------|------------|
| Bobbie-Jo Brinkman | 1.00  | 300.00 | 300.00     |
| Kelsey Ivory       | 0.10  | 530.00 | 53.00      |
| Philip Cho         | 3.90  | 775.00 | 3,022.50   |
| Total Summary      | 5.00  |        | \$3,375.50 |
|                    |       |        |            |

## WeirFoulds<sup>LLP</sup>

T: 416-365-1110 F: 416-365-1876

www.weirfoulds.com

March 31, 2025 Invoice 386830 Page 5

THIS IS OUR ACCOUNT HEREIN.

WeirFoulds LLP

Per

Philip Cho

Account Payable upon receipt. In accordance with Section 33 of the Solicitors Act, interest will be charged at 3.0% per annum calculated from 30 days after delivery of this account. A receipted account will not be mailed unless requested by you

GST/HST REG.NO. R119427177RT0001

## WeirFoulds<sup>LLP</sup>

| 4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 | T: 416-365-1110 F: 416-365-1876            |  |  |
|----------------------------------------------------------------------------------------------------|--------------------------------------------|--|--|
|                                                                                                    | www.weirfoulds.com                         |  |  |
|                                                                                                    | March 31, 2025<br>Invoice 386830<br>Page 6 |  |  |
|                                                                                                    |                                            |  |  |
| Outstanding AD Summany                                                                             |                                            |  |  |

#### Outstanding AR Summary

| Date     | Invoice Number | Outs                   | tanding Amount |
|----------|----------------|------------------------|----------------|
| 03/31/25 | 386830         |                        | 3,814.32       |
|          |                | Outstanding AR Summary | 3,814.32       |

### **PAYMENT REMITTANCE FORM**

T: 416-365-1110 F: 416-365-1876

4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7

www.weirfoulds.com

WeirFoulds LLP accepts payment by EFT, Wire Transfer, Direct Deposit, Credit Card, E-transfer, and Cheque.

#### 1. \*Preferred Method\* EFT/Wire Transfer

Once payment is made, please send payment confirmation with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

| <b>Bank of Montreal Address:</b> | 100 King Street West, Toronto, Ontario, M5X 1A3 |
|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

#### **CANADIAN GENERAL ACCOUNT**

| Account Name:          | WeirFoulds LLP                          |
|------------------------|-----------------------------------------|
| Transit Number:        | 00022                                   |
| Bank Number:           | 001                                     |
| Account Number:        | 1987-799 (for Canadian Dollars)         |
| Account Number:        | 4775 002 (for US Dollars)               |
| Swift Code:            | BOFMCAM2 (Payments from outside Canada) |
| <b>Routing Number:</b> | //CC000100022                           |

## FOR WIRE PAYMENTS ORIGINATING FROM THE USA USD CORRESPONDENT BANK INFORMATION:

| Wells Fargo Bank (FKA Wachovia Bank)       |
|--------------------------------------------|
| 11 Penn Plaza 4th Fl New York, NY 10001 US |
| 026005092                                  |
| PNBPUS3NNYC                                |
| PNBPUS3NNYC                                |
| 026005092                                  |
| 0509                                       |
|                                            |

#### 2. Direct Deposit

Once payment is made, please email a copy of the deposit receipt along with invoice / matter number(s) to <u>accountingstaff@weirfoulds.com</u>.

#### 3. Online Credit Card for invoices

Please process your Credit Card payment(s) online using the following link https://www.weirfoulds.com/pay or call us at 416-365-6506 / 416-365-1110 (Accounts Receivable).

#### 4. E-Transfer

Please send e-transfers to accountingstaff@weirfoulds.com with invoice / matter number(s) to allocate payment to your account.

#### 5. Cheque

Please indicate the invoice / matter number(s) and mail to:

WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

| Respondent                                          |
|-----------------------------------------------------|
|                                                     |
| Court File No. CV-22-00688248-00                    |
|                                                     |
| ONTARIO                                             |
| SUPERIOR COURT OF JUSTICE                           |
| PROCEEDING COMMENCED AT                             |
| TORONTO                                             |
|                                                     |
| FEE AFFIDAVIT OF PHILIP CHO                         |
|                                                     |
| WEIRFOULDS LLP                                      |
| 66 Wellington Street West, Suite 4100               |
| P.O. Box 35, Toronto-Dominion Centre                |
| Toronto ON M5K 1B7                                  |
| Philip Cho (LSO# <b>45615U</b> )                    |
| pcho@weirfoulds.com                                 |
| 416-619-6296                                        |
| Tel: (416) 365-1110                                 |
| Lawyers for the Receiver, TDB Restructuring Limited |
|                                                     |