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

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERICAL LIST)

B E T W E E N:

#### **CITY OF TORONTO**

Applicant

- and -

#### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

#### MOTION RECORD (RETURNABLE ON MAY 13, 2025) (Volume 3 of 3)

May 1, 2025

#### WEIRFOULDS LLP

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#### Lawyers for the Receiver, TDB Restructuring Limited

TO: THE SERVICE LIST

#### SERVICE LIST (as at May 1, 2025)

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| Langers for the apprealit                        |                              |
|  |                              |
|  |                              |

| CANADA REVENUE AGENCY                    | MINISTRY OF FINANCE (ONTARIO)              |
|--|--|
| c/o Department of Justice                | Lega; Services Branch                      |
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|  |  |
|  |  |

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

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERICAL LIST)

BETWEEN:

#### **CITY OF TORONTO**

Applicant

- and -

#### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

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# APPENDIX M Document #24





# Annual Inspection

| Property                             | Address  | Date       | Agent / Inspector  |
|--------------------------------------|--|------------|--------------------|
| TH 03 - Harry Sherman<br>Crowe Co-op | 3 - 51 The<br>Chimneystack Road,<br>Toronto, ON M3J 3L9,<br>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        |                                   |

| is Condition Summary                              |                                |   |      |                              |                    |  |
|---|--------------------------------|---|------|------------------------------|--------------------|--|
| 🛍 AREA 🛛 🕈 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🖽 MEDIA |                                |   |      |                              |                    |  |
| Entry:<br>Entrance Area                           | Security/Screen<br>Door        | D | None | Missing                      | 🛃 Image<br>🛃 Image |  |
| Kitchen   | Range/Fan/Hood/<br>Filter      | D | None | Range hood doesn't<br>work   | 📩 Image            |  |
| Living Room:<br>Living/Dining<br>Room             | Wall/Ceiling                   | D | None | Leak in ceiling below shower | 📩 Image            |  |
| Living Room:<br>Living/Dining<br>Room             | Window/Lock/<br>Screen         | D | None | Screen ripped                | 📩 Image<br>📩 Image |  |
| Bedroom:<br>Master<br>Bedroom                     | Window/Lock/<br>Screen         | D | None | Screen ripped                | 🗗 Image            |  |
| Bedroom 2:<br>Bedroom 1                           | Closet/Door/Track/<br>Shelving | D | None | Off top track                | 🛃 Image            |  |

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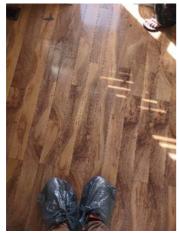
Report generated by  $\mathbf{z} \mathsf{Inspector}$ 

| IN AREA                       | P DETAIL                       | l | 🗙 ΑCTION |   | 510<br>MEDIA       |
|-------------------------------|--------------------------------|---|----------|---|--------------------|
| Bedroom 2:<br>Bedroom 1       | Window/Lock/<br>Screen         | D | None     | Screen ripped   | 🛃 Image            |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No tracks on bottom   | 🛃 Image            |
| Bedroom 3:<br>Bedroom 2       | Light Fixture/Fan              | D | None     | cover missing   | 🛃 Image            |
| Bedroom 3:<br>Bedroom 2       | Window/Lock/<br>Screen         | D | None     | Screen ripped   | 🛃 Image            |
| Bathroom:<br>Main<br>Bathroom | Door/Knob/Lock                 | D | None     | Loose   | 🗗 Image            |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan                    | D | None     | Very loud   | 🛃 Image<br>🛃 Image |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                     | D | None     | Needs regrotting,<br>leak into living room                            | 🛃 Image<br>🛃 Image |
| Bathroom 2:<br>Powder Room    | Flooring/Baseboard             | D | None     | Damaged from leak   | 🖻 Image            |
| Back<br>Yard/Exterior         | Landscaping                    | D | None     | Lifting   | 🛃 Image            |
| Back<br>Yard/Exterior         | Other                          | D | None     | Screen door off/<br>glass door hard to<br>open                        | 🛃 Image<br>🛃 Image |
| Basement                      | Switch/Outlet                  | D | None     | Missing switch to<br>basement / lights in<br>laundry room no<br>chain | 🗗 Image<br>🗗 Image |
| Front<br>Yard/Exterior        | Building Exterior              | D | None     | Bricks deteriorating  | 🛃 Image<br>🛃 Image |
| Front<br>Yard/Exterior        | Light Fixture                  | D | None     | Broken  | 🛃 Image            |
| Garage/Parki<br>ng: Driveway  | Other                          | D | None     | Door to garage off<br>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



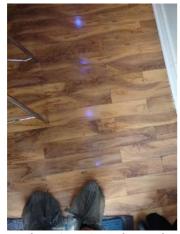
Security/Screen Door 2024-03-13 14:35:56 3.7761297, -79.5002076 Image

| 🕅 Kitchen        |     | 🔀 ΑСΤΙΟΝ |  |
|------------------|-----|----------|--|
| Cabinets/Drawers | - S | None     |  |
| Counter          | N   | None     |  |

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Report generated by zInspector

| 🕕 Kitchen             |     | 💥 ACTION | 512<br>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:<br>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<br>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 | <b>&amp;</b> CONDITION | 💥 ACTION |  |
|---------------------------|------------------------|----------|--|
| Flooring/Baseboard        | N                      | None     |  |

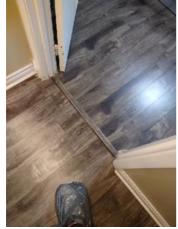


Flooring/Baseboard **1** 2024-03-13 14:23:31 **1** 43.7761521, -79.5001945 **1** Image

| 514 | 4 |
|-----|---|
|-----|---|

| N Stairs: Stairs |     | 💥 ACTION |  |
|------------------|-----|----------|--|
| Railing/Banister | - S | None     |  |

| Bedroom: Master<br>Bedroom     |     | 🗙 ACTION |               |
|--------------------------------|-----|----------|---------------|
| Closet/Door/Track/<br>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 |

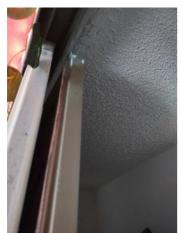


Flooring/Baseboard 2024-03-13 14:24:06 43.776169, -79.5002126 Image



Window/Lock/Screen 2024-03-13 14:32:59 43.7761338, -79.5002163 Image

| Bedroom 2: Bedroom 1           | <b>&amp;</b> CONDITION | 🔀 ACTION |               |
|--------------------------------|------------------------|----------|---------------|
| Closet/Door/Track/<br>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

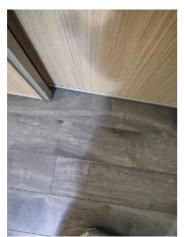


Flooring/Baseboard **1** 2024-03-13 14:31:11 **2** 43.7761522, -79.5001616 **1** Image

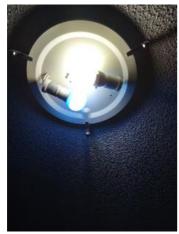


Window/Lock/Screen 2024-03-13 14:31:40 43.7761522, -79.5001616 Image

| Bedroom 3: Bedroom 2           | CONDITION | 🗙 ACTION |                     |
|--------------------------------|-----------|----------|---------------------|
| Closet/Door/Track/<br>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<br>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     |           |

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| <b>N</b> Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 517  |
|-------------------------------------|-----|----------|--|
| Towel Rack                          | - S | None     |  |
| Tub/Shower                          | D - | None     | Needs regrotting, leak<br>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



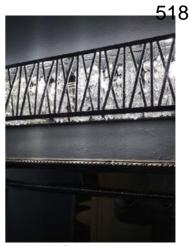
Exhaust Fan 2024-03-13 14:28:44 (2) 43.7761555, -79.5001975 Ellmage



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<br>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<br>basement / lights in<br>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

| JU Garage/Parking:<br>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<br>Crowe Co-op | 10 - 51 The<br>Chimneystack Road,<br>Toronto, ON M3J 3L9,<br>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        |                                     |  |

|                         | i Condition Summary     |   |          |                                     |   |
|-------------------------|-------------------------|---|----------|-------------------------------------|---|
| AREA                    | ¶ DETAIL                | l | 🔀 ACTION |                                     | MEDIA   |
| Entry:<br>Entrance Area | Light Fixture/Fan       | D | None     | No light cover                      | 🛃 Image   |
| Entry:<br>Entrance Area | Other                   | D | None     | Closet off track                    | 🛃 Image   |
| Entry:<br>Entrance Area | Security/Screen<br>Door | D | None     | Rip in screen                       | 🖪 Image   |
| Kitchen                 | Cabinets/Drawers        | D | None     | Off hinges/ not<br>closing properly | 🖪 Image   |
| Kitchen                 | Counter                 | D | None     | Chipping / falling<br>apart in back | image<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود |
| Kitchen                 | Wall/Ceiling            | D | None     | Peeling                             | 🛃 Image   |

| IN AREA                               | P DETAIL           | ß | 🗙 ACTION |   | 525<br>En Media  |
|---------------------------------------|--------------------|---|----------|---|--|
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard | D | None     | Missing pieces scuff  | 🛃 Image  |
| Living Room:<br>Living/Dining<br>Room | Wall/Ceiling       | D | None     | Water damage on<br>wall by window / on<br>ceiling by window /<br>ceiling above<br>table**** | Image      Image |
| Living Room:<br>Living/Dining<br>Room | Window Covering    | D | None     | Damage of siop  | 🛃 Image  |
| Hallway/Stair<br>s: Hallway           | Wall/Ceiling       | D | None     | Peeling   | 🛃 Image  |
| Bedroom:<br>Master<br>Bedroom         | Window Covering    | D | None     | Water damage on<br>sill   | 🖪 Image  |
| Bedroom 2:<br>Bedroom 1               | Window Covering    | D | None     | Damage on sill  | 🚰 Image<br>🚰 Image   |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower         | D | None     | Possible leak from<br>shower into dining<br>room  | Image<br>Image<br>Image<br>Image<br>Image  |
| Bathroom:<br>Main<br>Bathroom         | Wall/Ceiling       | D | None     | Paint peeling on ceiling  | 🏝 Image  |
| Bathroom 2:<br>Powder Room            | Door/Knob/Lock     | D | None     | Knob loose  | 🛃 Image  |
| Back<br>Yard/Exterior                 | Fence/Gate         | D | None     | Falling over  | 🚰 Image<br>🚰 Image   |
| Basement                              | Wall/Ceiling       | D | None     | Hole in wall  | 🛃 Image  |
| Front<br>Yard/Exterior                | Building Exterior  | D | None     | Bricks deteriorating  | 🛃 Image  |
| Front<br>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<br>COMMENTS                     |
|-----------------------|-----|----------|-------------------------------------|
| Cabinets/Drawers      | D - | None     | Off hinges/ not closing<br>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>



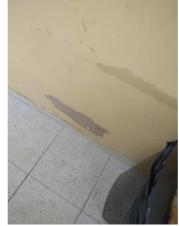
Counter **1** 2024-03-27 13:16:32 **1** 43.7758613, -79.4999075 **1** Image



Counter 2024-03-27 13:16:30 43.7758613, -79.4999075 Image



Counter **1** 2024-03-27 13:16:40 **1** 43.7758613, -79.4999075 **1** Image



Wall/Ceiling 2024-03-27 13:15:59 43.7758613, -79.4999075 Image

| I Living Room:<br>Living/Dining Room |     | 🗙 ACTION |                      |
|--------------------------------------|-----|----------|----------------------|
| Flooring/Baseboard                   | D - | None     | Missing pieces scuff |
| Light Fixture/Fan                    | - S | None     |                      |

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Report generated by zInspector

| Living Room:<br>Living/Dining Room |     | 💥 ΑCTION | 529<br>COMMENTS  |
|------------------------------------|-----|----------|--|
| Wall/Ceiling                       | D - | None     | Water damage on wall by<br>window / on ceiling by<br>window / ceiling above<br>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



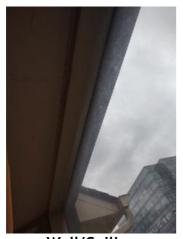
Wall/Ceiling 2024-03-27 13:12:30 43.7758189, -79.4999409 Image



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     |  |
| <b>NI</b> Bedroom: Master<br>Bedroom |           | 💥 ACTION |  |
| Closet/Door/Track/<br>Shelving       | - S       | None     |  |

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Report generated by zInspector

| Bedroom: Master<br>Bedroom |     | 🗙 ACTION | 532<br>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/<br>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

|     | 💥 ΑCTION   |  |
|-----|--|--|
| - S | None   |  |
| - S | None   |  |
| - S | None   |  |
| N   | None   |  |
| - S | None   |  |
|     | - S<br>- S<br>- S<br>N<br>- S<br>- S | - S         None           - S         None           - S         None           N         None           - S         None |

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Report generated by zInspector

| <b>N</b> Bathroom: Main<br>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

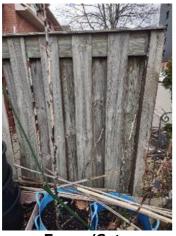
| Bathroom 2: Powder Room  |     | 💥 ACTION |            |
|--------------------------|-----|----------|------------|
| Cabinet/Counter/Shelving | - S | None     |            |
| Door/Knob/Lock           | D - | None     | Knob loose |
| Exhaust Fan              | - S | None     |            |
| Flooring/Baseboard       | - 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         |     | 🗙 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 |

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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 [mage]

| IN Front Yard/Exterior | <b>&amp;</b> 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:<br>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<br>Crowe Co-op | 12 - 51 The<br>Chimneystack Road,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area | Other                  | D | None     | Closet off track                      | 🛃 Image                                     |
| Entry:<br>Entrance Area | Wall/Ceiling           | D | None     | Water mark on ceiling                 | 🛃 Image                                     |
| Kitchen                 | Cabinets/Drawers       | D | None     | Handles missing                       | i Image<br>Image<br>Image<br>Image<br>Image |
| Kitchen                 | Counter                | D | None     | Chipping                              | 🛃 Image                                     |
| Kitchen                 | Wall/Ceiling           | D | None     | Backsplash peeling<br>hole in wall    | 🖻 Image<br>🖻 Image                          |
| Kitchen                 | Window/Lock/<br>Screen | D | None     | Screen door off)<br>door hard to move | i Image<br>Image<br>Image<br>Image<br>Image |

| IN AREA                               | P DETAIL                       | ß | 🗙 ACTION |  | 540<br>En Media                                    |
|---------------------------------------|--------------------------------|---|----------|--|--|
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard             | D | None     | Worn   | 🗗 Image<br>🗗 Image                                 |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen         | D | None     | Lots of confiscation                                   | 🛃 Image  |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard             | D | None     | Peeling  | 🛃 Image  |
| Hallway/Stair<br>s: Hallway           | Other                          | D | None     | Condensation in<br>window in stairwell/<br>sill rising | ा Image<br>नि Image                                |
| Stairs: Stairs                        | Railing/Banister               | D | None     | Off peeling  | image التي<br>السموة                               |
| Bedroom:<br>Master<br>Bedroom         | Wall/Ceiling                   | D | None     | Hole   | 🖻 Image  |
| Bedroom:<br>Master<br>Bedroom         | Window/Lock/<br>Screen         | D | None     | Condensation issues                                    | 🛃 Image  |
| Bedroom 2:<br>Bedroom 1               | Closet/Door/Track/<br>Shelving | D | None     | Off track/ hole  | न्न Image<br>न्न Image<br>न Image                  |
| Bedroom 2:<br>Bedroom 1               | Window/Lock/<br>Screen         | D | None     | Condensation   | ही Image<br>ही Image                               |
| Bedroom 3:<br>Bedroom 2               | Closet/Door/Track/<br>Shelving | D | None     | No doors   | 🔁 Image  |
| Bedroom 3:<br>Bedroom 2               | Flooring/Baseboard             | D | None     | Missing parquet  | ही Image<br>ही Image                               |
| Bedroom 3:<br>Bedroom 2               | Window Covering                | D | None     | Sill water damage side and under                       | 년 Image<br>한 Image<br>한 Image                      |
| Bedroom 3:<br>Bedroom 2               | Window/Lock/<br>Screen         | D | None     | No screen/<br>condensation/ ants                       | image<br>image<br>image<br>image<br>image<br>image |
| Bedroom 4:<br>Bedroom 3               | Closet/Door/Track/<br>Shelving | D | None     | Off track  | 🛃 Image  |
| Bathroom:<br>Main<br>Bathroom         | Cabinet/Counter/<br>Shelving   | D | None     | No handle  | 🛃 Image  |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower                     | D | None     | Recaulking needed.<br>Diverter constantly<br>running   | 년 Image<br>1 Image<br>1 Image<br>1 Image           |

| 🕅 AREA                       | <b>9</b> DETAIL           |   | 💥 ACTION |                           | 541<br>En Media       |
|------------------------------|---------------------------|---|----------|---------------------------|-----------------------|
| Bathroom 2:<br>Powder Room   | Wall/Ceiling              | D | None     | Hole behind door          | 🖻 Image               |
| Back<br>Yard/Exterior        | Landscaping               | D | None     | Uneven                    | 🛃 Image<br>🛃 Image    |
| Back<br>Yard/Exterior        | Light Fixture             | D | None     | Cover brok3n              | 🎦 Image               |
| Back<br>Yard/Exterior        | Porch/Stairs              | D | None     | Loose                     | 🛃 Image<br>🛃 Image    |
| Basement                     | Door/Knob/Lock            | D | None     | Closet door missing       | 🛃 Image               |
| Basement                     | Flooring/Baseboard        | D | None     | Crack in cement<br>floor  | ही Image<br>ही Image  |
| Basement                     | Light Fixture/Fan         | D | None     | One light flickering      | 🛃 Image               |
| Front<br>Yard/Exterior       | Mailbox/Keyed<br>Location | D | None     | No lid                    | 🛃 Image               |
| Garage/Parki<br>ng: Driveway | Other                     | D | None     | hole in wall              | 🛃 Image<br>ट्री Image |
| Side<br>Yard/Exterior        | Other                     | D | None     | Condensation on<br>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

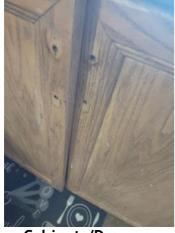


Wall/Ceiling 2024-03-28 13:49:09 43.7755843, -79.500078 Image

| 🔰 Kitchen        | <b>&amp;</b> CONDITION | 🔀 ACTION |                 |
|------------------|------------------------|----------|-----------------|
| Cabinets/Drawers | D -                    | None     | Handles missing |

N=New

| 🔰 Kitchen             |     | 💥 ACTION | 543<br>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<br>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]



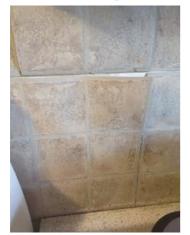
Cabinets/Drawers 2024-03-28 13:28:13 (2) 43.7755878, -79.5001161 [mage]



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



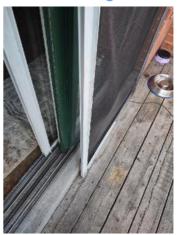
Window/Lock/Screen 2024-03-28 13:25:32 43.7755862, -79.5001148 Image



Flooring/Baseboard 2024-03-28 13:28:31 (2) 43.7755878, -79.5001161 [mage]



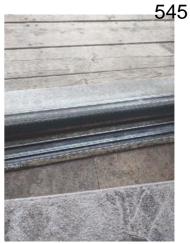
Wall/Ceiling 2024-03-28 13:29:03 43.7755766, -79.5001044 Image



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]

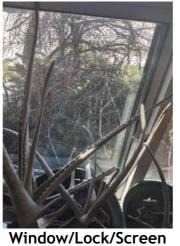
| Living Room:<br>Living/Dining Room |     | 🗙 ACTION |                      |
|------------------------------------|-----|----------|----------------------|
| Flooring/Baseboard                 | D - | None     | Worn                 |
| Light Fixture/Fan                  | N   | None     | Own                  |
| 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



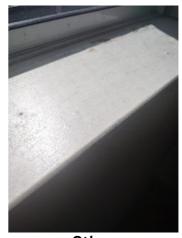
Flooring/Baseboard 2024-03-28 13:29:30 43.7755766, -79.5001044 Image



| 🔰 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

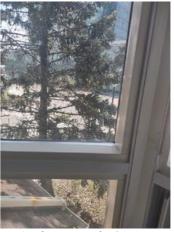


Railing/Banister 2024-03-28 13:35:11 43.7755909, -79.5000971 Image

| N Bedroom: Master<br>Bedroom   |     | 🗙 ΑCTION |                     |
|--------------------------------|-----|----------|---------------------|
| Closet/Door/Track/<br>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           | <b>&amp;</b> CONDITION | 🔀 ACTION |                 |
|--------------------------------|------------------------|----------|-----------------|
| Closet/Door/Track/<br>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

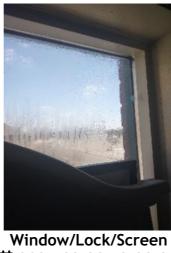




Closet/Door/Track/Shelving 2024-03-28 13:37:44 (2) 43.7755826, -79.5000717 Image

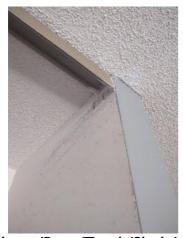


Window/Lock/Screen 2024-03-28 13:38:27 43.7755826, -79.5000717 Image

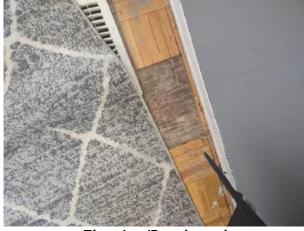


| Bedroom 3: Bedroom 2           | <b>§</b> CONDITION | 🔀 ACTION |                                     |
|--------------------------------|--------------------|----------|-------------------------------------|
| Closet/Door/Track/<br>Shelving | D -                | None     | No doors                            |
| 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<br>and under |
| Window/Lock/Screen             | D -                | None     | No screen/ condensation/<br>ants    |





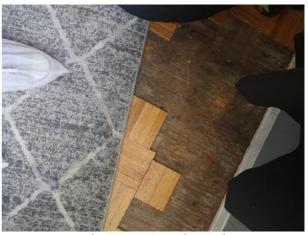
Closet/Door/Track/Shelving 2024-03-28 13:38:54 (2) 43.7755896, -79.5000066 [mage]



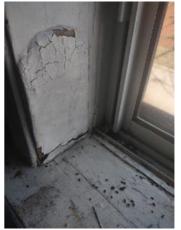
Flooring/Baseboard 2024-03-28 13:39:44 43.7755896, -79.5000066 Image



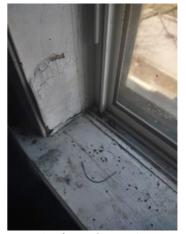
Window Covering 2024-03-28 13:41:09 43.775627, -79.4999899 Image



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



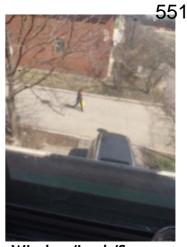
Window Covering 2024-03-28 13:41:13 43.775627, -79.4999899 Image



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/<br>Shelving | D - | None     | Off track |
| Door/Knob/Lock                 | - S | None     |           |

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| Bedroom 4: Bedroom 3 |     | 💥 ACTION | 552<br>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<br>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.<br>Diverter constantly<br>running |

| <b>N</b> Bathroom: Main<br>Bathroom   |                                 | 🗙 ACTION                                       | 553<br>Г сомментs  |
|---|---------------------------------|--|--|
| Wall/Ceiling  | - S                             | None   |  |
| Cabinet/Counter         2024-03-281         ع 43.775627, -79         السعود | 3:41:48<br>.4999899             |  | Tub/Shower<br>24-03-28 13:43:38<br>56013, -79,5000045<br>Contained<br>Timage |
| Tub/Show<br>苗 2024-03-28 1<br><u>43.7756013, -7</u>                         | 3:43:39                         |  | Tub/Shower<br>24-03-28 13:43:41<br>756013, -79.5000045                       |
| En Image  | E<br>Tu<br>₫ 2024-<br>@ 43.7756 | b/Shower<br>03-28 13:43:42<br>013, -79.5000045 | E Image  |

| N Bathroom 2: Powder<br>Room |     | 🗙 ACTION | 554<br><b>ק соммент</b> я |
|------------------------------|-----|----------|---------------------------|
| 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

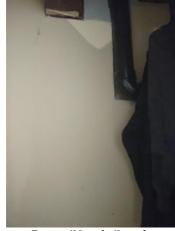


Porch/Stairs 2024-03-28 13:23:05 43.7758479, -79.4997907 Image

| 🔰 Basement         |     | 💥 ACTION |                       |
|--------------------|-----|----------|-----------------------|
| Door/Knob/Lock     | D - | None     | Closet door missing   |
| Flooring/Baseboard | D - | None     | Crack in cement floor |

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| 🕅 Basement         |     | 💥 ACTION | 556<br>□ 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<br>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:<br>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     |                        |



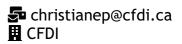
Other 2024-03-28 13:54:13 43.775797, -79.5002277 Image

**General Comments** 

Inspector / Agent, Tenant Signature

Jonathan Buckstein





# Annual Inspection

| Property                             | Date       | Agent / Inspector  |
|--------------------------------------|------------|--------------------|
| TH 22 - Harry Sherman Crowe<br>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        |                                   |

|                             | Condition Summary         |   |          |   |                               |  |
|-----------------------------|---------------------------|---|----------|---|-------------------------------|--|
| AREA                        | ¶ DETAIL                  | l | 🗙 ACTION |   | MEDIA                         |  |
| Entry:<br>Entrance Area     | Doorbell                  | D | None     | Broken  | 🛃 Image                       |  |
| Entry:<br>Entrance Area     | Security/Screen<br>Door   | D | None     | No screen   | 🛃 Image                       |  |
| Kitchen                     | Range/Fan/Hood/<br>Filter | D | None     | Rangehood doesn't<br>work   | 🛃 Image                       |  |
| Kitchen                     | Window/Lock/<br>Screen    | D | None     | Screen door off<br>track glass doors<br>hard to move/<br>doesn't lock | 년 Image<br>1 Image<br>1 Image |  |
| Hallway/Stair<br>s: Hallway | Light Fixture             | D | None     | Light out of socket   | 🛃 Image                       |  |
| Stairs: Stairs              | Railing/Banister          | D | None     | Upper railing broken<br>hike in wall no light<br>cover                | Image<br>ゴ Image<br>ゴ Image   |  |

| M AREA                        | ዋ DETAIL                       |   | 🔀 ACTION |                  | 560<br>E MEDIA                    |
|-------------------------------|--------------------------------|---|----------|------------------|-----------------------------------|
| Bedroom:<br>Master<br>Bedroom | Closet/Door/Track/<br>Shelving | D | None     | No knob          | 🎦 Image                           |
| Bedroom:<br>Master<br>Bedroom | Door/Knob/Lock                 | D | None     | No knob          | 🖻 Image                           |
| Bedroom:<br>Master<br>Bedroom | Wall/Ceiling                   | D | None     | Hole behind door | 📩 Image<br>📩 Image                |
| Bedroom:<br>Master<br>Bedroom | Window Covering                | D | None     | Wd               | 🔁 Image                           |
| Bedroom 2:<br>Bedroom 1       | Closet/Door/Track/<br>Shelving | D | None     | No doors         | Image Image                       |
| Bedroom 2:<br>Bedroom 1       | Light Fixture/Fan              | D | None     | No cover         | 🛃 Image                           |
| Bedroom 2:<br>Bedroom 1       | Other                          | D | None     | No vent cover    | 🛃 Image                           |
| Bedroom 2:<br>Bedroom 1       | Wall/Ceiling                   | D | None     | Hole behind door | 🛃 Image                           |
| Bedroom 2:<br>Bedroom 1       | Window Covering                | D | None     | Wd               | 🛃 Image                           |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No doors         | 🔁 Image                           |
| Bedroom 3:<br>Bedroom 2       | Door/Knob/Lock                 | D | None     | No knob.         | 🔁 Image                           |
| Bedroom 3:<br>Bedroom 2       | Light Fixture/Fan              | D | None     | No cover         | 🔁 Image                           |
| Bedroom 3:<br>Bedroom 2       | Other                          | D | None     | Vent doesn't fit | 🛃 Image                           |
| Bedroom 3:<br>Bedroom 2       | Window/Lock/<br>Screen         | D | None     | Ripped screen    | न्न Image<br>ना Image<br>ना Image |
| Bedroom 4:<br>Bedroom 3       | Closet/Door/Track/<br>Shelving | D | None     | None             | 🛃 Image                           |
| Bedroom 4:<br>Bedroom 3       | Door/Knob/Lock                 | D | None     | Door damaged     | 🛃 Image                           |
| Bedroom 4:<br>Bedroom 3       | Other                          | D | None     | Vent loose       | 🛃 Image                           |
| Bedroom 4:<br>Bedroom 3       | Wall/Ceiling                   | D | None     | Hole behind door | 🛃 Image                           |
| Bedroom 4:<br>Bedroom 3       | Window/Lock/<br>Screen         | D | None     | Holes            | 🛃 Image                           |

| AREA                          | <b>9</b> DETAIL             | l | 💥 ACTION |                                      | 561<br>MEDIA                              |
|-------------------------------|-----------------------------|---|----------|--------------------------------------|---|
| Bathroom:<br>Main<br>Bathroom | Door/Knob/Lock              | D | None     | Damage to door                       | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Light Fixture               | D | None     | No cover                             | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Medicine Cabinet/<br>Mirror | D | None     | No mirror                            | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Toilet Paper Holder         | D | None     | None                                 | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Towel Rack                  | D | None     | None                                 | 🛃 Image                                   |
| Bathroom 2:<br>Powder Room    | Door/Knob/Lock              | D | None     | Broken                               | 🛃 Image                                   |
| Back<br>Yard/Exterior         | Landscaping                 | D | None     | Tiles lifting                        | 🛃 Image<br>🛃 Image                        |
| Back<br>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<br>floor            | 🛃 Image<br>ट्री Image                     |
| Basement                      | Wall/Ceiling                | D | None     | Holes in wall ceiling panels missing | Image<br>Image<br>Image<br>Image<br>Image |
| Front<br>Yard/Exterior        | Building Exterior           | D | None     | Rick's deteriorating                 | 🛃 Image                                   |
| Front<br>Yard/Exterior        | Mailbox/Keyed<br>Location   | D | None     | No lid                               | 🖻 Image                                   |

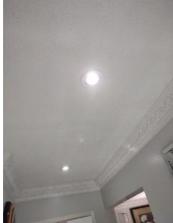
## **Additional Items of Interest or Concern**

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



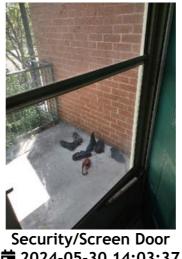
**D**=Damaged

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<br>glass doors hard to move/<br>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

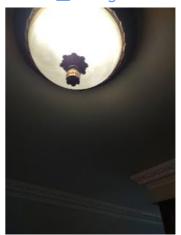
🛃 Image



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



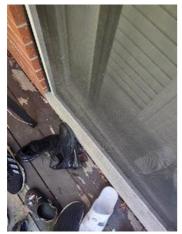
Light Fixture **1** 2024-05-30 13:58:09 **1** 43.7759715, -79.4990874 **1** Image



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

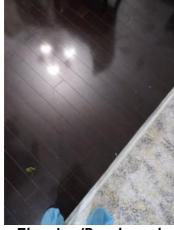


Window/Lock/Screen **a** 2024-05-30 14:00:17 **a** 43.7759276, -79.4990017 **b** Image

| Living Room:<br>Living/Dining Room |   | 🗙 ACTION |  |
|------------------------------------|---|----------|--|
| Flooring/Baseboard                 | N | None     |  |
| Light Fixture/Fan                  | N | None     |  |

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| III Living Room:<br>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   | <b>&amp;</b> CONDITION | 🔀 ACTION |   |
|------------------|------------------------|----------|---|
| Railing/Banister | D -                    | None     | Upper railing broken hike<br>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<br>Bedroom   |     | 💥 ACTION |                  |
|--------------------------------|-----|----------|------------------|
| Closet/Door/Track/<br>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     |                  |

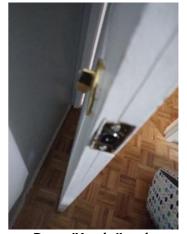
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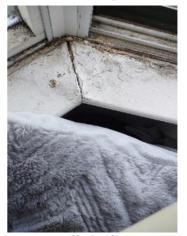
Closet/Door/Track/Shelving 2024-05-30 14:23:49 43.775905, -79.4990036 Image



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

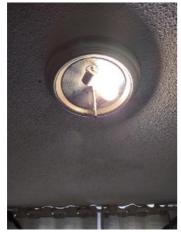
| Bedroom 2: Bedroom 1           | CONDITION | 🔀 ACTION |          |
|--------------------------------|-----------|----------|----------|
| Closet/Door/Track/<br>Shelving | D -       | None     | No doors |

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| N Bedroom 2: Bedroom 1 |     | 💥 ACTION |                  |
|------------------------|-----|----------|------------------|
| 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/<br>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

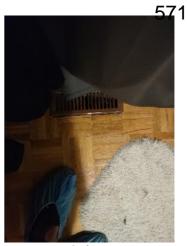




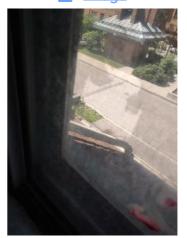
Light Fixture/Fan 2024-05-30 14:17:08 43.775942, -79.4990304 Image



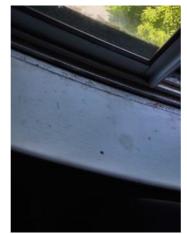
Window/Lock/Screen 2024-05-30 14:18:07 (2) 43.775942, -79.4990304 [mage]



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

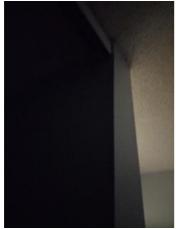


Window/Lock/Screen 2024-05-30 14:18:11 43.775942, -79.4990304 Image

| Bedroom 4: Bedroom 3           |     | 🗙 ΑСΤΙΟΝ |              |
|--------------------------------|-----|----------|--------------|
| Closet/Door/Track/<br>Shelving | D - | None     | None         |
| Door/Knob/Lock                 | D - | None     | Door damaged |

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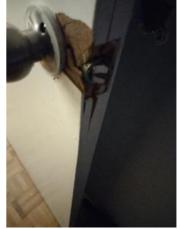
|     | 🗙 ACTION                                    | 572<br>COMMENTS   |
|-----|---|---|
| - S | None  |   |
| - S | None  |   |
| D - | None  | Vent loose  |
| - S | None  |   |
| D - | None  | Hole behind door  |
| - S | None  |   |
| D - | None  | Holes   |
|     | - S<br>- S<br>D -<br>- S<br>D -<br>- S<br>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<br>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 43.775942, -79.4990304 Image



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         | <b>©</b> 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



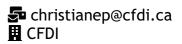
Mailbox/Keyed Location 2024-05-30 13:54:14 43.7761517, -79.4990533 Image

| Garage/Parking:<br>Driveway |     | 🗙 ACTION |  |
|-----------------------------|-----|----------|--|
| 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<br>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        |                                   |

|                         | in Condition Summary    |   |          |                                       |  |  |
|-------------------------|-------------------------|---|----------|---------------------------------------|--|--|
| AREA                    | ¶ DETAIL                | l | 🔀 ACTION |                                       | 🗗 MEDIA  |  |
| Entry:<br>Entrance Area | Other                   | D | None     | Closet doors don't<br>fit / off track | 🛃 Image<br>ही Image                                |  |
| Entry:<br>Entrance Area | Security/Screen<br>Door | D | None     | Screen rippes                         | 🛃 Image<br>ही Image                                |  |
| Kitchen                 | Counter                 | D | None     | Rotting underneath<br>sink            | Image<br>Image<br>Image<br>Image<br>Image<br>Image |  |
| Kitchen                 | Faucet/Plumbing         | D | None     | Leaking under counter. Leaks          | 🛃 Image  |  |
| Kitchen                 | Flooring/Baseboard      | D | None     | Baseboard damage                      | Image<br>Image<br>Image<br>Image                   |  |

| IN AREA                               | <b>P</b> DETAIL                |   | 🗙 ACTION |   | 581<br>En Media        |
|---------------------------------------|--------------------------------|---|----------|---|------------------------|
| Kitchen                               | Window/Lock/<br>Screen         | D | None     | Screen door ripped<br>doesn't close all the<br>way    | nage<br>Image<br>Image |
| Living Room:<br>Living/Dining<br>Room | Wall/Ceiling                   |   | Plumbing | leak from washroom                                    | 📩 Image<br>📩 Image     |
| Living Room:<br>Living/Dining<br>Room | Window Covering                | D | None     | Wd  | 🛃 Image                |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen         | D | None     | Screen broken   | 🗗 Image<br>🗗 Image     |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard             | D | None     | Scuff / wd by<br>washroom. Popping<br>by bedroom      | 📩 Image<br>📩 Image     |
| Hallway/Stair<br>s: Hallway           | Railing/Banister               | D | None     | Missing   | 🛃 Image                |
| Bedroom:<br>Master<br>Bedroom         | Window Covering                | D | None     | Wd  | 📩 Image                |
| Bedroom:<br>Master<br>Bedroom         | Window/Lock/<br>Screen         | D | None     | Bees are getting in.<br>Possible gap unable<br>to see | 🛃 Image                |
| Bedroom 3:<br>Bedroom 2               | Closet/Door/Track/<br>Shelving | D | None     | Missing   | 🛃 Image                |
| Bedroom 3:<br>Bedroom 2               | Window Covering                | D | None     | Lifting sill  | 🛃 Image                |
| Bathroom:<br>Main<br>Bathroom         | Door/Knob/Lock                 | D | None     | Loose knob  | 🛃 Image                |
| Bathroom:<br>Main<br>Bathroom         | Exhaust Fan                    | D | None     | Not working<br>properly or on<br>properly             | 🛃 Image                |
| Bathroom:<br>Main<br>Bathroom         | Flooring/Baseboard             | D | None     | Wd  | 📩 Image                |
| Bathroom:<br>Main<br>Bathroom         | Toilet                         | D | None     | Leaking into living<br>room                           | 📩 Image                |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower                     | D | None     | Possibly leaking into<br>living room                  | 🛃 Image                |

| MI AREA                       | <b>9</b> DETAIL    | l | 🗙 ACTION |              | 582<br>E MEDIA  |
|-------------------------------|--------------------|---|----------|--------------|---|
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling       | D | None     | Mold peeling | image<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود |
| Bathroom 2:<br>Powder Room    | Flooring/Baseboard | D | None     | Seperating   | 🛃 Image<br>🛃 Image  |
| Back<br>Yard/Exterior         | Landscaping        | D | None     | Lifting      | 🛃 Image   |
| Front<br>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<br>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

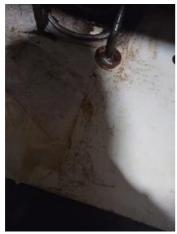


Other 2024-06-04 13:24:02 (2) 43.7759501, -79.4989252 Image



Security/Screen Door 2024-06-04 13:27:00 43.7759206, -79.4989434 Image

| 📕 Kitchen             |     | 💥 ACTION | 584<br>С сомментs                               |
|-----------------------|-----|----------|---|
| Cabinets/Drawers      | - S | None     |   |
| Counter               | D - | None     | Rotting underneath sink                         |
| Faucet/Plumbing       | D - | None     | Leaking under counter.<br>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<br>doesn't close all the way |



Counter **1** 2024-06-04 13:02:25 **1** 43.7759406, -79.4989561 **1** Image



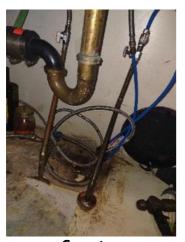
Counter 2024-06-04 13:02:44 (2) 43.7759406, -79.4989561 [mage]



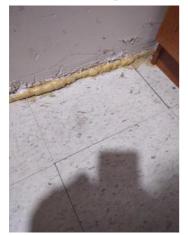
Counter **1** 2024-06-04 13:02:29 **1** 43.7759406, -79.4989561 **1** Image



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>

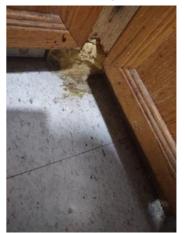


Flooring/Baseboard 2024-06-04 13:04:59 43.7759909, -79.4989497 Image



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 <u>43.7759909, -79.4989497</u> 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 Image

| Living Room:<br>Living/Dining Room |     | 💥 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      |



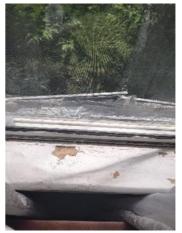
Wall/Ceiling 2024-06-04 13:06:44 (2) 43.7759158, -79.4989615 Image



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]



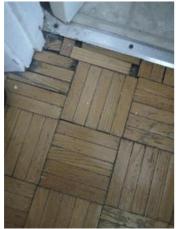
Window/Lock/Screen 2024-06-04 13:07:36 43.7759158, -79.4989615 Image



Window/Lock/Screen **a** 2024-06-04 13:07:42 **a** 43.7759158, -79.4989615 **b** Image

| 🔰 Hallway/Stairs: Hallway | <b>&amp;</b> CONDITION | 🔀 ACTION |  |
|---------------------------|------------------------|----------|--|
| Closet/Cabinet            | - S                    | None     |  |

| 🕅 Hallway/Stairs: Hallway |     | 💥 ACTION |   |
|---------------------------|-----|----------|---|
| Flooring/Baseboard        | D - | None     | Scuff / wd by washroom.<br>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



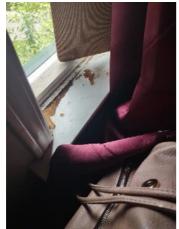
Railing/Banister 2024-06-04 13:12:42 43.7759451, -79.49895 Image

| Stairs: Stairs                 |     | 💥 ACTION |  |
|--------------------------------|-----|----------|--|
| Railing/Banister               | - S | None     |  |
| N Bedroom: Master<br>Bedroom   |     | 🗙 ΑCTION |  |
| Closet/Door/Track/<br>Shelving | - S | None     |  |

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Report generated by zInspector

| N Bedroom: Master<br>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.<br>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           | <b>©</b> CONDITION | 🔀 ACTION |              |
|--------------------------------|--------------------|----------|--------------|
| Closet/Door/Track/<br>Shelving | - S                | None     | Missing      |
| Bedroom 3: Bedroom 2           |                    | 💥 ACTION |              |
| Closet/Door/Track/<br>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



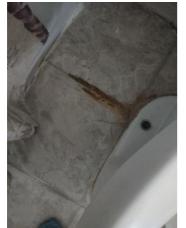
Window Covering 2024-06-04 13:20:58 43.7759484, -79.4989478 Image

| N Bathroom: Main<br>Bathroom |     | 🗙 ΑCTION |  |
|------------------------------|-----|----------|--|
| Cabinet/Counter/Shelving     | - S | None     |  |
| Door/Knob/Lock               | D - | None     | Loose knob                             |
| Exhaust Fan                  | D - | None     | Not working properly or<br>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     |  |

| <b>N</b> Bathroom: Main<br>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

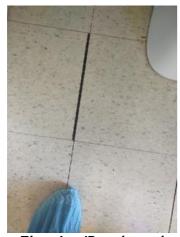


Wall/Ceiling 2024-06-04 13:17:00 43.7759484, -79.4989443 Image



Wall/Ceiling 2024-06-04 13:17:02 43.7759484, -79.4989443 Image

| N Bathroom 2: Powder<br>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     |            |

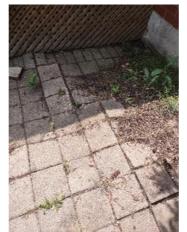


Flooring/Baseboard 2024-06-04 13:25:17 43.7759177, -79.4989513 Image



➡ 2024-06-04 13:25:19
 Q 43.7759177, -79.4989513
 ➡ Image

| M Back Yard/Exterior |     | 💥 ACTION | 594<br>□ 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<br>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** 

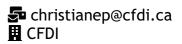
Inspector / Agent

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-J-





# Annual Inspection

| Property                             | Date       | Agent / Inspector  |
|--------------------------------------|------------|--------------------|
| TH 25 - Harry Sherman Crowe<br>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                    | <b>9</b> DETAIL  | ß | 💥 ACTION |   | MEDIA                         |
| Entry:<br>Entrance Area | Door/Knob/Lock   | D | None     | No screen                                   | 🛃 Image                       |
| Entry:<br>Entrance Area | Doorbell         | D | None     | Broken                                      | 🛃 Image                       |
| Entry:<br>Entrance Area | Other            | D | None     | Doors and tracks fell<br>off                | 🛃 Image<br>🛃 Image            |
| Entry:<br>Entrance Area | Wall/Ceiling     | D | None     | Hole ceiling by closets                     | 🛃 Image                       |
| Kitchen                 | Cabinets/Drawers | D | None     | Door missing/<br>peeling / knobs<br>missing | 🗗 Image<br>🗗 Image<br>🗗 Image |
| Kitchen                 | Light Fixture    | D | None     | No covers                                   | 🛃 Image<br>🛃 Image            |
| Kitchen                 | Oven             | D | None     | Dial missing                                | 🛃 Image                       |

| AREA                                  | P DETAIL                       | l | 🗙 ACTION |  | 598<br>E MEDIA                              |
|---------------------------------------|--------------------------------|---|----------|--|---|
| Kitchen                               | Window/Lock/<br>Screen         | D | None     | Screen door missing                      | 🛃 Image                                     |
| Living Room:<br>Living/Dining<br>Room | Switch/Outlet                  | D | None     | Cover missing                            | 📩 Image                                     |
| Living Room:<br>Living/Dining<br>Room | Window Covering                | D | None     | Wd                                       | 🛃 Image                                     |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen         | D | None     | Hole in screen                           | 🛃 Image                                     |
| Hallway/Stair<br>s: Hallway           | Wall/Ceiling                   | D | None     | Hole                                     | 🛃 Image                                     |
| Stairs: Stairs                        | Railing/Banister               | D | None     | Hole + railing fell<br>down + new stairs | i Image<br>Image<br>Image<br>Image<br>Image |
| Bedroom:<br>Master<br>Bedroom         | Closet/Door/Track/<br>Shelving | D | None     | Knob loose                               | 🛃 Image                                     |
| Bedroom:<br>Master<br>Bedroom         | Wall/Ceiling                   | D | None     | Hole behind door                         | 🛃 Image                                     |
| Bedroom:<br>Master<br>Bedroom         | Window Covering                | D | None     | Wd                                       | 🛃 Image                                     |
| Bedroom 2:<br>Bedroom 1               | Closet/Door/Track/<br>Shelving | D | None     | None                                     | 🛃 Image                                     |
| Bedroom 2:<br>Bedroom 1               | Wall/Ceiling                   | D | None     | Holes behind door<br>and other           | 🛃 Image<br>🛃 Image                          |
| Bedroom 2:<br>Bedroom 1               | Window Covering                | D | None     | Sever water damage                       | 🛃 Image                                     |
| Bedroom 2:<br>Bedroom 1               | Window/Lock/<br>Screen         | D | None     | Hole in screen                           | 🛃 Image                                     |
| Bedroom 3:<br>Bedroom 2               | Closet/Door/Track/<br>Shelving | D | None     | Off track                                | 🛃 Image                                     |
| Bedroom 3:<br>Bedroom 2               | Window Covering                | D | None     | Wd                                       | 🖪 Image                                     |
| Bedroom 4:<br>Bedroom 3               | Closet/Door/Track/<br>Shelving | D | None     | Off track                                | 🖪 Image                                     |
| Bedroom 4:<br>Bedroom 3               | Light Fixture/Fan              | D | None     | No cover                                 | 🛃 Image                                     |

| AREA                          | P DETAIL                     | l | 🗙 ΑCTION |  | 599<br>E MEDIA                                     |
|-------------------------------|------------------------------|---|----------|--|--|
| Bedroom 4:<br>Bedroom 3       | Wall/Ceiling                 | D | None     | Hole behind door   | 🛃 Image  |
| Bedroom 4:<br>Bedroom 3       | Window Covering              | D | None     | Wd   | 🛃 Image<br>🛃 Image                                 |
| Bathroom:<br>Main<br>Bathroom | Cabinet/Counter/<br>Shelving | D | None     | Door off hinge   | 🗾 Image  |
| Bathroom:<br>Main<br>Bathroom | Door/Knob/Lock               | D | None     | Loose  | 🗾 Image  |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                   | D | None     | Mat stain +<br>rechaulking   | Image<br>Image<br>Image<br>Image<br>Image          |
| Bathroom 2:<br>Powder Room    | Exhaust Fan                  | D | None     | Not working  | 🚰 Image  |
| Back<br>Yard/Exterior         | Landscaping                  | D | None     | Lifting  | 🛃 Image  |
| Back<br>Yard/Exterior         | Other                        | D | None     | Eavestroft broken  | 🛃 Image  |
| Back<br>Yard/Exterior         | Porch/Stairs                 | D | None     | Spindle and stairs<br>loose  | 🛃 Image<br>🛃 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 /<br>hole in wall / railing<br>missing / hole in<br>ceiling | image<br>image<br>image<br>image<br>image<br>image |
| Front<br>Yard/Exterior        | Landscaping                  | D | None     | Overgrown  | 🛃 Image  |
| Front<br>Yard/Exterior        | Light Fixture                | D | None     | No cover   | 🛃 Image  |
| Front<br>Yard/Exterior        | Mailbox/Keyed<br>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

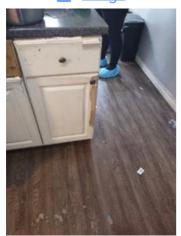


Wall/Ceiling 2024-06-05 12:25:23 (2) 43.77596, -79.4986704 Image

| 🔰 Kitchen             |     | 💥 ΑCTION |  |
|-----------------------|-----|----------|--|
| Cabinets/Drawers      | D - | None     | Door missing/ peeling /<br>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



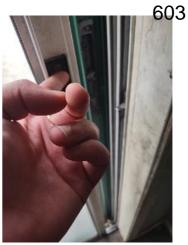
Light Fixture 2024-06-05 12:48:35 43.7760177, -79.4987977 Image



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

|     | 💥 ACTION  |   |
|-----|---|---|
| - S | None  |   |
| - S | None  |   |
| - S | None  |   |
| D - | None  | Cover missing   |
| - S | None  |   |
| D - | None  | Wd  |
| D - | None  | Hole in screen  |
|     | - S<br>- S<br>- S<br>- D -<br>- S<br>D -<br>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 | <b>&amp;</b> CONDITION | 💥 ACTION |  |
|------------------|------------------------|----------|--|
| Railing/Banister | D -                    | None     | Hole + railing fell down +<br>new stairs |



Railing/Banister 2024-06-05 12:34:07 (2) 43.7760011, -79.4985829 Image



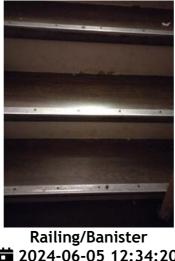
Railing/Banister 2024-06-05 12:34:08 43.7760011, -79.4985829 Image



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<br>Bedroom   |     | 🗙 ACTION |                  |
|--------------------------------|-----|----------|------------------|
| Closet/Door/Track/<br>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 E<sup>1</sup> Image



Window Covering 2024-06-05 12:45:30 43.7759581, -79.4986387 Image

| Bedroom 2: Bedroom 1           |     | 🔀 ACTION |                             |
|--------------------------------|-----|----------|-----------------------------|
| Closet/Door/Track/<br>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

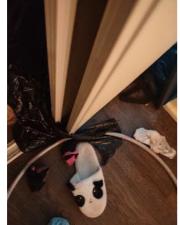
Window/Lock/Screen 2024-06-05 12:40:04 43.7760294, -79.4987846 Image

| Bedroom 3: Bedroom 2           |     | 🔀 ACTION |           |
|--------------------------------|-----|----------|-----------|
| Closet/Door/Track/<br>Shelving | D - | None     | Off track |

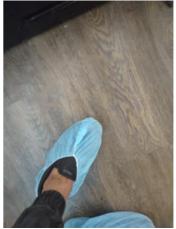
Page 12 of 22

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



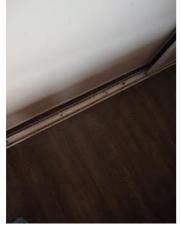
Window Covering 2024-06-05 12:41:52 43.7759899, -79.4987534 Image

| Bedroom 4: Bedroom 3           |     | 🔀 ACTION |           |
|--------------------------------|-----|----------|-----------|
| Closet/Door/Track/<br>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     |           |

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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<br>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

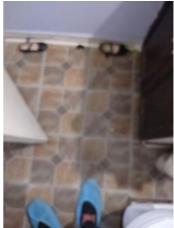


Tub/Shower 2024-06-05 12:37:07 (2) 43.7759911, -79.498686 Image

| 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

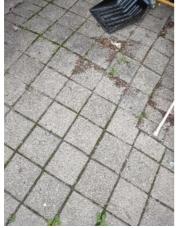


Flooring/Baseboard 2024-06-05 12:26:35 43.7759628, -79.4986732 Image Report generated by zInspector

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| Back Yard/Exterior | <b>©</b> 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 (Q) 43.7786559, -79.4986848 Image



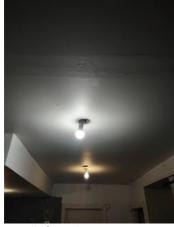
Porch/Stairs 2024-06-05 12:18:51 43.7763062, -79.4989804 Image

| 🚺 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 |

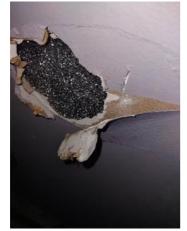
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Report generated by zInspector

| 🕅 Basement         |     | 💥 ACTION | 615<br>COMMENTS   |
|--------------------|-----|----------|---|
| Switch/Outlet      | - S | None     |   |
| Wall/Ceiling       | D - | None     | Hole behind door / hole in<br>wall / railing missing /<br>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:<br>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<br>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        |                                   |

| in Condition Summary    |                           |   |          |  |                       |
|-------------------------|---------------------------|---|----------|--|-----------------------|
| AREA                    | ¶ DETAIL                  | l | 🗙 ΑСΤΙΟΝ |  | 🛃 MEDIA               |
| Entry:<br>Entrance Area | Doorbell                  | D | None     | Doesn't work   | 🛃 Image               |
| Entry:<br>Entrance Area | Other                     | D | None     | One door missing/<br>other off track<br>falling down | 🛃 Image               |
| Entry:<br>Entrance Area | Wall/Ceiling              | D | None     | Baseboard damage                                     | 🛃 Image               |
| Kitchen                 | Cabinets/Drawers          | D | None     | Drawers not aligned                                  | 🛃 Image<br>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/<br>Filter | D | None     | During rain, can be<br>heard in rangehood            | 🛃 Image               |

| IN AREA                               | <b>9</b> DETAIL                | l | 💥 ACTION |  | 620<br>En Media                           |
|---------------------------------------|--------------------------------|---|----------|--|---|
| Kitchen                               | Window/Lock/<br>Screen         | D | None     | Ripped off track                                 | 🛃 Image                                   |
| Living Room:<br>Living/Dining<br>Room | Window Covering                | D | None     | Wd   | 📩 Image                                   |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen         | D | None     | Rip in screen                                    | 📩 Image                                   |
| Bedroom:<br>Master<br>Bedroom         | Window Covering                | D | None     | Lifting  | 📩 Image                                   |
| Bedroom 2:<br>Bedroom 1               | Closet/Door/Track/<br>Shelving | D | None     | No doors   | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 1               | Wall/Ceiling                   | D | None     | Damage   | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 1               | Window Covering                | D | None     | Lifting  | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2               | Closet/Door/Track/<br>Shelving | D | None     | Off bottom track                                 | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2               | Window Covering                | D | None     | Lifting  | 🛃 Image                                   |
| Bedroom 4:<br>Bedroom 3               | Closet/Door/Track/<br>Shelving | D | None     | Off track  | 🛃 Image<br>🛃 Image                        |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower                     | D | None     | Mat stain, hole in<br>tiles, water going<br>down | image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom         | Wall/Ceiling                   | D | None     | Damage behind<br>toilet                          | 🛃 Image                                   |
| Bathroom 2:<br>Powder Room            | Exhaust Fan                    | D | None     | Fan hitting<br>something loud<br>bang            | 📩 Image                                   |
| Bathroom 2:<br>Powder Room            | Flooring/Baseboard             | D | None     | Seperating                                       | 🛃 Image<br>🛃 Image                        |
| Bathroom 2:<br>Powder Room            | Plumbing/Drain                 | D | None     | Ptrap occasionally<br>leaks                      | 🛃 Image                                   |
| Back<br>Yard/Exterior                 | Fence/Gate                     | D | None     | Tilting  | 🛃 Image                                   |
| Back<br>Yard/Exterior                 | Landscaping                    | D | None     | Lifting  | Image<br>Image<br>Image<br>Image          |
| Back<br>Yard/Exterior                 | Porch/Stairs                   | D | None     | Spindles loose and missing                       | Image Image                               |

| 🕅 AREA                       | ¶ DETAIL          |   | 💥 ACTION |                            | 621<br>🗗 Media                  |
|------------------------------|-------------------|---|----------|----------------------------|---------------------------------|
| Basement                     | Light Fixture/Fan | D | None     | Missing covers             | 🛃 Image<br>🛃 Image              |
| Basement                     | Other             | D | None     | Missing railing            | 🛃 Image                         |
| Basement                     | Switch/Outlet     | D | None     | Cover cracked              | 🛃 Image                         |
| Basement                     | Wall/Ceiling      | D | None     | Vent missing/ big<br>holes | ा Image<br>हो Image<br>हो Image |
| Front<br>Yard/Exterior       | Landscaping       | D | None     | Overgrown                  | 🛃 Image                         |
| Garage/Parki<br>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<br>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<br>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:<br>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<br>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

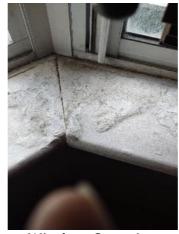


Window/Lock/Screen 2024-06-06 14:05:26 (2) 43.7761256, -79.4981591 Image

| 🔰 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<br>Bedroom     |     | 🗙 ΑCTION | 626     |
|--------------------------------|-----|----------|---------|
| Closet/Door/Track/<br>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     |         |



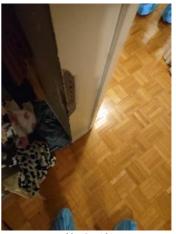
Window Covering 2024-06-06 14:15:58 43.776121, -79.4981822 Image

| Bedroom 2: Bedroom 1           | CONDITION | 💥 ACTION |          |
|--------------------------------|-----------|----------|----------|
| Closet/Door/Track/<br>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

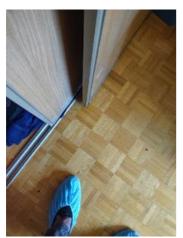


Wall/Ceiling 2024-06-06 14:16:57 43.776121, -79.4981822 Image



Window Covering 2024-06-06 14:17:25 43.776121, -79.4981822 Image

| Bedroom 3: Bedroom 2           | CONDITION | 🗙 ACTION |                  |
|--------------------------------|-----------|----------|------------------|
| Closet/Door/Track/<br>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          |

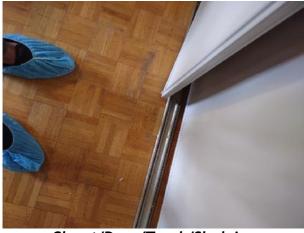


Closet/Door/Track/Shelving 2024-06-06 14:12:30 43.7761291, -79.498168 Image



Window Covering 2024-06-06 14:13:00 (2) 43.7761291, -79.498168 [mage]

| Bedroom 4: Bedroom 3           | CONDITION | 💥 ACTION |           |
|--------------------------------|-----------|----------|-----------|
| Closet/Door/Track/<br>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

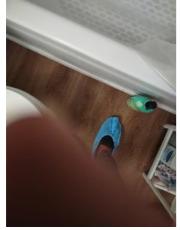


Closet/Door/Track/Shelving 2024-06-06 14:13:56 43.7761224, -79.4981778 Image

| Bathroom: Main<br>Bathroom |     | 💥 ACTION |  |
|----------------------------|-----|----------|--|
| Cabinet/Counter/Shelving   | - S | None     |  |

Report generated by zInspector

| ∎ Bathroom: Main<br>Bathroom |     | 🗙 ΑCTION | 629<br>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,<br>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<br>- S<br>D - | None<br>None<br>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<br>- D -<br>- S<br>- S<br>- S<br>- S<br>- S<br>- S<br>- S | - S       None         D -       None         - S       None |

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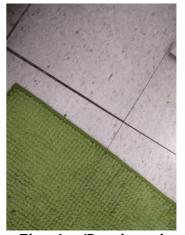
Report generated by **z**Inspector



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 |

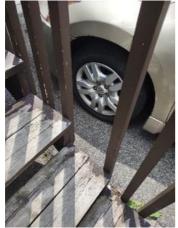


Fence/Gate 2024-06-06 13:58:33 43.7762611, -79.4982386 Image



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]



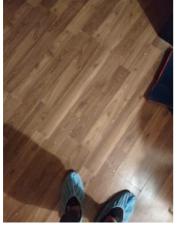
Porch/Stairs 2024-06-06 13:59:28 43.7761991, -79.4982546 Image

| 🕅 Basement         | CONDITION | 💥 ACTION |                |
|--------------------|-----------|----------|----------------|
| Flooring/Baseboard | N         | None     |                |
| Light Fixture/Fan  | D -       | None     | Missing covers |

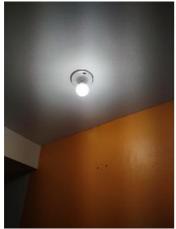
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Report generated by zInspector

| 💵 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 2024-06-06 14:08:27 43.7761444, -79.4981811 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 | <b>©</b> 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:<br>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<br>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                               | ¶ DETAIL                | l | 🗙 ΑCTION |   | MEDIA                                    |
| Entry:<br>Entrance Area               | Other                   | D | None     | No tracks or doors  | 🛃 Image<br>🛃 Image                       |
| Entry:<br>Entrance Area               | Security/Screen<br>Door | D | None     | Screen ripped.<br>Latch missing   | image السقوة<br>السقوة<br>السقوة السقوة  |
| Kitchen                               | Cabinets/Drawers        | D | None     | Top cabinets<br>handles broken or<br>missing. Bottom<br>shelves no handles +<br>shelves missing | 현 Image<br>현 Image<br>현 Image<br>한 Image |
| Kitchen                               | Window/Lock/<br>Screen  | D | None     | Glass door hard to move. Screen ripped  | 🗗 Image<br>🗗 Image<br>🗗 Image            |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen  | D | None     | No screen   | ▶ Image<br>▶ Image                       |

| IN AREA                       | P DETAIL                       | ß | 💥 ACTION |                            | 638<br>En Media         |
|-------------------------------|--------------------------------|---|----------|----------------------------|-------------------------|
| Hallway/Stair<br>s: Hallway   | Closet/Cabinet                 | D | None     | Hole in door               | 🛃 Image                 |
| Hallway/Stair<br>s: Hallway   | Flooring/Baseboard             | D | None     | Scuff damage               | 🛃 Image                 |
| Stairs: Stairs                | Railing/Banister               | D | None     | Off bolts                  | 🛃 Image<br>🛃 Image      |
| Bedroom 2:<br>Bedroom 1       | Closet/Door/Track/<br>Shelving | D | None     | Off track                  | 🛃 Image                 |
| Bedroom 2:<br>Bedroom 1       | Door/Knob/Lock                 | D | None     | No knob.                   | 🛃 Image                 |
| Bedroom 2:<br>Bedroom 1       | Switch/Outlet                  | D | None     | Missing covers             | 🛃 Image<br>🛃 Image      |
| Bedroom 2:<br>Bedroom 1       | Wall/Ceiling                   | D | None     | Hole                       | 🛃 Image                 |
| Bedroom 2:<br>Bedroom 1       | Window Covering                | D | None     | Sill damage                | 🛃 Image                 |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No doors                   | 🛃 Image                 |
| Bedroom 3:<br>Bedroom 2       | Door/Knob/Lock                 | D | None     | No knob                    | 🛃 Image                 |
| Bedroom 3:<br>Bedroom 2       | Window Covering                | D | None     | Sill damaged               | Image<br>Image<br>Image |
| Bedroom 3:<br>Bedroom 2       | Window/Lock/<br>Screen         | D | None     | No screen                  | 📩 Image                 |
| Bedroom 4:<br>Bedroom 3       | Closet/Door/Track/<br>Shelving | D | None     | No doors                   | 🛃 Image                 |
| Bedroom 4:<br>Bedroom 3       | Door/Knob/Lock                 | D | None     | Knob missing               | 🛃 Image<br>🛃 Image      |
| Bedroom 4:<br>Bedroom 3       | Window Covering                | D | None     | Sill damage                | 🛃 Image<br>🛃 Image      |
| Bathroom:<br>Main<br>Bathroom | Cabinet/Counter/<br>Shelving   | D | None     | Counter damage             | 🔁 Image                 |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                     | D | None     | Mat stain needs<br>regrout | Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling                   | D | None     | peeling ceiling            | 🛃 Image<br>🎫 Image      |
| Back<br>Yard/Exterior         | Landscaping                    | D | None     | Bricks lifting             | 🛃 Image                 |

| MI AREA                | ዋ DETAIL                  | ı | 🔀 ACTION |               | 639<br>E MEDIA |
|------------------------|---------------------------|---|----------|---------------|----------------|
| Back<br>Yard/Exterior  | Porch/Stairs              | D | None     | Spindle loose | 🛃 Image        |
| Basement               | Wall/Ceiling              | D | None     | Wall damage   | 🛃 Image        |
| Front<br>Yard/Exterior | Mailbox/Keyed<br>Location | D | None     | No lid        | 🛃 Image        |

## **Additional Items of Interest or Concern**

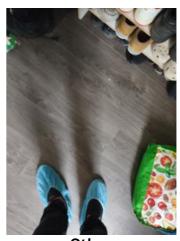
S=Satisfactory

| 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<br>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 3 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<br>broken or missing. Bottom<br>shelves no handles +<br>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.<br>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:<br>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     |              |

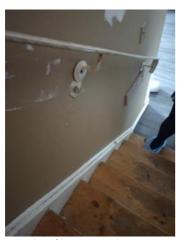


Closet/Cabinet 2024-06-07 12:18:41 43.7761464, -79.4979826 Image

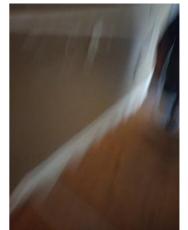


Flooring/Baseboard 2024-06-07 12:21:02 43.7761926, -79.4979105 Image

| 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

| N Bedroom: Master<br>Bedroom   |   | 🗙 ACTION |                  |
|--------------------------------|---|----------|------------------|
| Closet/Door/Track/<br>Shelving | N | None     | Locked no access |



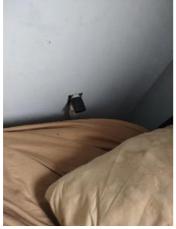
Closet/Door/Track/Shelving 2024-06-07 12:26:41 43.776144, -79.4980095 Image

| Bedroom 2: Bedroom 1           |     | 💥 ACTION |                |
|--------------------------------|-----|----------|----------------|
| Closet/Door/Track/<br>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           |

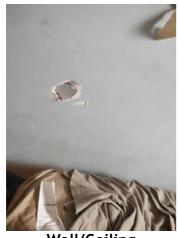
| 🕅 Bedroom 2: Bedroom 1 |     | 🔀 ACTION |              |
|------------------------|-----|----------|--------------|
| Window Covering        | D - | None     | Sill damage  |
| Window/Lock/Screen     | - S | None     | No screen ac |



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

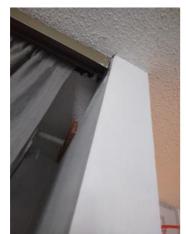


Switch/Outlet 2024-06-07 12:20:01 (2) 43.7761464, -79.4979826 Image

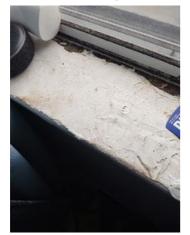


Window Covering 2024-06-07 12:20:15 43.7761926, -79.4979105 Image

| Bedroom 3: Bedroom 2           |     | 🔀 ACTION | 647<br>COMMENTS |
|--------------------------------|-----|----------|-----------------|
| Closet/Door/Track/<br>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/<br>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<br>Bathroom |     | 💥 ACTION |                |
|-------------------------------|-----|----------|----------------|
| Cabinet/Counter/Shelving      | D - | None     | Counter damage |

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Report generated by zInspector

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| 🔰 Bathroom: Main<br>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         |



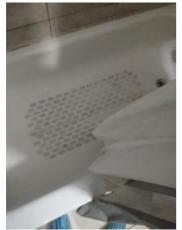
Cabinet/Counter/Shelving 2024-06-07 12:23:20 43.776243, -79.4978874 Image



Flooring/Baseboard 2024-06-07 12:23:30 43.776243, -79.4978874 Image



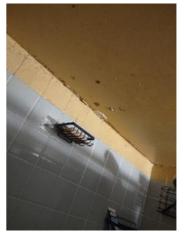
Tub/Shower 2024-06-07 12:24:32 43.7761494, -79.4979347 Image



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



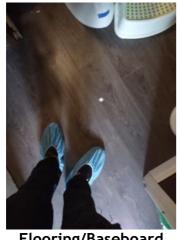
Wall/Ceiling **a** 2024-06-07 12:24:12 **a** 43.7761494, -79.4979347 **b** Image

| N Bathroom 2: Powder<br>Room |     | 🔀 ACTION |  |
|------------------------------|-----|----------|--|
| Cabinet/Counter/Shelving     | - S | None     |  |
| Door/Knob/Lock               | - S | None     |  |

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Report generated by zInspector

| M Bathroom 2: Powder<br>Room |     | 💥 ACTION | 652<br>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     |                      |

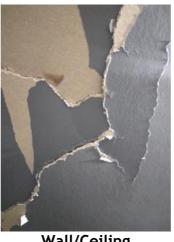


Flooring/Baseboard 2024-06-07 12:15:01 (2) 43.7761463, -79.4979232 Image



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:<br>Driveway |     | 🔀 ΑCTION |  |
|-----------------------------|-----|----------|--|
| Cabinet/Counter             | - S | None     |  |
| Driveway/Floor              | - S | None     |  |
| Electrical/Exposed Wiring   | - S | None     |  |

Report generated by  $\mathbf{z}$ Inspector

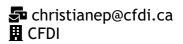
| M Garage/Parking:<br>Driveway |     | 🗙 ACTION | 655<br><b>Г соммент</b> я |
|-------------------------------|-----|----------|---------------------------|
| Garage Door                   | - S | None     |                           |
| Light Fixture                 | - S | None     |                           |
| 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<br>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        |                                   |

| in Condition Summary          |                         |   |          |                                |                                 |
|-------------------------------|-------------------------|---|----------|--------------------------------|---------------------------------|
| M AREA                        | <b>P</b> DETAIL         |   | 🗙 ΑСΤΙΟΝ |                                | MEDIA                           |
| Entry:<br>Entrance Area       | Other                   | D | None     | Off bottom track               | 🛃 Image                         |
| Entry:<br>Entrance Area       | Security/Screen<br>Door | D | None     | No latch door<br>doesn't close | nage<br>Image<br>Image<br>Image |
| Kitchen                       | Cabinets/Drawers        | D | None     | Drawers missing                | 🛃 Image                         |
| Kitchen                       | Window Covering         | D | None     | Wood damage above<br>door      | 🛃 Image                         |
| Hallway/Stair<br>s: Hallway   | Smoke/CO Detector       | D | None     | Missing                        | 🛃 Image                         |
| Bedroom:<br>Master<br>Bedroom | Wall/Ceiling            | D | None     | Plastered over door            | 🎦 Image                         |
| Bedroom:<br>Master<br>Bedroom | Window Covering         | D | None     | Scaring                        | 🚰 Image<br>🚰 Image              |

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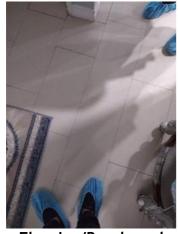
Report generated by zInspector

| 💵 AREA                        | ¶ DETAIL                       | l | 💥 ACTION |  | 657<br>🛱 Media     |
|-------------------------------|--------------------------------|---|----------|--|--------------------|
| Bedroom 2:<br>Bedroom 1       | Closet/Door/Track/<br>Shelving | D | None     | Off track                                  | 🛃 Image            |
| Bedroom 2:<br>Bedroom 1       | Window/Lock/<br>Screen         | D | None     | No screen                                  | 🛃 Image            |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No doors                                   | 🛃 Image            |
| Bedroom 3:<br>Bedroom 2       | Window Covering                | D | None     | Damaged sill                               | 🛃 Image<br>🛃 Image |
| Bedroom 3:<br>Bedroom 2       | Window/Lock/<br>Screen         | D | None     | No screen                                  | 🛃 Image            |
| Bedroom 4:<br>Bedroom 3       | Window/Lock/<br>Screen         | D | None     | No screen                                  | 🛃 Image            |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan                    | D | None     | Loud                                       | 🛃 Image            |
| Bathroom:<br>Main<br>Bathroom | Medicine Cabinet/<br>Mirror    | D | None     | Handle missing                             | 🛃 Image            |
| Basement                      | Other                          | D | None     | Railing missing                            | 🖬 Image            |
| Basement                      | Wall/Ceiling                   | D | None     | Water damage<br>ceiling in laundry<br>room | 🔁 Image            |
| Garage/Parki<br>ng: Driveway  | Other Door/Knob/<br>Lock       | D | None     | Damage to frame                            | 🛃 Image            |

# **Additional Items of Interest or Concern**

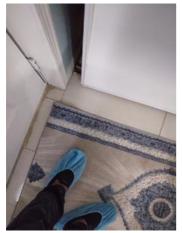
S=Satisfactory

| 🚺 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



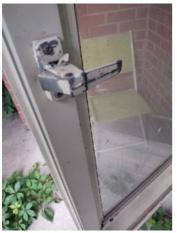
**D**=Damaged

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

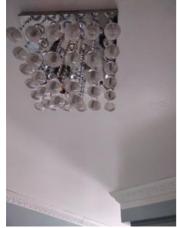


Security/Screen Door 2024-06-11 12:56:17 3 43.7767522, -79.4982066 Image

| 💵 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     |                        |

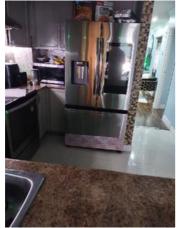


Cabinets/Drawers 2024-06-11 12:35:15 (2) 43.7764992, -79.4981389 Image



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



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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

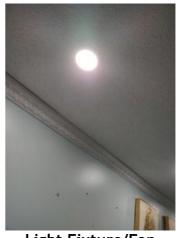


Window Covering 2024-06-11 12:34:08 43.7764992, -79.4981389 Image

| Living Room:<br>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 |

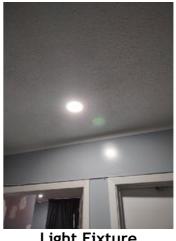
Page 6 of 20

Report generated by zInspector

| 🕪 Hallway/Stairs: Hallway |     | 🗙 ΑCTION |  |
|---------------------------|-----|----------|--|
| 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<br>Bedroom   |     | 🗙 ACTION |                     |
|--------------------------------|-----|----------|---------------------|
| Closet/Door/Track/<br>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        |



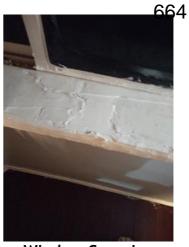
Flooring/Baseboard 2024-06-11 12:50:05 43.7766685, -79.4981616 Image



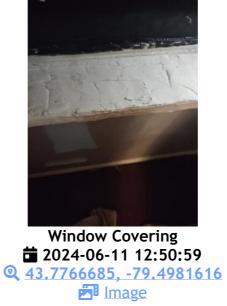
➡ 2024-06-11 12:50:11
 ♥ 43.7766685, -79.4981616
 ➡ Image



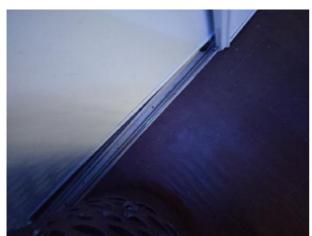
Wall/Ceiling **ä** 2024-06-11 12:50:30 Q <u>43.7766685, -79.4981616</u> Image



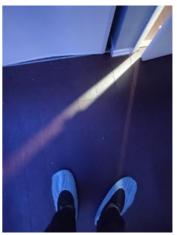
Window Covering **a** 2024-06-11 12:50:57 Q 43.7766685, -79.4981616 Image



| IN Bedroom 2: Bedroom 1        | <b>§</b> CONDITION | 🔀 ACTION |           |
|--------------------------------|--------------------|----------|-----------|
| Closet/Door/Track/<br>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           | <b>©</b> CONDITION | 🗙 ACTION |                       |
|--------------------------------|--------------------|----------|-----------------------|
| Closet/Door/Track/<br>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/<br>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



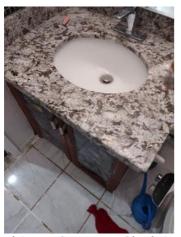
Switch/Outlet 2024-06-11 12:49:01 43.7767481, -79.498182 Image



Window/Lock/Screen 2024-06-11 12:49:26 43.7766685, -79.4981616 Image

| N Bathroom: Main<br>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



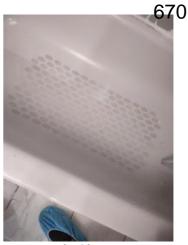
Light Fixture **1** 2024-06-11 12:47:04 **43.7765412, -79.4981723 1** Image



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



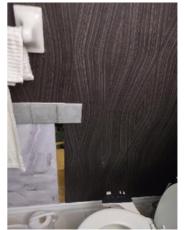
Light Fixture 2024-06-11 12:53:46 43.7765, -79.4981535 Image



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 | <b>&amp;</b> 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

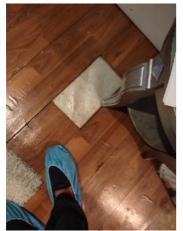


### Porch/Stairs 2024-06-11 12:30:53 43.7767433, -79.4982017 Image

| 🕕 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

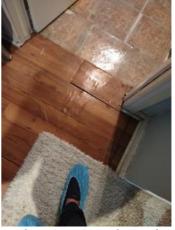


Flooring/Baseboard 2024-06-11 12:39:44 (2) 43.776581, -79.4981548

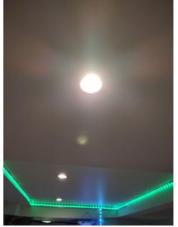
🛃 Image



Light Fixture/Fan 2024-06-11 12:40:15 43.776581, -79.4981548 Image



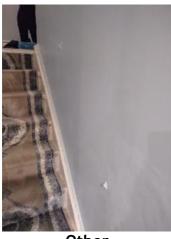
Flooring/Baseboard 2024-06-11 12:38:34 (2) 43.776581, -79.4981548 [mage]



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:<br>Driveway |     | 🗙 ΑCTION |  |
|-----------------------------|-----|----------|--|
| Cabinet/Counter             | - S | None     |  |
| Driveway/Floor              | - S | None     |  |
| Electrical/Exposed Wiring   | - S | None     |  |

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Report generated by **z**Inspector

| <b>N</b> Garage/Parking:<br>Driveway |     | 🗙 ACTION | 675<br>COMMENTS |
|--------------------------------------|-----|----------|-----------------|
| Garage Door                          | - S | None     |                 |
| Light Fixture                        | - S | None     |                 |
| Other Door/Knob/Lock                 | D - | None     | Damage to frame |
| Switch/Outlet                        | - S | None     |                 |

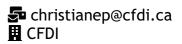


Other Door/Knob/Lock 2024-06-11 12:37:56 43.7765266, -79.4981426 Image

**General Comments** 

Inspector / Agent





# Annual Inspection

| Property                             | Date       | Agent / Inspector  |
|--------------------------------------|------------|--------------------|
| TH 36 - Harry Sherman Crowe<br>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        |                                   |

| 🐴 Condition Summary           |                        |   |          |   |   |
|-------------------------------|------------------------|---|----------|---|---|
| AREA                          | ¶ DETAIL               |   | 🗙 ΑСΤΙΟΝ |   | 🛃 MEDIA                                   |
| Entry:<br>Entrance Area       | Other                  | D | None     | Doors off track                                   | 🛃 Image                                   |
| Kitchen                       | Cabinets/Drawers       | D | None     | Behind sink wd                                    | Image<br>Image<br>Image<br>Image<br>Image |
| Kitchen                       | Faucet/Plumbing        | D | None     | Faucet head falls<br>off                          | 🛃 Image                                   |
| Kitchen                       | Window/Lock/<br>Screen | D | None     | Both glass doors<br>hard to open + latch<br>loose | 년 Image<br>한 Image<br>한 Image             |
| Hallway/Stair<br>s: Hallway   | Light Fixture          | D | None     | No cover  | 🛃 Image<br>🛃 Image                        |
| Bedroom:<br>Master<br>Bedroom | Window Covering        | D | None     | Wd  | 🗾 Image                                   |

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| AREA                          | <b>9</b> DETAIL                |   | 💥 ACTION |   | 677<br>📩 Media                            |
|-------------------------------|--------------------------------|---|----------|---|---|
| Bedroom 2:<br>Bedroom 1       | Closet/Door/Track/<br>Shelving | D | None     | No doors  | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No doors  | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2       | Door/Knob/Lock                 | D | None     | Unaligned   | ही Image<br>ही Image                      |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan                    | D | None     | Doesn't work  | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                     | D | None     | Tiles dirty mat stain<br>shower head falling<br>off | image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling                   | D | None     | Peel above shower<br>mold on ceiling                | Image<br>Image<br>Image<br>Image<br>Image |
| Back<br>Yard/Exterior         | Fence/Gate                     | D | None     | Broken  | nage<br>Image<br>Image<br>Image           |
| Back<br>Yard/Exterior         | Patio/Deck/Balcony             | D | None     | Loose fence   | 🛃 Image                                   |
| Front<br>Yard/Exterior        | Building Exterior              | D | None     | Bricks deteriorating                                | 🛃 Image                                   |
| Front<br>Yard/Exterior        | Walk/Driveway                  | D | None     | Uneven  | 📩 Image                                   |
| Garage/Parki<br>ng: Driveway  | Garage Door                    | D | None     | Panels peeling                                      | nage<br>Image<br>Image<br>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



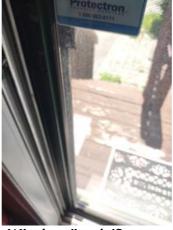
Refrigerator 2024-06-12 12:38:15 43.7763627, -79.4982977 Image



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:<br>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

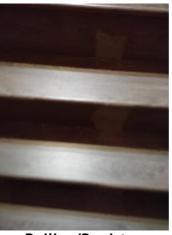


Light Fixture **1** 2024-06-12 12:28:15 **2** 43.7764397, -79.4982956 **1** Image



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 |

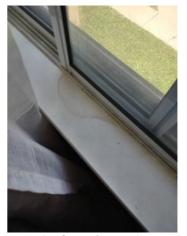


Railing/Banister 2024-06-12 12:27:46 43.7764397, -79.4982956 Image

| NB Bedroom: Master<br>Bedroom  |     | 🗙 ACTION |      |
|--------------------------------|-----|----------|------|
| Closet/Door/Track/<br>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           | <b>©</b> CONDITION | 💥 ACTION |          |
|--------------------------------|--------------------|----------|----------|
| Closet/Door/Track/<br>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

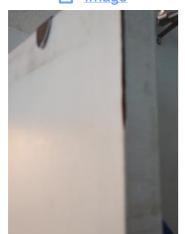
| 🚺 Bedroom 3: Bedroom 2         | CONDITION | 🔀 ACTION |          |
|--------------------------------|-----------|----------|----------|
| Closet/Door/Track/<br>Shelving | D -       | None     | No doors |

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| Bedroom 3: Bedroom 2 |     | 💥 ACTION | 685<br>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<br>Bathroom |     | 💥 ACTION |              |
|----------------------------|-----|----------|--------------|
| Cabinet/Counter/Shelving   | - S | None     |              |
| Door/Knob/Lock             | - S | None     |              |
| Exhaust Fan                | D - | None     | Doesn't work |
| Flooring/Baseboard         | N   | None     |              |

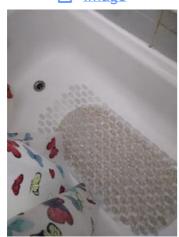
Page 10 of 16

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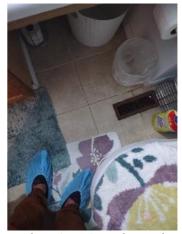
| I∎ Bathroom: Main<br>Bathroom |     | 🔀 ΑCTION | 686<br>Г сомментя                             |
|-------------------------------|-----|----------|---|
| Light Fixture                 | - S | None     |   |
| Medicine Cabinet/Mirror       | - S | None     |   |
| Plumbing/Drain                | - S | 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



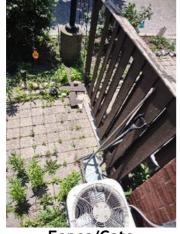
Wall/Ceiling 2024-06-12 12:33:49 43.7763593, -79.4983084 Image

| N Bathroom 2: Powder Room |     | 💥 ACTION |                                       |
|---------------------------|-----|----------|---------------------------------------|
| Cabinet/Counter/Shelving  | - S | None     | Everything original in<br>powder room |

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| M Bathroom 2: Powder<br>Room |     | 🗙 ACTION | 688<br>Г сомментs |
|------------------------------|-----|----------|-------------------|
| 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



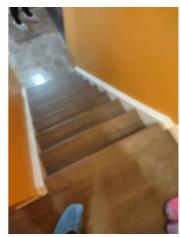


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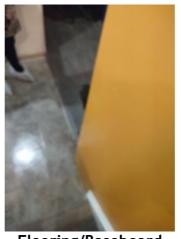
| 🚺 Basement         | <b>&amp;</b> CONDITION | 🔀 ACTION |  |
|--------------------|------------------------|----------|--|
| Door/Knob/Lock     | - S                    | None     |  |
| Flooring/Baseboard | N                      | None     |  |
| Light Fixture/Fan  | - S                    | None     |  |
| Switch/Outlet      | - S                    | None     |  |
| Wall/Ceiling       | - S                    | None     |  |
| Window Covering    | - S                    | None     |  |
| Window/Lock/Screen | - S                    | None     |  |



Flooring/Baseboard 2024-06-12 12:26:09 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    | <b>©</b> 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:<br>Driveway |     | 💥 ACTION |                |
|--------------------------------|-----|----------|----------------|
| Driveway/Floor                 | - S | None     |                |
| Electrical/Exposed Wiring      | - S | None     |                |
| Garage Door                    | D - | None     | Panels peeling |

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| ∎ Garage/Parking:<br>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



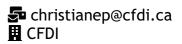
 $\sim \sim 1$ 

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<br>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                                  | <b>P</b> DETAIL           | l | 🗙 ΑCTION |                              | 🖻 MEDIA                       |
| Kitchen                               | Cabinets/Drawers          | D | None     | 1 drawer not<br>correct size | 🛃 Image                       |
| Kitchen                               | Range/Fan/Hood/<br>Filter | D | None     | Not sucking/ not<br>clean    | Image Image                   |
| Kitchen                               | Wall/Ceiling              | D | None     | Possible hole behind stove   | 🛃 Image                       |
| Kitchen                               | Window Covering           | D | None     | Wd                           | 🛃 Image<br>🛃 Image            |
| Living Room:<br>Living/Dining<br>Room | Window Covering           | D | None     | sill wd damage               | 🗗 Image<br>🗗 Image<br>🗗 Image |
| Living Room:<br>Living/Dining<br>Room | Window/Lock/<br>Screen    | D | None     | 2nd window screen<br>ripped  | 🛃 Image                       |
| Hallway/Stair<br>s: Hallway           | Railing/Banister          | D | None     | peeling                      | 🛃 Image<br>🛃 Image            |

Page 1 of 17

| AREA                          | <b>P</b> DETAIL                | l | 🗙 ΑСΤΙΟΝ |  | 693<br>En Media                           |
|-------------------------------|--------------------------------|---|----------|--|---|
| Stairs: Stairs                | Railing/Banister               | D | None     | loose  | 🛃 Image                                   |
| Bedroom:<br>Master<br>Bedroom | Window Covering                | D | None     | Major wd on sills<br>thru entire unit  | image<br>image<br>image<br>image<br>image |
| Bedroom 2:<br>Bedroom 1       | Closet/Door/Track/<br>Shelving | D | None     | No tracks  | 🛃 Image<br>🛃 Image                        |
| Bedroom 2:<br>Bedroom 1       | Window Covering                | D | None     | Wd   | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | Hard to move   | 🛃 Image                                   |
| Bedroom 3:<br>Bedroom 2       | Window Covering                | D | None     | Wd   | 🛃 Image<br>🛃 Image                        |
| Bedroom 4:<br>Bedroom 3       | Closet/Door/Track/<br>Shelving | D | None     | No tracks  | 🛃 Image<br>🛃 Image                        |
| Bedroom 4:<br>Bedroom 3       | Window Covering                | D | None     | Wd sill bad  | nage<br>Image<br>Image<br>Image           |
| Bathroom 2:<br>Powder Room    | Sink/Faucet                    | D | None     | Rust and tap<br>corroded   | nage<br>Image<br>Image<br>Image           |
| Back<br>Yard/Exterior         | Fence/Gate                     | D | None     | Loose  | 🛃 Image                                   |
| Back<br>Yard/Exterior         | Landscaping                    | D | None     | Uneven   | 🛃 Image<br>हो Image                       |
| Front<br>Yard/Exterior        | Building Exterior              | D | None     | Bricks deteriorating<br>/ eavestroft not<br>connected on roof.<br>Water doesn't go<br>down through pipes | 🗗 Image<br>ជា Image<br>ជា Image           |
| Garage/Parki<br>ng: Driveway  | Other Door/Knob/<br>Lock       | D | None     | Tough to close   | 🛃 Image                                   |
| Side<br>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     |  |

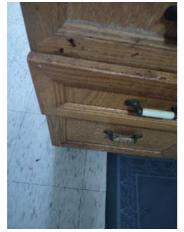


Light Fixture/Fan 2024-06-13 13:35:02 43.7764294, -79.4983637 Image

| 🔰 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

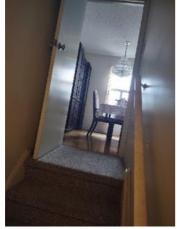


Wall/Ceiling 2024-06-13 13:52:25 43.7762626, -79.4984394 Image



Window Covering 2024-06-13 13:53:37 43.7762558, -79.4983968 Image

| IN Living Room:<br>Living/Dining Room |     | 🗙 ΑCTION | 696<br>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

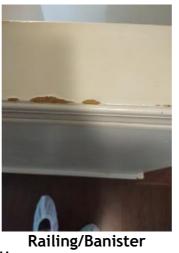
| 🔰 Hallway/Stairs: Hallway |     | 🔀 ACTION |         |
|---------------------------|-----|----------|---------|
| Closet/Cabinet            | - S | None     |         |
| Flooring/Baseboard        | N   | None     |         |
| Light Fixture             | - S | None     |         |
| Railing/Banister          | 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 | <b>©</b> CONDITION | 🗙 ACTION |       |
|------------------|--------------------|----------|-------|
| Railing/Banister | D -                | None     | loose |



Railing/Banister 2024-06-13 13:41:23 43.7763951, -79.4984714 Image

| NBBedroom: Master<br>Bedroom   |     | 🗙 ACTION |                                       |
|--------------------------------|-----|----------|---------------------------------------|
| Closet/Door/Track/<br>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<br>entire unit |
| Window/Lock/Screen             | - S | None     |                                       |

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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

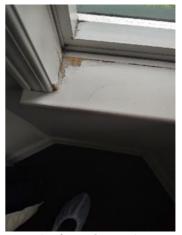
🛃 Image



Window Covering 2024-06-13 13:48:56 43.7764336, -79.4984611 Image

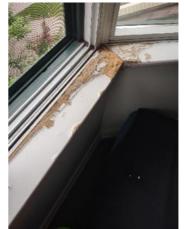


Flooring/Baseboard 2024-06-13 13:48:27 43.7763994, -79.4985547 Image



Window Covering 2024-06-13 13:48:53 43.7764336, -79.4984611

🛃 Image



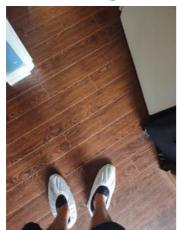
Window Covering 2024-06-13 13:48:58 43.7764336, -79.4984611 Image

| Bedroom 2: Bedroom 1           |     | 🔀 ACTION |           |
|--------------------------------|-----|----------|-----------|
| Closet/Door/Track/<br>Shelving | D - | None     | No tracks |

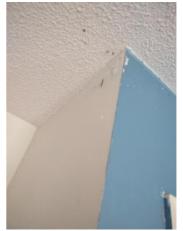
| N Bedroom 2: Bedroom 1 |     | 🔀 ACTION | 700<br>Comments |
|------------------------|-----|----------|-----------------|
| Door/Knob/Lock         | - S | None     |                 |
| Flooring/Baseboard     | N   | None     |                 |
| Light Fixture/Fan      | - S | None     |                 |
| 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/<br>Shelving | D - | None     | Hard to move |
| Door/Knob/Lock                 | - S | None     |              |
| Flooring/Baseboard             | N   | None     |              |
| Light Fixture/Fan              | - S | None     |              |

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| 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

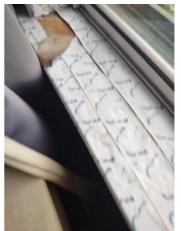


Window Covering 2024-06-13 13:44:18 43.7763823, -79.4985617 Image



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/<br>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 |

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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

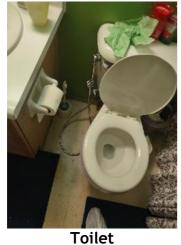


Window Covering **ä** 2024-06-13 13:47:46 Q 43.7763994, -79.4985547 🛃 Image

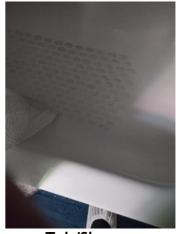


Window Covering **ä** 2024-06-13 13:47:51 Q 43.7763994, -79.4985547 Image

| 🚺 Bathroom: Main<br>Bathroom |     | 🔀 ACTION | 703<br>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<br>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<br>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     |        |

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| 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         | 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     |  |
| Window Covering    | - S       | None     |  |
| Window/Lock/Screen | - S       | None     |  |

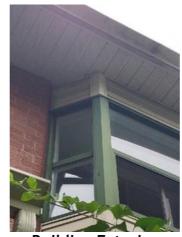
| IN Front Yard/Exterior |     | 🔀 ACTION | 706   |
|------------------------|-----|----------|---|
| Building Exterior      | D - | None     | Bricks deteriorating /<br>eavestroft not connected<br>on roof. Water doesn't go<br>down through pipes |
| Landscaping            | - S | None     |   |
| Light 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:<br>Driveway |     | 🔀 ACTION |  |
|-------------------------------|-----|----------|--|
| Driveway/Floor                | - S | None     |  |
| Electrical/Exposed Wiring     | - S | None     |  |

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| I∎ Garage/Parking:<br>Driveway |     | 🗙 ΑCTION | 707<br>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<br>box |



© 43.7762425, -79.498389 □ Image

**General Comments** 

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Inspector / Agent



708





# Annual Inspection

| Property   | Address  | Date       | Agent / Inspector  |
|--|--|------------|--------------------|
| Harry Sherman Crowe<br>Co-op 1st Floor Unit<br>105 | 51 The Chimneystack<br>Road, Unit 105,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area               | Other              | D | None     | Hard to move  | 🛃 Image            |
| Kitchen:<br>Kitchen                   | Faucet/Plumbing    | D | None     | Backing up faucet<br>loose                              | 🛃 Image<br>🛃 Image |
| Kitchen:<br>Kitchen                   | Light Fixture      | D | None     | Cover missing   | 🛃 Image            |
| Kitchen:<br>Kitchen                   | Oven               | D | None     | Door hard to open /<br>front left burner not<br>working | 📩 Image<br>📩 Image |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard | D | None     | Missing pieces  | 📩 Image<br>📩 Image |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard | D | None     | missing parkay  | 📩 Image            |

| AREA                          | <b>P</b> DETAIL                | l | 🔀 ACTION |   | 710<br>MEDIA  |
|-------------------------------|--------------------------------|---|----------|---|---|
| Bedroom:<br>Bedroom 1         | Closet/Door/Track/<br>Shelving | D | None     | No closet doors   | 🛃 Image<br>🛃 Image  |
| Bedroom:<br>Bedroom 1         | Window Covering                | D | None     | Water damage on<br>sill   | Image Image Image   |
| Bedroom 2:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | No closet doors   | 🗗 Image   |
| Bedroom 2:<br>Bedroom 2       | Wall/Ceiling                   | D | None     | Small hole on ceiling in closet   | 🛃 Image   |
| Bedroom 2:<br>Bedroom 2       | Window Covering                | D | None     | Water damage  | image<br>image<br>image<br>image<br>image                         |
| Bedroom 3:<br>Bedroom 3       | Window Covering                | D | None     | Water damage<br>lifting   | 🛃 Image   |
| Bathroom:<br>Main<br>Bathroom | Cabinet/Counter/<br>Shelving   | D | None     | Base of countertop<br>sinking in/ kickplate<br>falling off                      | nage<br>Image<br>Image  |
| Bathroom:<br>Main<br>Bathroom | Flooring/Baseboard             | D | None     | Cracks in tiles   | 🗗 Image   |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                     | D | None     | Mat stain /<br>regrotting needed.<br>Shower water either<br>too hot or too cold | 🗗 Image<br>🗗 Image<br>🗗 Image                                     |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling                   | D | None     | Cracks in wall/<br>paint peeling above<br>shower                                | image<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود |
| Other Room:<br>Solarium       | Window Covering                | D | None     | Water damage on sill  | 🛃 Image   |

### **&** Additional Items of Interest or Concern

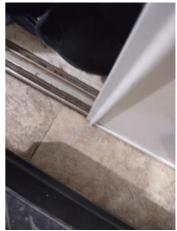
S=Satisfactory

| 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    | itchen: Kitchen |      |  |
|-----------------------|-----------------|------|--|
| Cabinets/Drawers      | - S             | None | Dishwasher + washing<br>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<br>left burner not working |
| Range/Fan/Hood/Filter | - S             | None |  |
| Sink/Disposal         | - S             | None |  |
| Switch/Outlet         | - S             | None |  |
| Wall/Ceiling          | - S             | None |  |

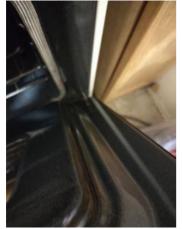


Faucet/Plumbing 2024-02-13 13:13:16 43.776041, -79.4996354 Image



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 43.776041, -79.4996354 Image

| Living Room:<br>Living/Dining Room |     | 🗙 ACTION |                |
|------------------------------------|-----|----------|----------------|
| Flooring/Baseboard                 | D - | None     | Missing pieces |

| Living Room:<br>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 | <b>&amp;</b> CONDITION | 🔀 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/<br>Shelving | D - | None     | No closet doors |
| Door/Knob/Lock                 | - S | None     |                 |
| Flooring/Baseboard             | - S | None     |                 |
| Light Fixture/Fan              | - S | None     |                 |

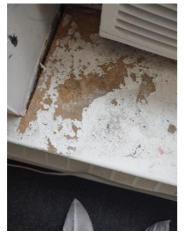
Page 5 of 13

| <b>N</b> 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/<br>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/<br>Shelving | - S | None     |      |
| Door/Knob/Lock                 | - S | None     | Lock |

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| Bedroom 3: Bedroom 3 |     | 💥 ACTION | 717<br>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         |



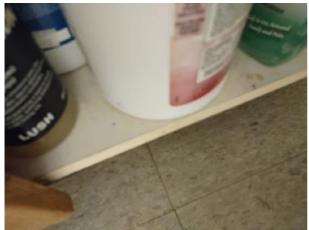
Window Covering 2024-02-13 13:26:20 43.7760246, -79.4996606 Image

| 🔰 Storage: Storage Room      |     | 🔀 ACTION |   |
|------------------------------|-----|----------|---|
| Light Fixture                | - S | None     |   |
| ∎ Bathroom: Main<br>Bathroom |     | 🔀 ΑCTION |   |
| Cabinet/Counter/Shelving     | D - | None     | Base of countertop sinking<br>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<br>Bathroom |     | 💥 ACTION | 718  |
|------------------------------|-----|----------|--|
| Towel Rack                   | - S | None     |  |
| Tub/Shower                   | D - | None     | Mat stain / regrotting<br>needed. Shower water<br>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



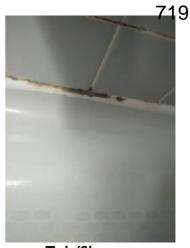
Tub/Shower 2024-02-13 13:21:53 43.7761402, -79.4996608 Image



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 | <b>©</b> 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<br>Co-op 2nd Floor Unit<br>205 | 51 The Chimneystack<br>Road, Unit 205,<br>Toronto, ON M3J 3L9,<br>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        |   |

| Condition Summary       |                  |   |          |                             |                         |
|-------------------------|------------------|---|----------|-----------------------------|-------------------------|
| AREA                    | ¶ DETAIL         | ß | 🗙 ACTION |                             | MEDIA                   |
| Entry:<br>Entrance Area | Door/Knob/Lock   | D | None     | Stuck knob not<br>working   | 🛃 Image<br>🛃 Image      |
| Entry:<br>Entrance Area | Other            | D | None     | No closet doors             | 🛃 Image                 |
| Kitchen:<br>Kitchen     | Cabinets/Drawers | D | None     | Missing door and<br>handles | image<br>Image<br>Image |
| Kitchen:<br>Kitchen     | Faucet/Plumbing  | D | None     | P trap leaks                | 🛃 Image                 |
| Kitchen:<br>Kitchen     | Sink/Disposal    | D | None     | Loose                       | 🛃 Image                 |
| Kitchen:<br>Kitchen     | Switch/Outlet    | D | None     | Missing outlet cover        | 🛃 Image                 |

| AREA                                    | <b>9</b> DETAIL                |   | 🗙 ACTION |                                    | 723                                       |
|---|--------------------------------|---|----------|------------------------------------|---|
| Living Room:<br>Living /<br>Dining Room | Flooring/Baseboard             | D | None     | No baseboard in<br>living          | 🛃 Image                                   |
| Living Room:<br>Living /<br>Dining Room | Light Fixture/Fan              | D | None     | Light missing                      | 🛃 Image                                   |
| Other Room:<br>Solarium                 | Door/Knob/Lock                 | D | None     | Stuck                              | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1                   | Closet/Door/Track/<br>Shelving | D | None     | Missing                            | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1                   | Door/Knob/Lock                 | D | None     | Lock on door/<br>dragging          | image Image                               |
| Bedroom:<br>Bedroom 1                   | Flooring/Baseboard             | D | None     | Peeling                            | image Image                               |
| Bedroom:<br>Bedroom 1                   | Window Covering                | D | None     | Lifting                            | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1                   | Window/Lock/<br>Screen         | D | None     | No screen                          | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2                 | Closet/Door/Track/<br>Shelving | D | None     | No doors                           | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2                 | Door/Knob/Lock                 | D | None     | No knob                            | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2                 | Flooring/Baseboard             | D | None     | Peeling / need replacement, smells | Image<br>Image<br>Image<br>Image          |
| Bedroom 2:<br>Bedroom 2                 | Switch/Outlet                  | D | None     | No outlet cover                    | 🛃 Image                                   |
| Bedroom 3:<br>Master<br>Bedroom         | Closet/Door/Track/<br>Shelving | D | None     | No doors                           | 📩 Image                                   |
| Bathroom:<br>Main<br>Bathroom           | Exhaust Fan                    | D | None     | Not turning on                     | 📩 Image                                   |
| Bathroom:<br>Main<br>Bathroom           | Tub/Shower                     | D | None     | Mat stain mildew                   | Image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom           | Wall/Ceiling                   | D | None     | Bubbling                           | 📩 Image                                   |

#### **Additional Items of Interest or Concern**

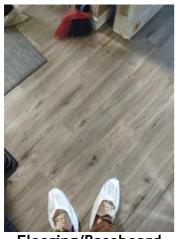
S=Satisfactory

| 🚺 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     |                        |

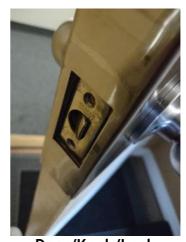


N=New

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



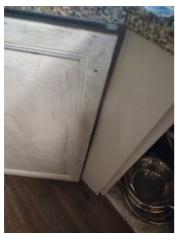
Other 2024-02-08 11:38:11 43.7764989, -79.4989279 Image

| 🕕 Kitchen: Kitchen |     | 💥 ACTION |                          |
|--------------------|-----|----------|--------------------------|
| Cabinets/Drawers   | D - | None     | Missing door and handles |
| Counter            | - S | None     |                          |

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Report generated by zInspector

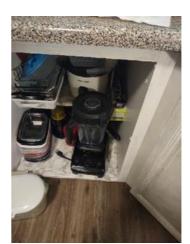
| 💵 Kitchen: Kitchen    |     | 💥 ACTION | ☐ COMMENTS           |
|-----------------------|-----|----------|----------------------|
| Faucet/Plumbing       | D - | None     | P trap leaks         |
| Flooring/Baseboard    | N   | None     |                      |
| Light Fixture         | - S | None     |                      |
| 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     |                      |



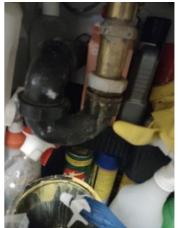
Cabinets/Drawers 2024-02-08 11:39:17 43.7764989, -79.4989279 Image



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 |     | 🗙 ΑCTION |                        |
|-----------------------------------|-----|----------|------------------------|
| 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 | <b>&amp;</b> 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 |  |

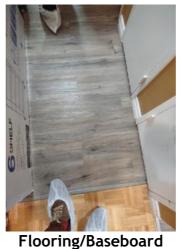


Door/Knob/Lock 2024-02-08 11:41:45 43.7764778, -79.4989396 Image



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 | <b>©</b> CONDITION | 💥 ACTION |  |
|-------------------------|--------------------|----------|--|
| Light Fixture           | - S                | None     |  |

| 🔰 Bedroom: Bedroom 1           |     | 🗙 ACTION |                        |
|--------------------------------|-----|----------|------------------------|
| Closet/Door/Track/<br>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              |



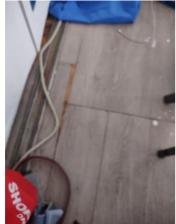
Closet/Door/Track/Shelving 2024-02-08 11:49:42 43.7764713, -79.4988906 Image



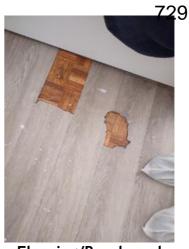
Door/Knob/Lock 2024-02-08 11:50:27 43.7764895, -79.4989462 Image



Door/Knob/Lock **ä** 2024-02-08 11:50:30 Q 43.7764895, -79.4989462 Image



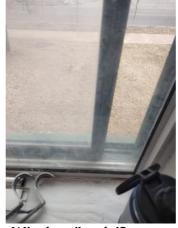
Flooring/Baseboard **ä** 2024-02-08 11:49:53 Q 43.7764713, -79.4988906 Image



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/<br>Shelving | D - | None     | No doors |
| Door/Knob/Lock                 | D - | None     | No knob  |

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Report generated by zInspector

| Bedroom 2: Bedroom 2 |     | 💥 ACTION | 730<br>□ 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

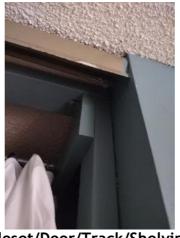


Flooring/Baseboard 2024-02-08 11:49:19 43.7764713, -79.4988906 Image



Switch/Outlet 2024-02-08 11:48:57 43.7764713, -79.4988906 Image

| Bedroom 3: Master<br>Bedroom   |     | 💥 ACTION |              |  |
|--------------------------------|-----|----------|--------------|--|
| Closet/Door/Track/<br>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 |  |

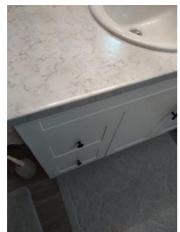


Closet/Door/Track/Shelving 2024-02-08 11:46:18 43.7764883, -79.4988875 Image

| Bathroom: Main Bathroom  | CONDITION X ACTION |      |  |  |
|--------------------------|--------------------|------|--|--|
| Cabinet/Counter/Shelving | N                  | None |  |  |

Report generated by zInspector

| N Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 732<br>ק 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          |



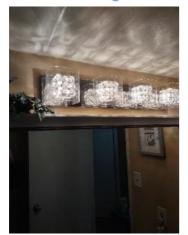
Cabinet/Counter/Shelving 2024-02-08 11:44:12 43.7764832, -79.4988721 Image



Cabinet/Counter/Shelving 2024-02-08 11:45:53 43.7764832, -79.4988721 Image



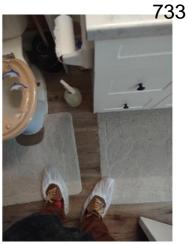
Exhaust Fan 2024-02-08 11:44:02 43.7764832, -79.4988721 Image



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<br>Co-op 2nd Floor Unit<br>211 | 51 The Chimneystack<br>Road, Unit 211,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area                 | Other                          | D | None     | Off                            | 🛃 Image<br>🛃 Image               |
| Kitchen:<br>Kitchen                     | Sink/Disposal                  | D | None     | Loose and dripping<br>from tap | 🛃 Image<br>🛃 Image               |
| Living Room:<br>Living /<br>Dining Room | Light Fixture/Fan              | D | None     | New fixture falling<br>out     | 🖻 Image                          |
| Bedroom:<br>Bedroom 1                   | Closet/Door/Track/<br>Shelving | D | None     | Off track                      | मि Image<br>मि Image<br>मि Image |
| Bedroom 2:<br>Bedroom 2                 | Closet/Door/Track/<br>Shelving | D | None     | Off track                      | 🛃 Image                          |
| Bathroom:<br>Main<br>Bathroom           | Cabinet/Counter/<br>Shelving   | D | None     | Hinge broken                   | 🖻 Image                          |

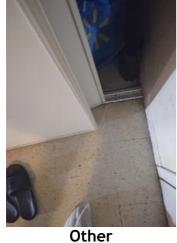
Page 1 of 10

| MI AREA                       | <b>9</b> DETAIL | ß | 🗙 ACTION |                           | 7.36<br>🗗 Media   |
|-------------------------------|-----------------|---|----------|---------------------------|---|
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan     | D | None     | Not Turing on             | 📩 Image   |
| Bathroom:<br>Main<br>Bathroom | Plumbing/Drain  | D | None     | Sink baking up            | 📩 Image   |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower      | D | None     | Mildew and rust in<br>tub | Image<br>Image<br>Image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling    | D | None     | Mold on ceiling           | Image<br>Image<br>Image<br>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<br>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 /<br>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

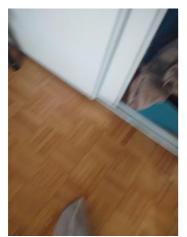
| N Other Room: Solarium |     | 🔀 ACTION |  |
|------------------------|-----|----------|--|
| Door/Knob/Lock         | - S | None     |  |
| Flooring/Baseboard     | - S | None     |  |
| Light Fixture/Fan      | - S | None     |  |
| Switch/Outlet          | - S | None     |  |
| Wall/Ceiling           | - S | None     |  |

| <b>III</b> Other Room: Solarium | <b>&amp;</b> CONDITION | 🗙 ACTION |                      |
|---------------------------------|------------------------|----------|----------------------|
| Window Covering                 | N                      | None     | Ceramic tile on sill |
| Window/Lock/Screen              | - S                    | None     |                      |

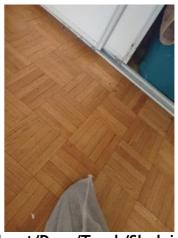


Window Covering 2024-02-06 12:35:56 43.776315, -79.4993956 Image

| Bedroom: Bedroom 1             | <b>&amp;</b> CONDITION | 🔀 ACTION |                      |
|--------------------------------|------------------------|----------|----------------------|
| Closet/Door/Track/<br>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     |                      |

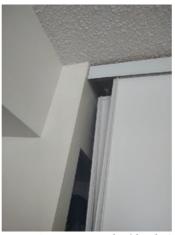


Closet/Door/Track/Shelving 2024-02-06 12:36:28 43.7762905, -79.4993583 Image



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

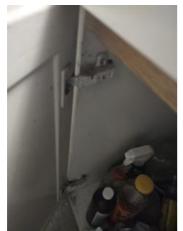
| Bedroom 2: Bedroom 2           |     | 🔀 ACTION |                      |
|--------------------------------|-----|----------|----------------------|
| Closet/Door/Track/<br>Shelving | D - | None     | Off track            |
| Door/Knob/Lock                 | - S | None     |                      |
| 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

| <b>N</b> Bathroom: Main<br>Bathroom |     | 💥 ΑCTION |              |
|-------------------------------------|-----|----------|--------------|
| Cabinet/Counter/Shelving            | D - | None     | Hinge broken |

|                              |     |          | 741                    |
|------------------------------|-----|----------|------------------------|
| N Bathroom: Main<br>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 Image



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<br>Co-op 2nd Floor Unit<br>215 | 51 The Chimneystack<br>Road, Unit 215,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area                 | Flooring/Baseboard | D | None     | Broken baseboard<br>behind door | 🛃 Image   |  |
| Entry:<br>Entrance Area                 | Other              | D | None     | No closet doors                 | 🛃 Image   |  |
| Kitchen:<br>Kitchen                     | Counter            | D | None     | Water damage                    | image<br>المعود<br>المعود<br>المعود<br>المعود<br>المعود |  |
| Kitchen:<br>Kitchen                     | Faucet/Plumbing    | D | None     | Petrap leaks                    | 🛃 Image   |  |
| Living Room:<br>Living /<br>Dining Room | Flooring/Baseboard | D | None     | Parkay loose                    | 📩 Image   |  |

| 🕅 AREA                                  | ¶ DETAIL                       | ١ | 💥 ACTION |   | 746<br>Media  |
|---|--------------------------------|---|----------|---|---|
| Living Room:<br>Living /<br>Dining Room | Other                          | D | None     | Thermostat not<br>working                 | 🔁 Image   |
| Living Room:<br>Living /<br>Dining Room | Switch/Outlet                  | D | None     | Top outlet beside tv<br>doesn't work      | 🎦 Image   |
| Other Room:<br>Solarium                 | Wall/Ceiling                   | D | None     | Water damage on ceiling                   | 🛃 Image   |
| Bedroom:<br>Bedroom 1                   | Closet/Door/Track/<br>Shelving | D | None     | Off track                                 | 🛃 Image   |
| Bathroom:<br>Main<br>Bathroom           | Sink/Faucet                    | D | None     | Tap drips                                 | 🎦 Image   |
| Bathroom:<br>Main<br>Bathroom           | Tub/Shower                     | D | None     | Recaulking needed /<br>tub peeling/ chips | Image         Image |

### ${\ensuremath{\$}}$ Additional Items of Interest or Concern

#### S=Satisfactory

D=Damaged

| <b>III</b> Entry: Entrance Area |     | 🔀 ΑСΤΙΟΝ |                                 |
|---------------------------------|-----|----------|---------------------------------|
| Flooring/Baseboard              | D - | None     | Broken baseboard behind<br>door |
| Light Fixture/Fan               | - S | None     |                                 |
| Other                           | D - | None     | No closet doors                 |
| Switch/Outlet                   | - S | None     |                                 |

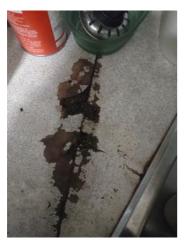


Flooring/Baseboard **1** 2024-01-31 11:57:28 **43.7763384, -79.4996959 1** Image



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



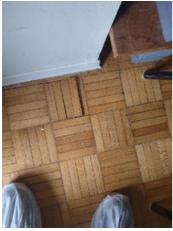
Counter **1** 2024-01-31 11:59:40 **1** 43.7763625, -79.499716 **1** Image





Refrigerator 2024-01-31 11:59:30 43.7763247, -79.4996964 Image

| Living Room: Living /<br>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<br>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        | <b>§</b> CONDITION | 💥 ACTION |           |
|--------------------------------|--------------------|----------|-----------|
| Light Fixture                  | - S                | None     |           |
| 🚺 Bedroom: Bedroom 1           |                    | 💥 ACTION |           |
| Closet/Door/Track/<br>Shelving | D -                | None     | Off track |
|                                | 1                  |          |           |

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Report generated by zInspector

| 🔰 Bedroom: Bedroom 1 |     | 🔀 ACTION | 751<br>□ 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/<br>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<br>Bathroom |     | 🗙 ACTION |  |
|----------------------------|-----|----------|--|
| Exhaust Fan                | - S | None     |  |
| Flooring/Baseboard         | - S | None     |  |
| Light Fixture              | - S | None     |  |
| Medicine Cabinet/Mirror    | - S | None     |  |

| 🔰 Bathroom: Main<br>Bathroom |     | 🗙 ΑCTION | 752<br>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<br>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



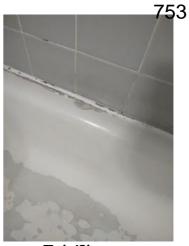
Tub/Shower 2024-01-31 12:07:29 43.7763276, -79.4997077 Image



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<br>Co-op 2nd Floor Unit<br>216 | 51 The Chimneystack<br>Road, Unit 216,<br>Toronto, ON M3J 3L9,<br>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                                 | <b>P</b> DETAIL                |   | 🗙 ACTION |                         | MEDIA                         |
| Kitchen:<br>Kitchen                     | Counter                        | D | None     | Water damage            | 🛃 Image                       |
| Kitchen:<br>Kitchen                     | Faucet/Plumbing                | D | None     | Repaired. Poorly        | 현 Image<br>현 Image<br>현 Image |
| Living Room:<br>Living /<br>Dining Room | Switch/Outlet                  | D | None     | One outlet burnt<br>out | 🎦 Image                       |
| Other Room:<br>Solarium                 | Door/Knob/Lock                 | D | None     | Stuck                   | 🛃 Image                       |
| Other Room:<br>Solarium                 | Window/Lock/<br>Screen         | D | None     | Hole in screen          | 🛃 Image                       |
| Bedroom:<br>Bedroom 1                   | Closet/Door/Track/<br>Shelving | D | None     | Off track               | 🛃 Image                       |

| AREA                          | 🕈 DETAIL                     | ı | 💥 ACTION |                                   | 755<br>E MEDIA                            |
|-------------------------------|------------------------------|---|----------|-----------------------------------|---|
| Bathroom:<br>Main<br>Bathroom | Cabinet/Counter/<br>Shelving | D | None     | Water damage.<br>Damage by member | 📩 Image<br>📩 Image                        |
| Bathroom:<br>Main<br>Bathroom | Toilet Paper Holder          | D | None     | Fell off                          | 📩 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                   | D | None     | Rechaulk needed                   | Image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling                 | D | None     | Peeling above<br>shower           | 📩 Image                                   |

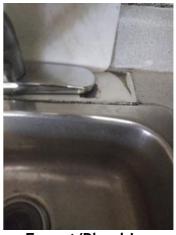
## & Additional Items of Interest or Concern

| 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 /<br>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<br>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 | <b>©</b> 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/<br>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/<br>Shelving | - S | None     |  |

Page 6 of 9

Report generated by  $\mathbf{z}$ Inspector

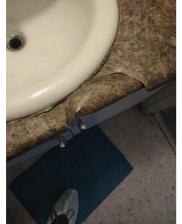
| Bedroom 2: Bedroom 2 |     | 💥 ACTION | 760<br>COMMENTS      |
|----------------------|-----|----------|----------------------|
| Door/Knob/Lock       | - S | None     | Lock on door         |
| Flooring/Baseboard   | - S | None     |                      |
| Light Fixture/Fan    | - S | None     |                      |
| 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<br>Bathroom |     | 🗙 ΑСΤΙΟΝ |                                   |
|-------------------------------|-----|----------|-----------------------------------|
| Cabinet/Counter/Shelving      | D - | None     | Water damage. Damage<br>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     |                                   |

| <b>N</b> Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 761                  |
|-------------------------------------|-----|----------|----------------------|
| Tub/Shower                          | D - | None     | Rechaulk needed      |
| Wall/Ceiling                        | D - | None     | Peeling above shower |



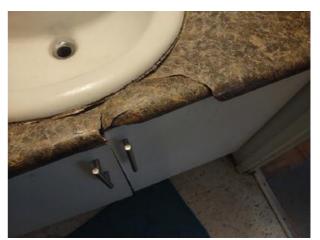
Cabinet/Counter/Shelving 2024-01-31 12:19:26 43.7764176, -79.4995639 Image



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<br>Co-op 3rd Floor Unit<br>304 | 51 The Chimneystack<br>Road, Unit 304,<br>Toronto, ON M3J 3L9,<br>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                                  | ¶ DETAIL            | l | 🗙 ACTION |                                  | 🚰 MEDIA                       |
| Entry:<br>Entrance Area               | Other               | D | None     | One door missing/<br>door warped | 🛃 Image                       |
| Kitchen                               | Counter             | D | None     | Damage by sink and stove         | 🛃 Image<br>🛃 Image            |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard  | D | None     | Scuffed tiles                    | 🛃 Image                       |
| Hallway/Stair<br>s: Hallway           | Wall/Ceiling        | D | None     | Damage on wall                   | 🛃 Image<br>🛃 Image            |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard  | D | None     | Missing parkay/<br>scuff         | 🗗 Image<br>🗗 Image<br>🗗 Image |
| Bedroom 2:<br>Bedroom 2               | Wall/Ceiling        | D | None     | Damage under<br>window           | Image Image                   |

| MI AREA                       | <b>9</b> DETAIL    | ۵ | 🗙 ACTION |                   | 764<br>MEDIA       |
|-------------------------------|--------------------|---|----------|-------------------|--------------------|
| Bathroom:<br>Main<br>Bathroom | Tub/Shower         | D | None     | Recaulking needed | 📩 Image<br>📩 Image |
| Other Room:<br>Solarium       | Door/Knob/Lock     | D | None     | Off hingee        | 🛃 Image<br>🛃 Image |
| Other Room:<br>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<br>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 | <b>©</b> 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



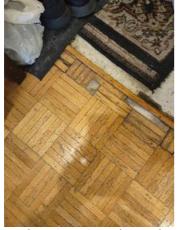
Wall/Ceiling 2024-01-30 12:17:58 43.7764904, -79.49894 Image



Wall/Ceiling 2024-01-30 12:18:01 43.7764904, -79.49894 Image

| N Storage: Storage Room        | <b>&amp;</b> CONDITION | 🔀 ACTION |                      |
|--------------------------------|------------------------|----------|----------------------|
| Light Fixture                  | - S                    | None     |                      |
| 🔰 Bedroom: Bedroom 1           |                        | 🔀 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                | N                      | None     | Ceramic tile on sill |
| Window/Lock/Screen             | - S                    | None     |                      |

| IN Living Room:<br>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<br>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<br>□ 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<br>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     |                   |



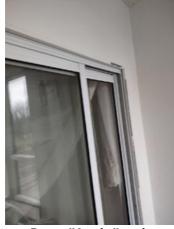


Tub/Shower 2024-01-30 12:21:15 43.776442, -79.4990415 Image

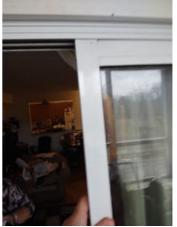


Tub/Shower 2024-01-30 12:21:19 43.776442, -79.4990415 Image

| 🔰 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



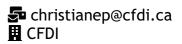
Flooring/Baseboard 2024-01-30 12:15:57 (2) 43.776482, -79.4989269 Image

**General Comments** 

Inspector / Agent, Tenant Signature

Jonathan Buckstein





# Annual Inspection

| Property   | Address  | Date       | Agent / Inspector  |
|--|--|------------|--------------------|
| Harry Sherman Crowe<br>Co-op 3rd Floor Unit<br>308 | 51 The Chimneystack<br>Road, Unit 308,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area       | Other               | D | None     | Closet door broken                    | 🛃 Image |
| Kitchen                       | Counter             | D | None     | Rot                                   | 🛃 Image |
| Bedroom 2:<br>Bedroom 2       | Window Covering     | D | None     | Water damage on<br>sill / popping     | 🛃 Image |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan         | D | None     | Loud                                  | 📩 Image |
| Bathroom:<br>Main<br>Bathroom | Sink/Faucet         | D | None     | Aerator missing                       | 📩 Image |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower          | D | None     | Shower head loose,<br>doesn't stay up | 📩 Image |

| AREA                          | <b>9</b> DETAIL |   | 🔀 ACTION |  | 773<br>E MEDIA     |
|-------------------------------|-----------------|---|----------|--|--------------------|
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling    | D | None     | Paint peeling<br>possible leak from<br>above | 🛃 Image<br>🛃 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

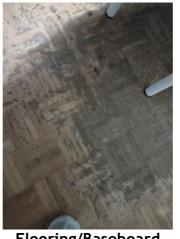


Counter 2024-01-25 13:40:26 43.7763425, -79.4991646 Image

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

| N Bedroom: Bedroom 1           |     | 🗙 ACTION |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<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     |  |

| Living Room:<br>Living/Dining Room |     | 🗙 ACTION |       |
|------------------------------------|-----|----------|-------|
| Flooring/Baseboard                 | - S | None     | Scuff |
| Light Fixture/Fan                  | - S | None     |       |
| Switch/Outlet                      | - S | None     |       |
| Wall/Ceiling                       | - S | None     |       |



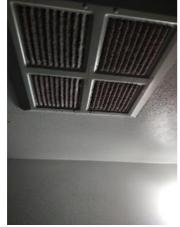
Flooring/Baseboard 2024-01-25 13:41:04 43.7763425, -79.4991646 Image

| Bedroom 2: Bedroom 2           |     | 🗙 ACTION |                                   |
|--------------------------------|-----|----------|-----------------------------------|
| Closet/Door/Track/Shelvi<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                | D - | None     | Water damage on sill /<br>popping |
| Window/Lock/Screen             | - S | None     | No screen/ ac                     |

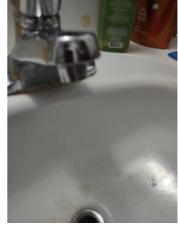


Window Covering 2024-01-25 13:44:54 43.7763467, -79.4990693 Image

| I∎ Bathroom: Main<br>Bathroom |     | 🗙 ΑCTION | 777<br>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,<br>doesn't stay up     |
| Wall/Ceiling                  | D - | None     | Paint peeling possible<br>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 | <b>&amp;</b> 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<br>Co-op 3rd Floor Unit<br>310 | 51 The Chimneystack<br>Road, Unit 310,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance Area       | Other              | D | None     | Both doors off track               | 🛃 Image            |
| Entry:<br>Entrance Area       | Switch/Outlet      | D | None     | Missing covers                     | 🛃 Image<br>🛃 Image |
| Storage:<br>Storage Room      | Other              | D | None     | Door of hinge falling<br>over      | 🛃 Image<br>🛃 Image |
| Bedroom:<br>Bedroom 1         | Window Covering    | D | None     | Water damage/<br>lifting           | 🛃 Image            |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling       | D | None     | Paint peeling on ceiling           | 🛃 Image            |
| Other Room:<br>Solarium       | Door/Knob/Lock     | D | None     | Hard to move tracks possibly dirty | 🖪 Image            |
| Other Room:<br>Solarium       | Flooring/Baseboard | D | None     | Tiles broken                       | 🖪 Image<br>🗗 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<br>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:<br>Living/Dining Room |     | 💥 ΑCTION |            |  |
|------------------------------------|-----|----------|------------|--|
| 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

| <b>III</b> Other Room: Solarium | <b>&amp;</b> CONDITION | 🔀 ACTION |                                       |  |
|---------------------------------|------------------------|----------|---------------------------------------|--|
| Door/Knob/Lock                  | D -                    | None     | Hard to move tracks<br>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<br>Co-op 3rd Floor Unit<br>313 | 51 The Chimneystack<br>Road, Unit 313,<br>Toronto, ON M3J 3L9,<br>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                                  | <b>9</b> DETAIL    | l | 🗙 ACTION |                                     | MEDIA              |
| Entry:<br>Entrance Area               | Other              | D | None     | Off track                           | 🛃 Image            |
| Entry:<br>Entrance Area               | Wall/Ceiling       | D | None     | Hole behind door                    | 🛃 Image            |
| Kitchen                               | Cabinets/Drawers   | D | None     | 1 drawer missing/<br>handle missing | 🛃 Image            |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard | D | None     | Parkay pieces<br>missing            | 🛃 Image            |
| Bedroom:<br>Bedroom 1                 | Light Fixture/Fan  | D | None     | Missing cover                       | 🛃 Image            |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard | D | None     | Some parkay<br>popping              | 🛃 Image<br>🚰 Image |

| AREA                            | ¶ DETAIL                     |   | 💥 ACTION |   | 789<br>🗗 Media                |
|---------------------------------|------------------------------|---|----------|---|-------------------------------|
| Bedroom 3:<br>Master<br>Bedroom | Light Fixture/Fan            | D | None     | Missing cover                             | 🛃 Image                       |
| Bathroom:<br>Main<br>Bathroom   | Cabinet/Counter/Sh<br>elving | D | None     | Missing shelf / new                       | 📩 Image<br>🔁 Image            |
| Bathroom:<br>Main<br>Bathroom   | Shower<br>Door/Rail/Curtain  | D | None     | Bent                                      | 🛃 Image                       |
| Bathroom:<br>Main<br>Bathroom   | Tub/Shower                   | D | None     | Caulking                                  | 🛃 Image                       |
| Bathroom:<br>Main<br>Bathroom   | Wall/Ceiling                 | D | None     | Damage above<br>shower/ holes in<br>walls | 🛃 Image<br>🛃 Image<br>🛃 Image |
| Other Room:<br>Solarium         | Door/Knob/Lock               | D | None     | Tracks dirty hard to move door            | 🛃 Image                       |
| Other Room:<br>Solarium         | Flooring/Baseboard           | D | None     | Stick tiles peeling                       | 🛃 Image<br>🛃 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

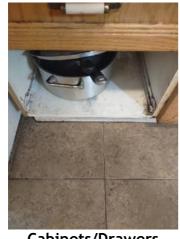
Light Fixture/Fan 2024-01-24 13:47:54 43.7761141, -79.4996359 Image



Wall/Ceiling 2024-01-24 13:48:27 43.7761141, -79.4996359 Image

| 🕕 Kitchen        |     | 🔀 ACTION |                                     |
|------------------|-----|----------|-------------------------------------|
| Cabinets/Drawers | D - | None     | 1 drawer missing/ handle<br>missing |

| 🕅 Kitchen             |     | 💥 ACTION | 791<br>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

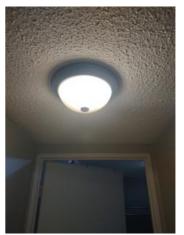


Flooring/Baseboard 2024-01-24 13:49:30 43.776191, -79.4996884 Image

| 🔰 Hallway/Stairs: Hallway | <b>&amp;</b> CONDITION | 🔀 ACTION |                       |
|---------------------------|------------------------|----------|-----------------------|
| Flooring/Baseboard        | D -                    | None     | Parkay pieces missing |
| Light Fixture             | N                      | None     |                       |



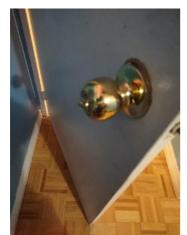
Flooring/Baseboard 2024-01-24 13:52:51 43.7762653, -79.4997171 Image



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<br>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:<br>Living/Dining Room |     | 💥 ACTION | 793<br>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<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     | No screen / ac |

| Bedroom 3: Master<br>Bedroom   |     | 💥 ACTION |               |
|--------------------------------|-----|----------|---------------|
| Closet/Door/Track/Shelvi<br>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<br>Bedroom |     | 🔀 ACTION | 794<br>COMMENTS |
|------------------------------|-----|----------|-----------------|
| Window Covering              | - S | None     |                 |
| Window/Lock/Screen           | - S | None     | No screen/ ac   |



| 🔰 Bathroom: Main<br>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/<br>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<br>Co-op 3rd Floor Unit<br>316 | 51 The Chimneystack<br>Road, Unit 316,<br>Toronto, ON M3J 3L9,<br>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        |                                   |  |

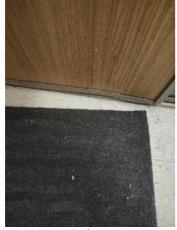
| i Condition Summary                   |   |   |      |   |                    |  |  |
|---------------------------------------|---|---|------|---|--------------------|--|--|
| AREA                                  | 🕅 AREA 🛛 📍 DETAIL 🛛 🔒 🔀 ACTION 🖓 COMMENTS 🛃 MEDIA |   |      |   |                    |  |  |
| Entry:<br>Entrance Area               | Wall/Ceiling                                      | D | None | Small hole behind<br>door                       | 📩 Image            |  |  |
| Kitchen                               | Oven  | D | None | Front burners not<br>working                    | 🛃 Image<br>🛃 Image |  |  |
| Hallway/Stair<br>s: Hallway           | Flooring/Baseboard                                | D | None | Parkay falling out.<br>Superglued back in       | 🛃 Image            |  |  |
| Bedroom:<br>Bedroom 1                 | Closet/Door/Track/<br>Shelving                    | D | None | Off track both doors                            | 🛃 Image<br>🛃 Image |  |  |
| Bedroom:<br>Bedroom 1                 | Window Covering                                   | D | None | Sill popping up<br>water damage both<br>corners | 🛃 Image<br>🛃 Image |  |  |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard                                | D | None | Parkay missing pieces                           | 🛃 Image            |  |  |

| MI AREA                       | <b>9</b> DETAIL        | ß | 🗙 ACTION |                                  | 799<br>MEDIA                          |
|-------------------------------|------------------------|---|----------|----------------------------------|---------------------------------------|
| Bathroom:<br>Main<br>Bathroom | Tub/Shower             | D | None     | Mildew and rust on tiles on bath | ा Image<br>मि<br>दि Image<br>दि Image |
| Other Room:<br>Solarium       | Window Covering        | D | None     | Wear and tear on sill            | 🛃 Image                               |
| Other Room:<br>Solarium       | Window/Lock/Scree<br>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]



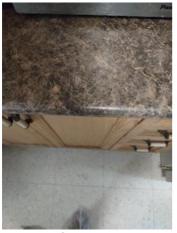
D=Damaged

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.<br>Superglued back in |



Flooring/Baseboard **1** 2024-01-23 12:13:08 **2** 43.7763425, -79.4994342 **1** Image

| N Storage: Storage Room | <b>©</b> CONDITION | 💥 ACTION |  |
|-------------------------|--------------------|----------|--|
| Light Fixture           | - S                | None     |  |

| Bedroom: Bedroom 1             |     | 🗙 ACTION |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<br>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<br>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



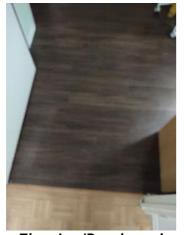
Window Covering 2024-01-23 12:16:58 43.7763918, -79.4995479 Image

| IN Living Room:<br>Living/Dining Room |     | 💥 ΑCTION |                       |
|---------------------------------------|-----|----------|-----------------------|
| Flooring/Baseboard                    | D - | None     | Parkay missing pieces |
| Light Fixture/Fan                     | - S | None     |                       |
| Switch/Outlet                         | - S | None     |                       |

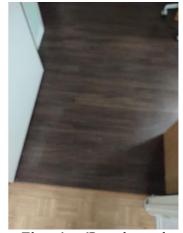


Flooring/Baseboard **1** 2024-01-23 12:12:11 **2** 43.7763425, -79.4994342 **1** Image

| Bedroom 2: Bedroom 2           |     | 🔀 ACTION |              |
|--------------------------------|-----|----------|--------------|
| Closet/Door/Track/Shelvi<br>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<br>Bathroom |     | 🗙 ACTION |  |
|------------------------------|-----|----------|--|
| Cabinet/Counter/Shelving     | - S | None     |  |

Report generated by zInspector

| <b>N</b> Bathroom: Main<br>Bathroom |     | 🔀 ACTION | 805<br><b>Г соммент</b> 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<br>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

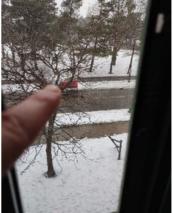


# © 43.7763901, -79.4995243

| 🔰 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<br>Co-op 4th Floor Unit<br>404 | 51 The Chimneystack<br>Road, Unit 404,<br>Toronto, ON M3J 3L9,<br>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:<br>Entrance<br>Hallway           | Other                     | D | None     | Doors fell off,<br>tenant kept | 📩 Image            |  |
| Kitchen:<br>Kitchen                     | Cabinets/Drawers          | D | None     | Missing drawer                 | 🛃 Image            |  |
| Kitchen:<br>Kitchen                     | Counter                   | D | None     | Hole by sink                   | 🛃 Image<br>🛃 Image |  |
| Kitchen:<br>Kitchen                     | Faucet/Plumbing           | D | None     | Peetrap leaking                | 🗗 Image<br>🗗 Image |  |
| Kitchen:<br>Kitchen                     | Range/Fan/Hood/Fil<br>ter | D | None     | Missing filter                 | 🛃 Image            |  |
| Living Room:<br>Living /<br>Dining Room | Flooring/Baseboard        | D | None     | Scuff                          | 📩 Image            |  |

| MI AREA                       | ¶ DETAIL                       |   | 💥 ACTION |                                | 809<br>🚰 MEDIA                            |
|-------------------------------|--------------------------------|---|----------|--------------------------------|---|
| Bedroom:<br>Bedroom 1         | Closet/Door/Track/<br>Shelving | D | None     | Off bottom track               | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2       | Window/Lock/Scree<br>n         | D | Repairs  | Sill very water<br>damaged     | Image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower                     | D | None     | Recaulking needed              | 🛃 Image<br>🛃 Image                        |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling                   | D | None     | Peeling / mold<br>above shower | Image<br>Image<br>Image                   |
| Other Room:<br>Solarium       | Window/Lock/Scree<br>n         | D | None     | Crack in window                | Image<br>Image<br>Image<br>Image          |

## & Additional Items of Interest or Concern

| N=New                        | S=Satisfactory | D=Damaged | ! - Action                  |
|------------------------------|----------------|-----------|-----------------------------|
| M Entry: Entrance<br>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

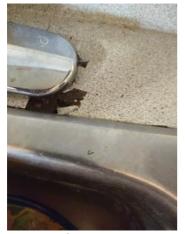


Other 2023-12-14 13:29:23 43.7764841, -79.4989213 Image

| 🔰 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



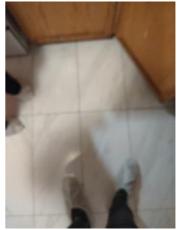
Faucet/Plumbing **a** 2023-12-14 13:31:11 Q 43.7765001, -79.4989218 



Counter **ä** 2023-12-14 13:30:50 Q 43.7765001, -79.4989218 🛃 Image



Faucet/Plumbing **ä** 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

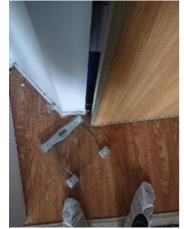
| Living Room: Living /<br>Dining Room |     | 💥 ΑCTION |       |
|--------------------------------------|-----|----------|-------|
| Flooring/Baseboard                   | D - | None     | Scuff |
| Light Fixture/Fan                    | - S | None     |       |
| Switch/Outlet                        | - 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<br>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<br>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 |

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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<br>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<br>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 | <b>©</b> 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<br>Co-op 4th Floor Unit<br>409 | 51 The Chimneystack<br>Road, Unit 409,<br>Toronto, ON M3J 3L9,<br>Canada | 2023-12-12 | Jonathan Buckstein |

#### Summary Items

| General Condition    | Tenants are Properly Maintaining. tenant does<br>not live here no food in fridge no sign of life<br>water and beer in the fridge. Clocks not set du<br>to last power outage. Toilet bowl empty no<br>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                        | <b>P</b> DETAIL   | l | 💥 ΑCTION |                 | MEDIA   |  |
| Bedroom:<br>Bedroom 1         | Window Covering   | D | None     | Sill damaged    | 🛃 Image |  |
| Bathroom:<br>Main<br>Bathroom | Door/Knob/Lock    | D | None     | Peeling on door | 🖪 Image |  |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan       | D | None     | Not running     | 🛃 Image |  |
| Bathroom:<br>Main<br>Bathroom | Sink/Faucet       | D | None     | Mildew          | 🎦 Image |  |

| M AREA                        | <b>P</b> DETAIL | ß | 🗙 ACTION |                              | 820<br>En Media               |
|-------------------------------|-----------------|---|----------|------------------------------|-------------------------------|
| Bathroom:<br>Main<br>Bathroom | Tub/Shower      | D | None     | Mildew / rust                | 년 Image<br>한 Image            |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling    | D | None     | Whole in ceiling.<br>Peeling | 년 Image<br>년 Image<br>년 Image |
| Other Room:<br>Solarium       | Door/Knob/Lock  | D | None     | Off rail                     | 🛃 Image                       |
| Other Room:<br>Solarium       | Window Covering | D | None     | Damaged sill                 | 년 Image<br>한 Image<br>한 Image |

## **&** Additional Items of Interest or Concern

## S=Satisfactory

#### D=Damaged

| ∎ Entry: Entrance<br>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    | <b>&amp;</b> 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 /<br>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<br>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     |                       |

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Report generated by  $\mathbf{z}$ Inspector

| 🔰 Bedroom: Bedroom 1 |     | 🗙 ΑCTION |              |
|----------------------|-----|----------|--------------|
| 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<br>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     |                 |

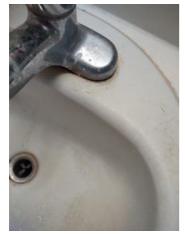
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Report generated by zInspector

| 🔰 Bathroom: Main<br>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<br>Co-op 4th Floor Unit<br>413 | 51 The Chimneystack<br>Road, Unit 413,<br>Toronto, ON M3J 3L9,<br>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            | l | 🗙 ACTION |   | 📥 MEDIA               |  |
| Entry:<br>Entrance<br>Hallway           | Other               | D | None     | Closet door off<br>track                                  | 🛃 Image               |  |
| Kitchen:<br>Kitchen                     | Cabinets/Drawers    | D | None     | Broken drawer and<br>cabinet off hidge                    | 🛃 Image<br>ट्री Image |  |
| Kitchen:<br>Kitchen                     | Faucet/Plumbing     | D | None     | Loose faucet/<br>peetrap leaks when<br>water is turned on | 🛃 Image<br>🛃 Image    |  |
| Living Room:<br>Living /<br>Dining Room | Flooring/Baseboard  | D | None     | Broken baseboard  | 📩 Image               |  |
| Hallway/Stair<br>s: Hallway             | Closet/Cabinet      | D | None     | Floor is black in hallway small closet                    | 🛃 Image               |  |
| Hallway/Stair<br>s: Hallway             | Flooring/Baseboard  | D | None     | Missing parkay<br>pieces                                  | 🛃 Image               |  |

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Report generated by  $\mathbf{z} \mathsf{Inspector}$ 

| 🕅 AREA                          | <b>P</b> DETAIL                | ١ | 💥 ACTION |  | 827<br>🗗 MEDIA                            |
|---------------------------------|--------------------------------|---|----------|--|---|
| Bedroom:<br>Bedroom 1           | Closet/Door/Track/<br>Shelving | D | None     | Off bottom track /<br>missing panel  | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1           | Window Covering                | D | None     | Listing on sill  | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2         | Closet/Door/Track/<br>Shelving | D | None     | Off track  | 🛃 Image                                   |
| Bedroom 3:<br>Master<br>Bedroom | Closet/Door/Track/<br>Shelving | D | None     | Missing panel on<br>closet   | 🛃 Image                                   |
| Bedroom 3:<br>Master<br>Bedroom | Wall/Ceiling                   | D | None     | Hole in wall behind<br>door  | 📩 Image                                   |
| Bedroom 3:<br>Master<br>Bedroom | Window Covering                | D | None     | Water damage on<br>sill  | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom   | Shower<br>Door/Rail/Curtain    | D | None     | Rusted rail  | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom   | Tub/Shower                     | D | None     | Rust on tub floor<br>near drain/ regrout<br>on top where tiles<br>meet ceiling | Image<br>Image<br>Image<br>Image<br>Image |
| Other Room:<br>Solarium         | Window/Lock/Scree<br>n         | D | None     | Crack in window /<br>screen ripped   | न्न Image<br>ना Image<br>ना Image         |

## & Additional Items of Interest or Concern

| N=New                        | S=Satisfactory | ,        | D=Damaged             |
|------------------------------|----------------|----------|-----------------------|
| M Entry: Entrance<br>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<br>leaks when water is<br>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<br>□ 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 /<br>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<br>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

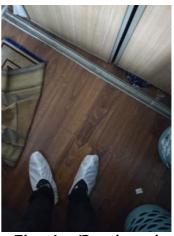
| N Bedroom: Bedroom 1           |     | 💥 ACTION |                                     |
|--------------------------------|-----|----------|-------------------------------------|
| Closet/Door/Track/Shelvi<br>ng | D - | None     | Off bottom track /<br>missing panel |
| Door/Knob/Lock                 | - S | None     |                                     |
| Flooring/Baseboard             | N   | None     |                                     |
| Light Fixture/Fan              | - S | None     |                                     |

Report generated by zInspector

| 🕅 Bedroom: Bedroom 1 |     | 🔀 ACTION | 831<br>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<br>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     |           |

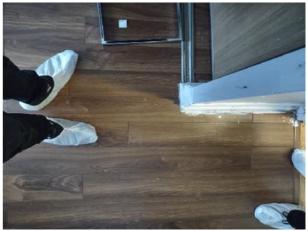
Page 6 of 11

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

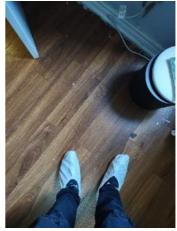


Flooring/Baseboard 2023-12-12 11:56:52 43.7760539, -79.4996033 Image

| Bedroom 3: Master<br>Bedroom   |     | 🗙 ΑCTION |                          |
|--------------------------------|-----|----------|--------------------------|
| Closet/Door/Track/Shelvi<br>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<br>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<br>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<br>drain/ regrout on top<br>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<br>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<br>Co-op 5th Floor Unit<br>506 | 51 The Chimneystack<br>Road, Unit 506,<br>Toronto, ON M3J 3L9,<br>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        |                                   |

|                              | i Condition Summary       |   |          |                             |                      |  |
|------------------------------|---------------------------|---|----------|-----------------------------|----------------------|--|
| IN AREA                      | <b>P</b> DETAIL           | l | 🗙 ACTION |                             | MEDIA                |  |
| Hallway/Stair<br>s: Hallways | Light Fixture             | D | None     | No light cover              | 🛃 Image              |  |
| Kitchen:<br>Kitchen          | Oven                      | D | None     | Burners are rusting         | ही Image<br>ही Image |  |
| Kitchen:<br>Kitchen          | Range/Fan/Hood/Fil<br>ter | D | None     | Fan loud and not<br>working | 🛃 Image              |  |
| Kitchen:<br>Kitchen          | Wall/Ceiling              | D | None     | Peeling                     | 🛃 Image              |  |
| Other Room:<br>Solarium      | Wall/Ceiling              | D | None     | Water damage                | 🛃 Image              |  |
| Bedroom:<br>Bedroom 1        | Wall/Ceiling              | D | None     | Damage in wall by<br>window | 🛃 Image              |  |
| Bedroom 2:<br>Bedroom 2      | Window Covering           | D | None     | Water damage on sill        | 🔁 Image              |  |

| M AREA                        | <b>9</b> DETAIL     | l | 🗙 ACTION |  | 838<br>📩 Media                            |
|-------------------------------|---------------------|---|----------|--|---|
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan         | D | None     | Loud   | 🗂 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Toilet Paper Holder | D | None     | No holder                                      | 📩 Image                                   |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling        |   | Repairs  | Hole was patched<br>up poorly paint<br>peeling | Image<br>Image<br>Image<br>Image<br>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:<br>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    | <b>&amp;</b> 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:<br>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     |                                  |

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Report generated by zInspector

| 🔰 Other Room: Solarium |     | 🔀 ACTION | 841<br>COMMENTS |
|------------------------|-----|----------|-----------------|
| Switch/Outlet          | - S | None     |                 |
| Wall/Ceiling           | D - | None     | Water damage    |
| Window Covering        | - S | None     |                 |
| Window/Lock/Screen     | - S | None     | Ac              |

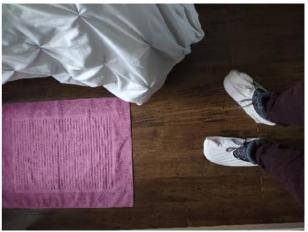


Wall/Ceiling 2023-12-05 12:59:23 43.7764216, -79.498897 Image

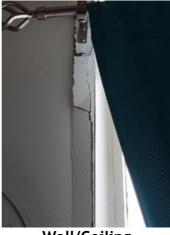
| Bedroom: Bedroom 1             | CONDITION | 💥 ACTION |                          |
|--------------------------------|-----------|----------|--------------------------|
| Closet/Door/Track/Shelvi<br>ng | - S       | None     |                          |
| Door/Knob/Lock                 | - S       | 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 Image



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<br>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 **1** 43.7763922, -79.4988718 **1** Image



Window Covering 2023-12-05 13:02:07 43.7763922, -79.4988718 Image

| Bedroom 3: Master<br>Bedroom   |     | 💥 ΑCTION |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<br>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<br>Bathroom |     | 💥 ΑCTION | 844<br>ק 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

| 🚺 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<br>Co-op 5th Floor Unit<br>513 | 51 The Chimneystack<br>Road, Unit 513,<br>Toronto, ON M3J 3L9,<br>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        |                                      |

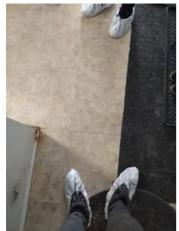
|                              | is Condition Summary |   |          |                                    |                    |  |  |
|------------------------------|----------------------|---|----------|------------------------------------|--------------------|--|--|
| M AREA                       | ¶ DETAIL             | l | 🗙 ACTION |                                    | 🛃 MEDIA            |  |  |
| Entry:<br>Entrance Area      | Light Fixture/Fan    | D | None     | Not turning on                     | 🛃 Image            |  |  |
| Entry:<br>Entrance Area      | Other                | D | None     | Closet doors broken                | 🛃 Image<br>🛃 Image |  |  |
| Entry:<br>Entrance Area      | Wall/Ceiling         | D | None     | Holes                              | 🛃 Image            |  |  |
| Hallway/Stair<br>s: Hallways | Flooring/Baseboard   | D | None     | Scuff                              | 🛃 Image            |  |  |
| Hallway/Stair<br>s: Hallways | Wall/Ceiling         | D | None     | Hole                               | 🛃 Image            |  |  |
| Kitchen:<br>Kitchen          | Cabinets/Drawers     | D | None     | Some drawers not opening correctly | 🛃 Image            |  |  |
| Kitchen:<br>Kitchen          | Counter              | D | None     | Raised water<br>damage beside sink | 🛃 Image<br>🛃 Image |  |  |

| AREA                                  | ¶ DETAIL                       |   | 💥 ACTION |                         | 847<br>MEDIA          |
|---------------------------------------|--------------------------------|---|----------|-------------------------|-----------------------|
| Kitchen:<br>Kitchen                   | Faucet/Plumbing                | D | None     | No arator               | 🛃 Image               |
| Kitchen:<br>Kitchen                   | Range/Fan/Hood/Fil<br>ter      | D | None     | Noisy fan no light      | 🛃 Image               |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard             | D | None     | Scuff damage            | 🛃 Image               |
| Other Room:<br>Solarium               | Wall/Ceiling                   | D | None     | Hole                    | 🛃 Image               |
| Other Room:<br>Solarium               | Window Covering                | D | None     | Sill water damage       | 🛃 Image<br>ट्री Image |
| Other Room:<br>Solarium               | Window/Lock/Scree<br>n         | D | None     | Screen damaged          | 🛃 Image               |
| Bedroom:<br>Bedroom 1                 | Closet/Door/Track/<br>Shelving | D | None     | Missing                 | 🛃 Image               |
| Bedroom 2:<br>Bedroom 2               | Closet/Door/Track/<br>Shelving | D | None     | Off                     | 🛃 Image               |
| Bedroom 3:<br>Master<br>Bedroom       | Closet/Door/Track/<br>Shelving | D | None     | Broken off track        | 🛃 Image               |
| Bedroom 3:<br>Master<br>Bedroom       | Door/Knob/Lock                 | D | None     | Holes in door           | 🎦 Image               |
| Bathroom:<br>Main<br>Bathroom         | Exhaust Fan                    | D | None     | Loud                    | 🛃 Image               |
| Bathroom:<br>Main<br>Bathroom         | Sink/Faucet                    | D | None     | Cold handle leaking     | 🎦 Image               |
| Bathroom:<br>Main<br>Bathroom         | Toilet                         | D | None     | Loud when flushes       | 🎦 Image               |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower                     | D | None     | Hole in tiles           | 🛃 Image               |
| Bathroom:<br>Main<br>Bathroom         | Wall/Ceiling                   | D | None     | Paint peeling in shower | 🎦 Image               |
| Storage:<br>Storage<br>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

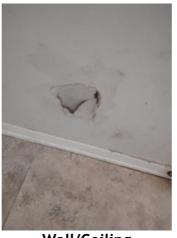


**D**=Damaged

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:<br>Hallways |     | 🗙 ACTION |       |
|-------------------------------|-----|----------|-------|
| Flooring/Baseboard            | D - | None     | Scuff |
| Light Fixture                 | - S | None     |       |
| Wall/Ceiling                  | D - | None     | Hole  |



Image



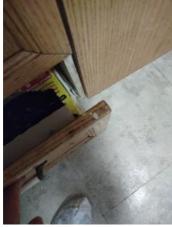
Wall/Ceiling 2023-11-30 14:41:37 43.776076, -79.4996164 Image

| <b>III</b> Kitchen: Kitchen | <b>©</b> 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     |                                    |

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Report generated by zInspector

| <b>III</b> 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 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:<br>Living/Dining Room | <b>©</b> 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 | <b>&amp;</b> 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            |



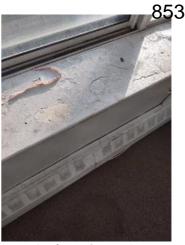
Door/Knob/Lock 2023-11-30 14:32:17 43.7760838, -79.4995827 Image



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<br>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     |            |



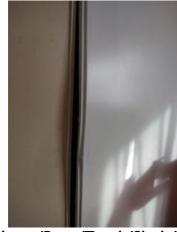
Closet/Door/Track/Shelving 2023-11-30 14:40:28 43.776076, -79.4996164 Image

| Bedroom 2: Bedroom 2           |     | 🔀 ACTION |     |
|--------------------------------|-----|----------|-----|
| Closet/Door/Track/Shelvi<br>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<br>Bedroom |     | 💥 ACTION |                  |
|---------------------------------|-----|----------|------------------|
| Closet/Door/Track/Shelvi<br>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<br>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     |                     |

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Report generated by  $\mathbf{z}$ Inspector

| <b>N</b> Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 856<br>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<br>Co-op 6th Floor Unit<br>602 | 51 The Chimneystack<br>Road, Unit 602,<br>Toronto, ON M3J 3L9,<br>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        |                                   |

| 🐴 Condition Summary           |                |   |          |                 |                    |
|-------------------------------|----------------|---|----------|-----------------|--------------------|
| AREA                          | ¶ DETAIL       | ß | 🗙 ΑСΤΙΟΝ |                 | MEDIA              |
| Bathroom:<br>Main<br>Bathroom | Plumbing/Drain | D | None     | Calcium buildup | 🗗 Image            |
| Bathroom:<br>Main<br>Bathroom | Sink/Faucet    | D | None     | Calcium buildup | 🖻 Image<br>🖻 Image |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower     | D | None     | Mold / calcium  | 🖻 Image<br>🖻 Image |

## & Additional Items of Interest or Concern

## S=Satisfactory

### D=Damaged

| 🔰 Entry: Entrance Area | <b>©</b> 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    | <b>©</b> 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:<br>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     |  |

| <b>N</b> Other Room: Solarium |     | 🔀 ACTION | 860<br>COMMENTS |
|-------------------------------|-----|----------|-----------------|
| Window Covering               | - S | None     |                 |
| Window/Lock/Screen            | - S | None     |                 |

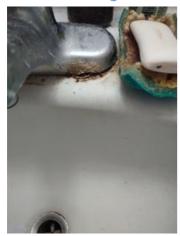
| <b>N</b> Bedroom: Bedroom 1    |     | 🔀 ΑСΤΙΟΝ |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<br>ng | - S | None     |  |
| Door/Knob/Lock                 | - S | None     |  |
| Flooring/Baseboard             | - S | None     |  |
| Light Fixture/Fan              | - S | None     |  |
| Switch/Outlet                  | - S | None     |  |
| Wall/Ceiling                   | - S | None     |  |
| Window Covering                | - S | None     |  |
| Window/Lock/Screen             | - S | None     |  |

| 🔰 Bathroom: Main<br>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<br>Co-op 6th Floor Unit<br>608 | 51 The Chimneystack<br>Road, Unit 608,<br>Toronto, ON M3J 3L9,<br>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        |                                     |

| is Condition Summary        |   |   |      |  |                    |  |  |  |
|-----------------------------|---|---|------|--|--------------------|--|--|--|
| AREA                        | 🕅 AREA 🛛 🕈 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA |   |      |  |                    |  |  |  |
| Entry:<br>Entrance Area     | Other   | D | None | Closet off track                       | 🛃 Image            |  |  |  |
| Entry:<br>Entrance Area     | Wall/Ceiling                                      | D | None | Damage                                 | 🛃 Image            |  |  |  |
| Hallway/Stair<br>s: Hallway | Flooring/Baseboard                                | D | None | Missing                                | 🛃 Image<br>🛃 Image |  |  |  |
| Kitchen:<br>Kitchen         | Cabinets/Drawers                                  | D | None | Missing drawer / a few handles missing | 🛃 Image<br>🛃 Image |  |  |  |
| Kitchen:<br>Kitchen         | Counter   | D | None | Rising/ cracking                       | 🛃 Image<br>🛃 Image |  |  |  |
| Kitchen:<br>Kitchen         | Faucet/Plumbing                                   | D | None | Loose faucet                           | 🛃 Image            |  |  |  |
| Kitchen:<br>Kitchen         | Light Fixture                                     | D | None | Fell off                               | 🛃 Image            |  |  |  |

| M AREA                                | 🕈 DETAIL                       | l | 💥 ACTION |   | 864<br>En Media                           |
|---------------------------------------|--------------------------------|---|----------|---|---|
| Kitchen:<br>Kitchen                   | Oven                           | D | None     | Front glass broke off                       | 🛃 Image                                   |
| Kitchen:<br>Kitchen                   | Range/Fan/Hood/Fil<br>ter      | D | None     | Light doesn't work                          | 🛃 Image                                   |
| Living Room:<br>Living/Dining<br>Room | Flooring/Baseboard             | D | None     | Scuffed up                                  | 🗾 Image                                   |
| Living Room:<br>Living/Dining<br>Room | Light Fixture/Fan              | D | None     | Fell down                                   | 🗾 Image                                   |
| Other Room:<br>Solarium               | Wall/Ceiling                   | D | None     | Water damage/<br>potentially a wasps<br>net | 호텔 Image<br>호텔 Image                      |
| Bedroom:<br>Bedroom 1                 | Closet/Door/Track/<br>Shelving | D | None     | No doors                                    | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1                 | Flooring/Baseboard             | D | None     | Scuffed / missing                           | 🛃 Image                                   |
| Bedroom:<br>Bedroom 1                 | Other                          | D | None     | Missing piece of<br>vent                    | 🛃 Image                                   |
| Bedroom 2:<br>Bedroom 2               | Switch/Outlet                  | D | None     | Missing covers                              | 🛃 Image<br>🛃 Image                        |
| Bedroom 2:<br>Bedroom 2               | Window/Lock/Scree<br>n         | D | None     | Water damage                                | 🛃 Image<br>🛃 Image                        |
| Bathroom:<br>Main<br>Bathroom         | Cabinet/Counter/Sh<br>elving   | D | None     | Separating from<br>wall                     | 🗾 Image                                   |
| Bathroom:<br>Main<br>Bathroom         | Sink/Faucet                    | D | None     | Rust  | 🛃 Image                                   |
| Bathroom:<br>Main<br>Bathroom         | Tub/Shower                     | D | None     | Crack/ stain on tub/<br>mildew              | Image<br>Image<br>Image<br>Image<br>Image |
| Bathroom:<br>Main<br>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     |         |

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| 🕅 Hallway/Stairs: Hallway |     | 🗙 ΑCTION |  |
|---------------------------|-----|----------|--|
| Switch/Outlet             | - S | None     |  |
| Wall/Ceiling              | - S | None     |  |

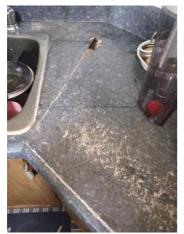


Flooring/Baseboard 2023-11-14 12:59:05 43.7763042, -79.4991813 Image

| 💵 Kitchen: Kitchen    |     | 💥 ΑCTION |  |
|-----------------------|-----|----------|--|
| 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]



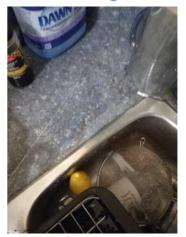
Counter **1** 2023-11-14 12:51:06 **1** 43.7763163, -79.499186 **1** Image



Faucet/Plumbing 2023-11-14 12:52:53 43.7763075, -79.4992131 Image



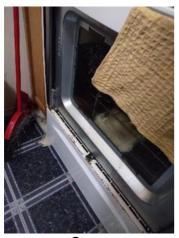
Cabinets/Drawers 2023-11-14 12:52:41 (2) 43.7763075, -79.4992131 Image



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:<br>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 | <b>©</b> 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/<br>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

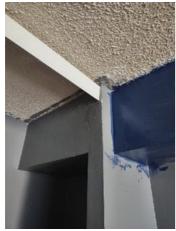
| 🔰 Bedroom: Bedroom 1           |     | 🔀 ACTION |              |
|--------------------------------|-----|----------|--------------|
| Closet/Door/Track/Shelvi<br>ng | D - | None     | No doors     |
| Door/Knob/Lock                 | - S | None     | Lock on door |

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Report generated by zInspector

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| N Bedroom: Bedroom 1 |     | 🔀 ACTION | 870<br>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<br>ng | - S | None     |       |
| Door/Knob/Lock                 | - S | None     |       |
| Flooring/Baseboard             | - S | None     | Scuff |
| Light Fixture/Fan              | - S | None     |       |

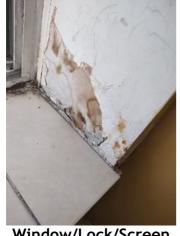
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Report generated by zInspector

| N Bedroom 2: Bedroom 2 |     | 💥 ACTION | 871<br>COMMENTS |
|------------------------|-----|----------|-----------------|
| 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<br>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     |                      |

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Report generated by zInspector

| N Bathroom: Main<br>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/<br>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

| 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 6th Floor Unit<br>610 | 51 The Chimneystack<br>Road, Unit 610,<br>Toronto, ON M3J 3L9,<br>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        |                                      |  |

| i Condition Summary     |                                |   |           |   |   |
|-------------------------|--------------------------------|---|-----------|---|---|
| AREA                    | 9 DETAIL                       | l | 🗙 ACTION  |   | MEDIA                                     |
| Entry:<br>Entrance Area | Other                          | D | None      | Closet doors off rail                                   | 🛃 Image                                   |
| Kitchen:<br>Kitchen     | Faucet/Plumbing                | D | None      | Broken faucet   | 🛃 Image                                   |
| Kitchen:<br>Kitchen     | Refrigerator                   |   | Appliance | Fridge is not<br>working                                | 🛃 Image                                   |
| Other Room:<br>Solarium | Wall/Ceiling                   | D | None      | Paint peeling in<br>corner / water<br>damage on ceiling | मि Image<br>मि Image<br>मि Image          |
| Other Room:<br>Solarium | Window/Lock/Scree<br>n         | D | None      | Sill lifting / cracked<br>window                        | image<br>Image<br>Image<br>Image<br>Image |
| Bedroom:<br>Bedroom 1   | Closet/Door/Track/<br>Shelving | D | None      | Off track   | 🛃 Image                                   |

Page 1 of 8

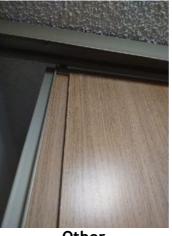
Report generated by  $\mathbf{z} \mathsf{Inspector}$ 

| M AREA                        | <b>P</b> DETAIL | l | 💥 ACTION |                            | 875<br>🛱 MEDIA |
|-------------------------------|-----------------|---|----------|----------------------------|----------------|
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan     | D | None     | Not working                | 🎦 Image        |
| Bathroom:<br>Main<br>Bathroom | Sink/Faucet     | D | None     | Sink chipped               | 🖻 Image        |
| Bathroom:<br>Main<br>Bathroom | Tub/Shower      | D | None     | Dirt                       | 🎦 Image        |
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling    | D | None     | Damage on wall/<br>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<br>- S<br>- S<br>D -<br>- 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      |                       |



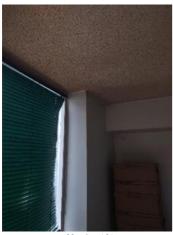
Faucet/Plumbing 2023-11-09 13:05:26 43.7763094, -79.4993394 Image



Refrigerator 2023-11-09 13:06:16 43.7763094, -79.4993394 Image

| Living Room:<br>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 /<br>water damage on ceiling |
| Window Covering        | - S | None     |  |
| Window/Lock/Screen     | D - | None     | Sill lifting / cracked<br>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]



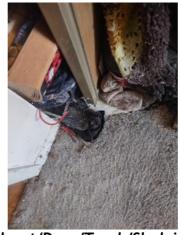
Window/Lock/Screen 2023-11-09 12:55:53 43.7762375, -79.4993316 Image

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           |     | 🔀 ACTION |           |
|--------------------------------|-----|----------|-----------|
| Closet/Door/Track/Shelvi<br>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<br>Bathroom |     | 💥 ACTION |  |
|-------------------------------|-----|----------|--|
| Cabinet/Counter/Shelving      | - S | None     |  |

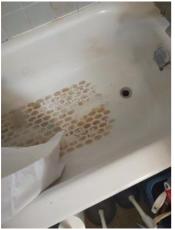
| N Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 880                     |
|------------------------------|-----|----------|-------------------------|
| Door/Knob/Lock               | - S | None     |                         |
| Exhaust Fan                  | D - | None     | Not working             |
| 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

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# Annual Inspection

| Property   | Address  | Date       | Agent / Inspector  |
|--|--|------------|--------------------|
| Harry Sherman Crowe<br>Co-op 7th Floor Unit<br>704 | 51 The Chimneystack<br>Road, Unit 704,<br>Toronto, ON M3J 3L9,<br>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                    | 🛍 AREA 🛛 📍 DETAIL 🛛 🔒 💥 ACTION 🖓 COMMENTS 🛃 MEDIA |   |      |                                     |   |  |  |  |
| Entry:<br>Entrance Area | Other: Closet                                     | D | None | Closet door off rail                | 🛃 Image   |  |  |  |
| Kitchen:<br>Kitchen     | Wall/Ceiling                                      | D | None | Water damage on wall and ceiling    | मि Image<br>मि Image<br>मि Image                  |  |  |  |
| Other Room:<br>Solarium | Wall/Ceiling                                      | D | None | Water damage                        | 🛃 Image<br>🛃 Image                                |  |  |  |
| Other Room:<br>Solarium | Window/Lock/Scree<br>n                            | D | None | Sill cracking/lifting               | image<br>☐ Image<br>☐ Image<br>☐ Image<br>☐ Image |  |  |  |
| Bedroom 2:<br>Bedroom 2 | Window/Lock/Scree<br>n                            | D | None | Window sill cracking<br>and lifting | 🛃 Image<br>🛃 Image<br>🛃 Image                     |  |  |  |

| IN AREA                       | ¶ DETAIL     | l | 🔀 ACTION |   | 883<br>MEDIA                     |
|-------------------------------|--------------|---|----------|---|----------------------------------|
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling | D | None     | Water damage in<br>shower / stains on<br>wall | मि Image<br>मि Image<br>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    | <b>©</b> 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:<br>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:<br>Hallways |     | 🗙 ACTION |  |
|-----------------------------|-----|----------|--|
| Closet/Cabinet              | - S | None     |  |

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Report generated by zInspector

| 🔰 Hallway/Stairs:<br>Hallways |     | 💥 ACTION | 888<br>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           | <b>&amp;</b> CONDITION | 💥 ACTION |                        |
|--------------------------------|------------------------|----------|------------------------|
| Closet/Door/Track/Shelvi<br>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

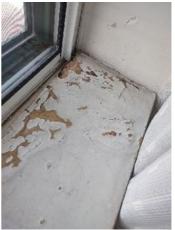


Window/Lock/Screen 2023-11-02 12:38:48 43.7765083, -79.4990269 Image

| Bedroom 2: Bedroom 2           |     | 💥 ACTION |                                  |
|--------------------------------|-----|----------|----------------------------------|
| Closet/Door/Track/Shelvi<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             | D - | None     | Window sill cracking and lifting |

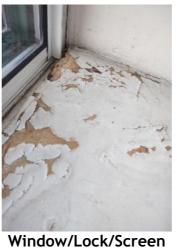


Window/Lock/Screen 2023-11-02 12:33:59 43.7765027, -79.4990794 Image



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<br>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 shower /<br>stains on wall |



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

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Jonathan Buckstein





# Annual Inspection

| Property   | Address  | Date       | Agent / Inspector  |
|--|--|------------|--------------------|
| Harry Sherman Crowe<br>Co-op 7th Floor Unit<br>710 | 51 The Chimneystack<br>Road, Unit 710,<br>Toronto, ON M3J 3L9,<br>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 | 🗙 ΑСΤΙΟΝ |  | 🚰 MEDIA            |
| Entry:<br>Entrance Area      | Other: Closet    | D | None     | closet doors missing                         | 🛃 Image            |
| Entry:<br>Entrance Area      | Wall/Ceiling     | D | None     | Hole in wall behind<br>door/ in hallway      | 🛃 Image<br>🛃 Image |
| Kitchen:<br>Kitchen          | Cabinets/Drawers | D | None     | Missing cabinets/<br>some off hinges         | 🛃 Image<br>🛃 Image |
| Other Room:<br>Solarium      | Door/Knob/Lock   | D | None     | Door out                                     | 🛃 Image            |
| Other Room:<br>Solarium      | Other            | D | None     | Window sill has<br>damage/ vent cover<br>off | 🛃 Image<br>🛃 Image |
| Hallway/Stair<br>s: Hallways | Wall/Ceiling     | D | None     | hole is wall                                 | 🛃 Image            |
| Bedroom:<br>Bedroom 1        | Door/Knob/Lock   | D | None     | Missing door knob                            | 🛃 Image            |

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Report generated by zInspector

| AREA                          | ¶ DETAIL                       | ۵ | 🔀 ACTION |                     | 894<br>🛱 Media |
|-------------------------------|--------------------------------|---|----------|---------------------|----------------|
| Bedroom 2:<br>Bedroom 2       | Closet/Door/Track/<br>Shelving | D | None     | no closet doors     | 🛃 Image        |
| Bathroom:<br>Main<br>Bathroom | Sink/Faucet                    | D | None     | Corrosion on faucet | 🛃 Image        |

## $\ensuremath{\$}$ Additional Items of Interest or Concern

#### S=Satisfactory P=Poor

### D=Damaged

| <b>III</b> 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/<br>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<br>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

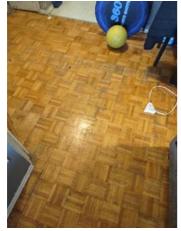


Cabinets/Drawers 2023-10-31 14:09:25 43.7763255, -79.4993242 Image



Refrigerator 2023-10-31 14:18:33 43.7761884, -79.499407 Image

| IN Living Room:<br>Living/Dining Room |     | 🗙 ΑCTION | 897<br>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

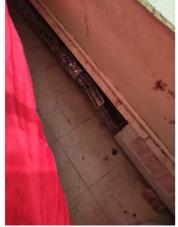
| IN Other Room: Solarium |     | 🔀 ACTION |   |
|-------------------------|-----|----------|---|
| Door/Knob/Lock          | D - | None     | Door out                                  |
| Flooring/Baseboard      | - S | None     |   |
| Light Fixture/Fan       | - S | None     |   |
| Other                   | D - | None     | Window sill has damage/<br>vent cover off |
| Switch/Outlet           | - S | None     |   |

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| 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 **1** 2023-10-31 14:15:30 **2** 43.7760578, -79.4994768 **1** 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:<br>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<br>ng | - P | None     | Doors off tracks  |
| Door/Knob/Lock                 | D - | None     | Missing door knob |
| Flooring/Baseboard             | - S | None     |                   |

| 🕅 Bedroom: Bedroom 1 |     | 🔀 ACTION | 900<br>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



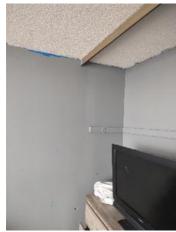
Door/Knob/Lock 2023-10-31 14:21:37 43.7760244, -79.4995109 Image

| Bedroom 2: Bedroom 2           | <b>&amp;</b> CONDITION | 💥 ACTION |   |
|--------------------------------|------------------------|----------|---|
| Closet/Door/Track/Shelvi<br>ng | D -                    | None     | no closet doors                             |
| Door/Knob/Lock                 | - S                    | None     |   |
| Flooring/Baseboard             | - P                    | None     | Multiple scuff marks<br>/paint on baseboard |
| Light Fixture/Fan              | - S                    | None     |   |
| Switch/Outlet                  | - S                    | None     |   |

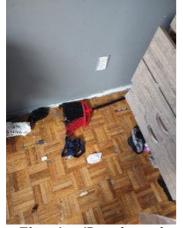
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Report generated by zInspector

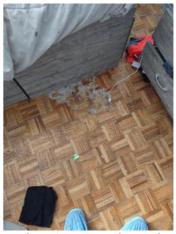
| Bedroom 2: Bedroom 2 |     | 💥 ACTION | 901           |
|----------------------|-----|----------|---------------|
| Wall/Ceiling         | - S | None     |               |
| Window Covering      | - S | None     |               |
| Window/Lock/Screen   | - S | None     | Ripped screen |



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<br>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

| 🔰 Bathroom: Main<br>Bathroom |     | 🗙 ACTION | 902<br>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

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# Annual Inspection

| Property   | Address  | Date       | Agent / Inspector  |
|--|--|------------|--------------------|
| Harry Sherman Crowe<br>Co-op 7th Floor Unit<br>713 | 51 The Chimneystack<br>Road, Unit 713,<br>Toronto, ON M3J 3L9,<br>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        |                                   |

| Condition Summary |   |          |                 |  |  |  |
|-------------------|---|----------|-----------------|--|--|--|
| ¶ DETAIL          | ٨ | 💥 ΑCTION |                 |  |  |  |
| Counter           |   | Repairs  | Water damage on |  |  |  |

| Kitchen:<br>Kitchen             | Counter                   |   | Repairs | Water damage on counter. Mold + hole | 📩 Image<br>🛃 Image |
|---------------------------------|---------------------------|---|---------|--------------------------------------|--------------------|
| Kitchen:<br>Kitchen             | Range/Fan/Hood/Fil<br>ter | D | None    | Rust mold by filter                  | 🛃 Image<br>🛃 Image |
| Bedroom 3:<br>Master<br>Bedroom | Door/Knob/Lock            | D | None    |                                      | 🚰 Image<br>🚰 Image |

🗗 MEDIA

🔰 AREA

### **&** Additional Items of Interest or Concern

| N=New                | S=Satisfactory | D=Damaged | ! - 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:<br>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 | <b>&amp;</b> 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     |                         |

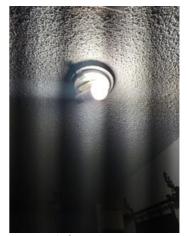


Door/Knob/Lock 2023-10-25 11:39:56 43.7760288, -79.4995936 Image

| 🔰 Hallway/Stairs:<br>Hallways |     | 💥 ACTION |               |
|-------------------------------|-----|----------|---------------|
| Flooring/Baseboard            | - S | None     |               |
| Light Fixture                 | - S | None     | Missing cover |

| 🔰 Hallway/Stairs:<br>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<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     |  |

| 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     |  |

| M Bedroom 3: Master<br>Bedroom |     | 🗙 ACTION | 909<br>ק comments   |
|--------------------------------|-----|----------|---|
| Closet/Door/Track/Shelvi<br>ng | - S | None     |   |
| Door/Knob/Lock                 | D - | None     | Knob loose / no door<br>stopper                           |
| Flooring/Baseboard             | - S | None     | Floor lifting in between<br>hallway and master<br>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<br>ק сомментs        |
|------------------------------|-----|----------|--------------------------|
| Light Fixture                | - S | None     |                          |
| M Bathroom: Main<br>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<br>Co-op 7th Floor Unit<br>716 | 51 The Chimneystack<br>Road, Unit 716,<br>Toronto, ON M3J 3L9,<br>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        |                                      |  |  |

|                               | 🐴 Condition Summary |   |          |                              |                       |  |
|-------------------------------|---------------------|---|----------|------------------------------|-----------------------|--|
| M AREA                        | ¶ DETAIL            | ۵ | 🗙 ACTION |                              | 🛃 MEDIA               |  |
| Entry:<br>Entrance Area       | Other: Closet       | D | None     | Closet off track             | 🛃 Image               |  |
| Kitchen:<br>Kitchen           | Sink/Disposal       | D | None     | Hole under sink              | 🛃 Image<br>ट्री Image |  |
| Kitchen:<br>Kitchen           | Wall/Ceiling        | D | None     | Paint peeling                | 🛃 Image               |  |
| Bathroom:<br>Main<br>Bathroom | Exhaust Fan         | D | None     | Not working                  | 🖪 Image               |  |
| Bathroom:<br>Main<br>Bathroom | Plumbing/Drain      | D | None     | P-trap corroded with calcium | 🔁 Image               |  |
| Bathroom:<br>Main<br>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<br>MEDIA                     |
|-------------------------------|--------------|----------|------------------------------|----------------------------------|
| Bathroom:<br>Main<br>Bathroom | Wall/Ceiling | Repairs  | Hole in ceiling above shower | मा Image<br>ना Image<br>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    | <b>&amp;</b> 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 [mage]



Wall/Ceiling 2023-10-25 10:52:09 43.7763979, -79.4995119 Image

| Living Room:<br>Living/Dining Room |     | 🗙 ΑCTION |              |
|------------------------------------|-----|----------|--------------|
| Flooring/Baseboard                 | - S | None     |              |
| Light Fixture/Fan                  | - S | None     |              |
| Switch/Outlet                      | - S | None     |              |
| Wall/Ceiling                       | - P | None     | Hole in wall |

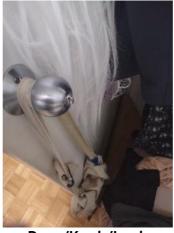


#### Wall/Ceiling 2023-10-25 10:53:40 43.7764615, -79.4995211 Image

| 🔰 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:<br>Hallways | <b>&amp;</b> CONDITION | 🗙 ACTION |  |
|-----------------------------|------------------------|----------|--|
| Flooring/Baseboard          | - S                    | None     |  |
| Light Fixture               | - S                    | None     |  |
| Switch/Outlet               | - S                    | None     |  |

| 🕅 Bedroom: Bedroom 1           |     | 🔀 ACTION |              |
|--------------------------------|-----|----------|--------------|
| Closet/Door/Track/Shelvi<br>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           | <b>&amp;</b> CONDITION | 🔀 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     |  |

| N Storage: Storage Room | <b>©</b> CONDITION | 🔀 ACTION |  |
|-------------------------|--------------------|----------|--|
| Light Fixture           | - S                | None     |  |

| 🔰 Bathroom: Main<br>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<br>Bathroom |     | 🗙 ACTION | 917                           |
|------------------------------|-----|----------|-------------------------------|
| Sink/Faucet                  | D - | None     | Faucet has continuous<br>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 (2) 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<br>Co-op Unit 802 | 51 The Chimneystack<br>Road, Unit 802,<br>Toronto, ON M3J 3L9,<br>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        | ٩ | 🗙 ΑСΤΙΟΝ    |   | MEDIA                            |
| Kitchen:<br>Kitchen           | Faucet/Plumbing |   | Maintenance | Faucet<br>replacement/<br>peetrap leaking | मा Image<br>ना Image<br>ना Image |
| Bathroom:<br>Main<br>Bathroom | Plumbing/Drain  | D | None        | Crack/ calcium<br>buildup                 | 🛃 Image<br>🛃 Image               |
| Bathroom:<br>Main<br>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<br>cockroaches      |
| Counter               | - S | None        |  |
| Faucet/Plumbing       | !   | Maintenance | Faucet replacement/<br>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 **1** 2023-10-18 10:52:03 **1** 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 (2) 43.7765366, -79.4992065 [mage]



Refrigerator 2023-10-18 10:54:59 43.7765366, -79.4992065 Image

| Living Room:<br>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     |                            |

| <b>N</b> Other Room: Solarium |     | 🗙 ACTION |   |
|-------------------------------|-----|----------|---|
| Wall/Ceiling                  | - S | None     | Hole in ceiling from<br>previous fire alarm |
| Window Covering               | - S | None     |   |
| Window/Lock/Screen            | - S | None     |   |



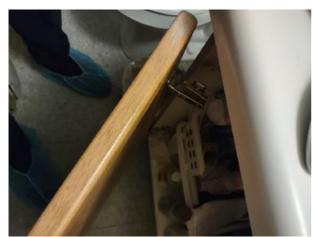
Other **1** 2023-10-18 11:01:35 **2** 43.7765029, -79.4991942 **1** Image



000

Wall/Ceiling 2023-10-18 11:01:10 (1) 43.7765297, -79.4991893 Image

| N Bathroom: Main<br>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

| <b>III</b> Bedroom: Bedroom 1  |     | 💥 ACTION |  |
|--------------------------------|-----|----------|--|
| Closet/Door/Track/Shelvi<br>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

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# 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        |                                     |

|                                       | i 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>苗</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



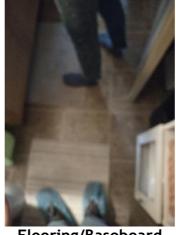
Wall/Ceiling 2023-11-08 11:49:42 43.7765859, -79.4989813 Image

| 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           | <b>©</b> 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     |  |



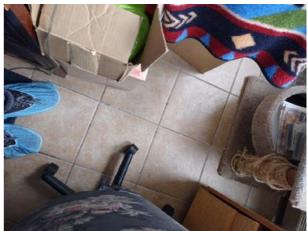
Closet/Door/Track/Shelving 2023-11-08 11:40:51 (2) 43.776598, -79.4990585 E Image

| 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 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.

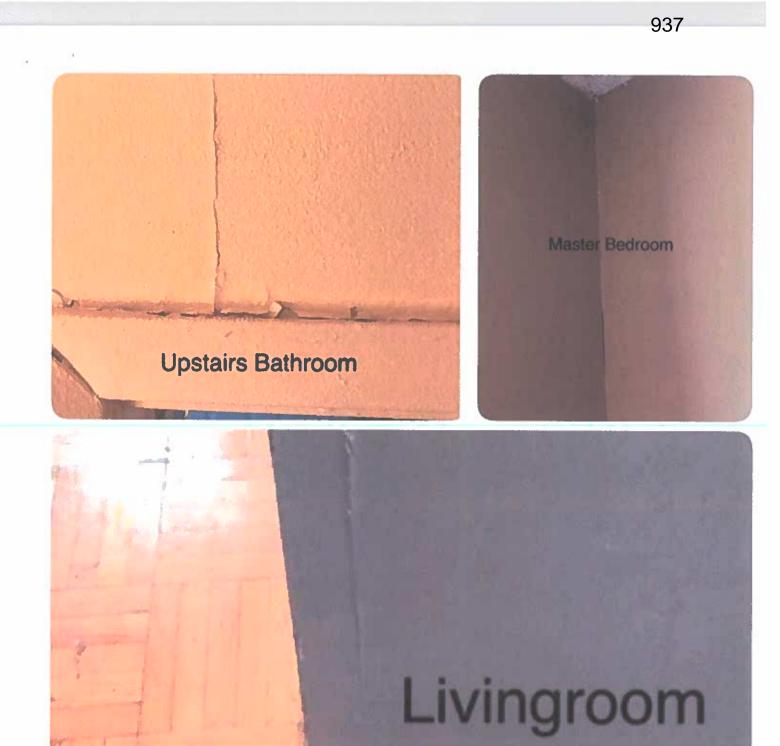
Not knowing too much about homes and their structural foundation at the time I really didn't worry to much about it, but over the next couple years it because evident that my home was sloping in different directions. The front of the home (facing Ian MacDonald Blvd) leans to the west and the side of 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.

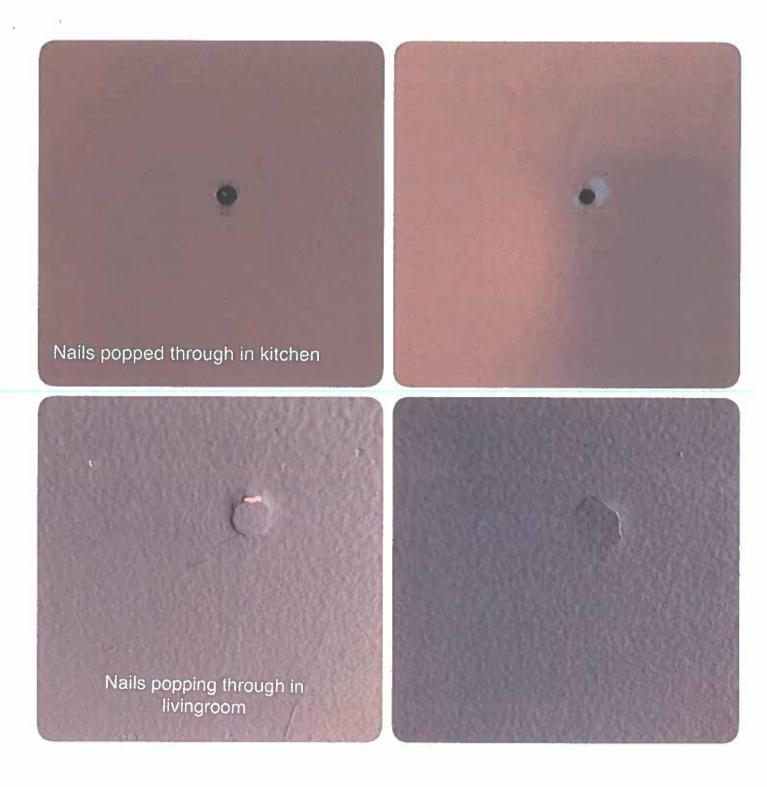
I had made several requests to have it looked at an in 2014 a structural engineer did come over with the Property Management manager at the time and said for now, some "minimal" things could be done to secure the foundation and joked "Don't going having any parties anytime soon, we don't want anyone 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.

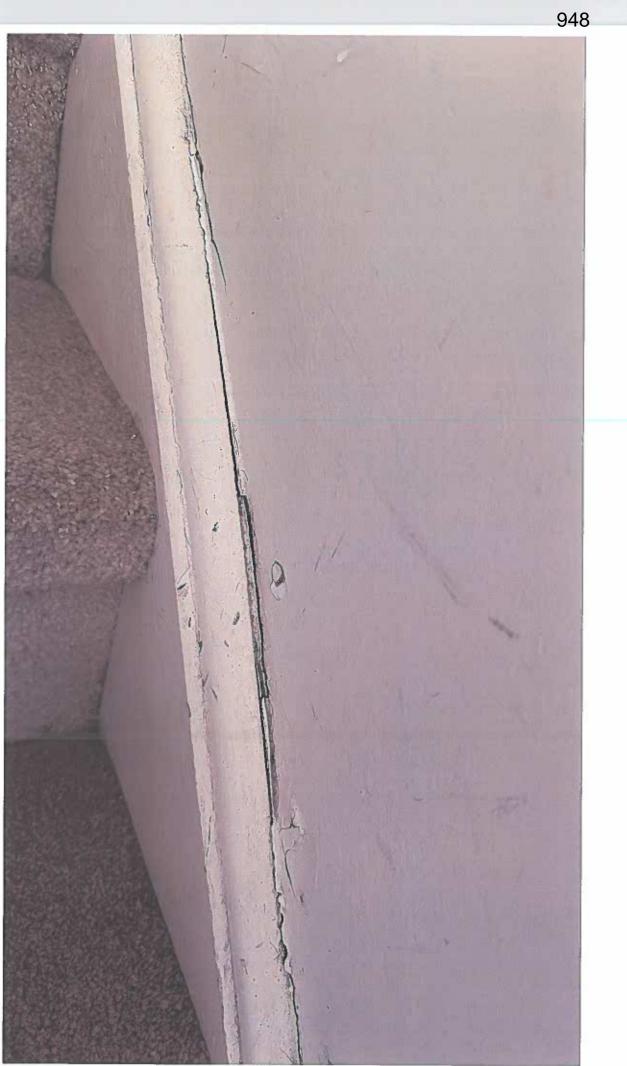
There are emergency situations that will always take preference and that will never change. Moreover, we are working 8:12 PM 刘

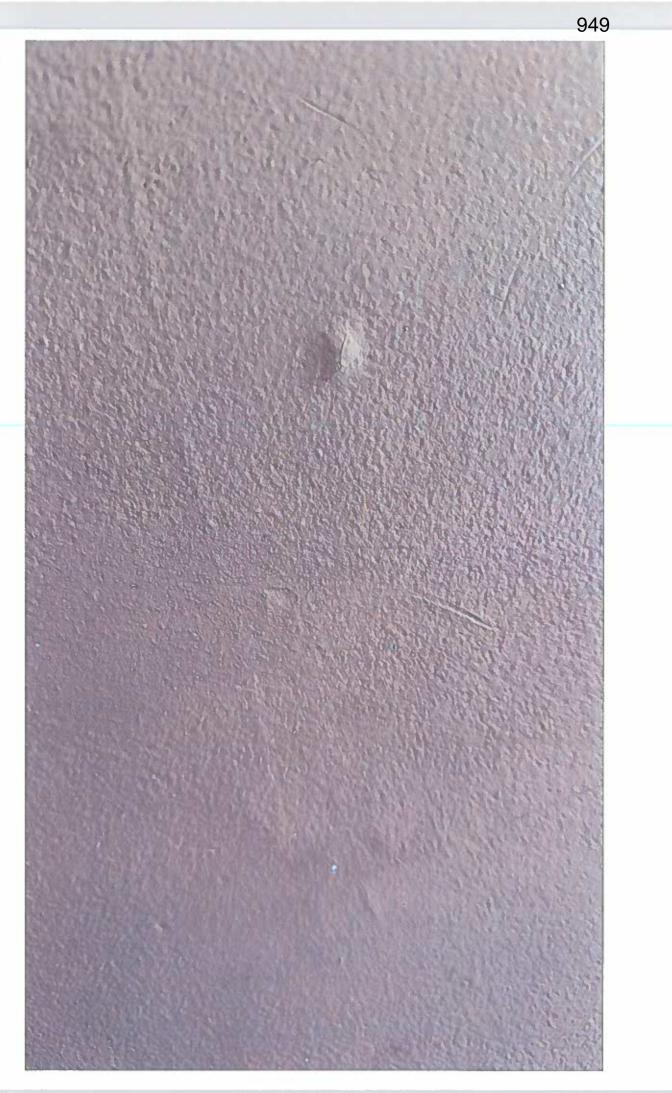
other townhouses and units are old and deteriorating and all of them need to be gutted including the kitchens. I don't know what else to say to you but for you to continue waiting which is not what you want to hear.

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.

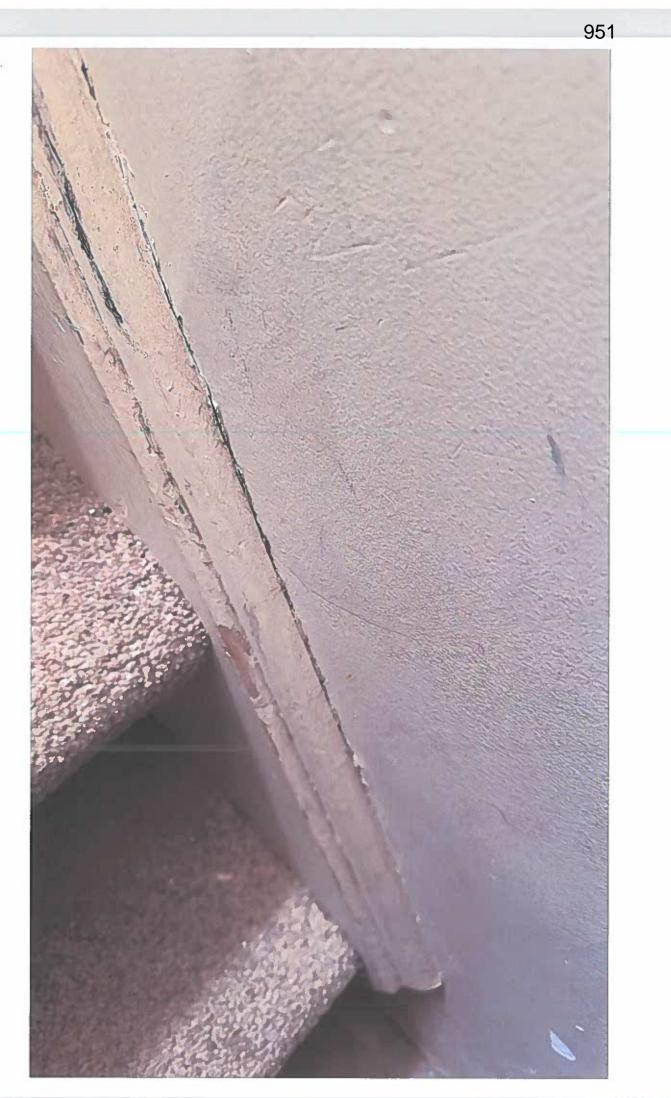
In addition, there are so many challenges to keep this project going. Materials takes longer to get and paying the contractors is a challenge. As I have told you the renovations is not about particular members but it's the board's desire to renovate the entire Co-op by any means necessary. Frankly it's 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>

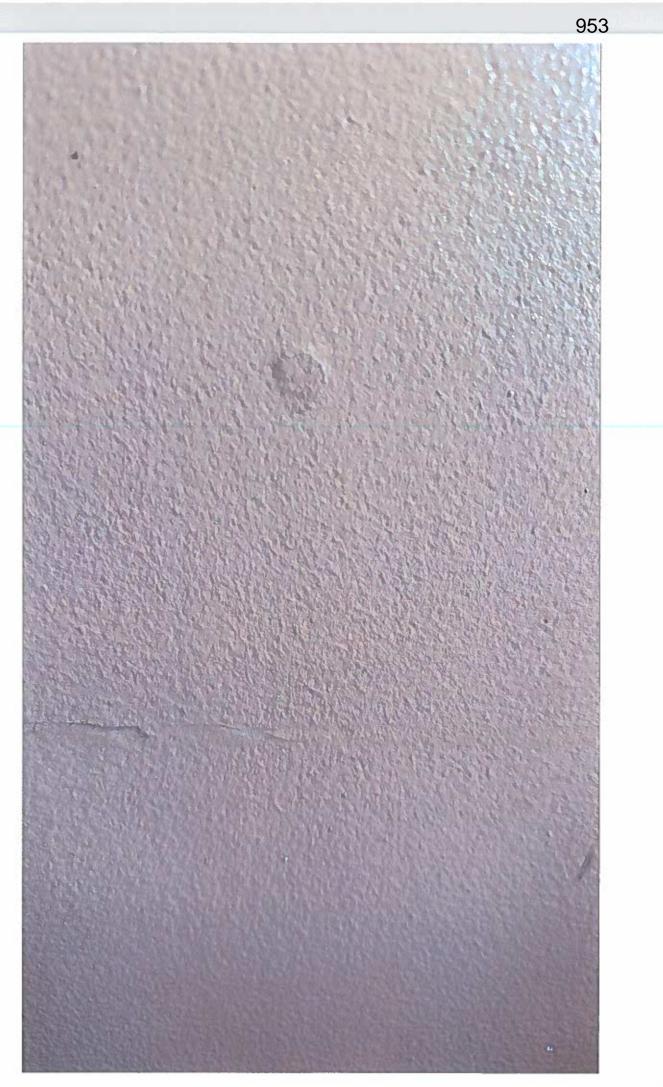


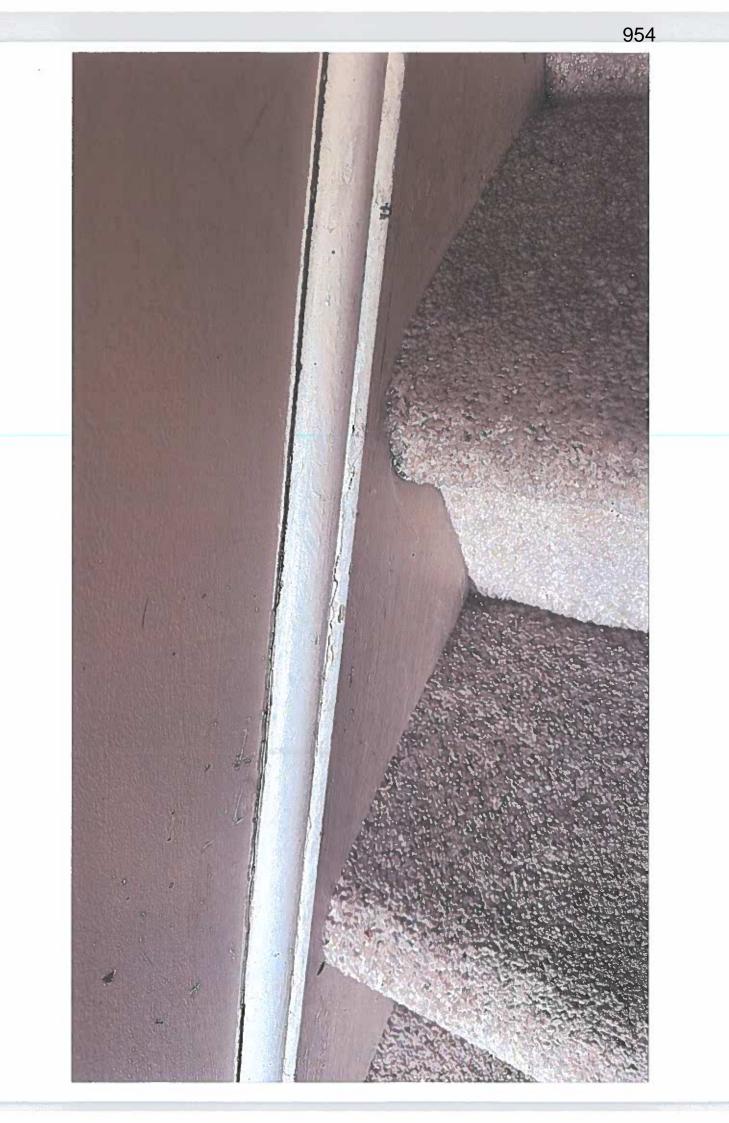


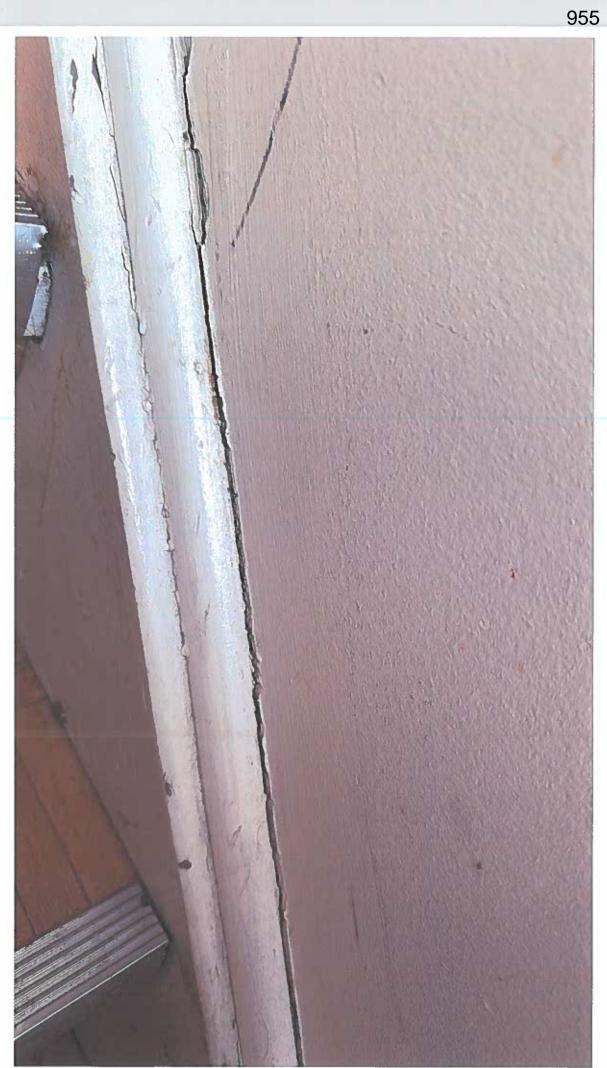


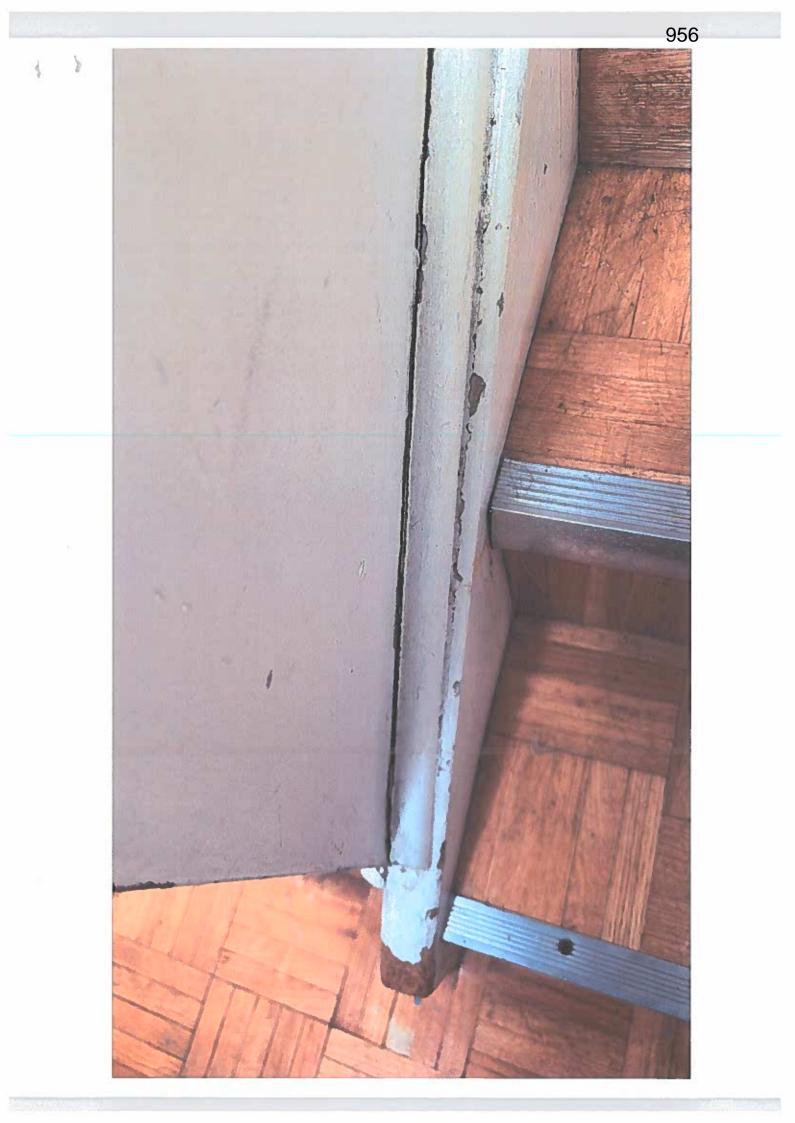












# APPENDIX M Document #26





## 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

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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

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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, 8th 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



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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                               |    |
|-------------------------------------------------------------------------------------------------|----|
| The 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 |    |
|                                                                                                 |    |

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

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~

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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

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### **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

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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

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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

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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

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## **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

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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

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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

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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/> <bbrinkman@weirfoulds.com>; a33abcda24cb46679233191ff232d7de@lawmail.cosmolex.com 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.

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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 cpcho@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

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### **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** 

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# **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



GST/HST: 80784 1440 RT0001

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

# FEE SUMMARY

| 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                     |



GST/HST: 80784 1440 RT0001

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 |

#### FEE SUMMARY

| 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                       |



GST/HST: 80784 1440 RT0001

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  |

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| 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<br>including breakout discussion; teams call with P. Cho and M. Grewal of<br>WeirFoulds and A. Dhanani to debrief from court and consider next<br>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 |

#### FEE SUMMARY

| Professional                                      | Level                | Hours | R  | ate | Fees            |
|---------------------------------------------------|----------------------|-------|----|-----|-----------------|
| Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT        | President            | 6.30  | \$ | 595 | \$<br>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                 |                      | 34.90 |    |     | \$<br>15,685.50 |
| Disbursements                                     |                      |       |    |     |                 |
| Courier \$ 18.81                                  |                      |       |    |     |                 |
| Total disbursements                               |                      |       |    |     | 18.81           |
| Total professional fees and disbursements         |                      |       |    |     | \$<br>15,704.31 |
| HST @ 13%                                         |                      |       |    |     | 2,041.56        |
| Total payable                                     |                      |       |    |     | \$<br>17,745.87 |



GST/HST: 80784 1440 RT0001

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> |



GST/HST: 80784 1440 RT0001

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 |



GST/HST: 80784 1440 RT0001

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 @

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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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Time |
|-----------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
| 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 |
| Total hours and professional fees<br>HST @ 13%                                                                                                                            |                                                                       | 39.10                         |                |                          | \$<br>17,116.50<br>2,225.15                   |
| Total payable                                                                                                                                                             |                                                                       |                               |                |                          | \$<br>19,341.65                               |



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

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**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** 

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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 charges; review the Co-op's operating bank account; review COCHI project update sent by C. de Poppe of Community First Developments Inc. ("CFDI"); email to C. de Poppe in this regard; email to S. Lama of the City of Toronto with COCHI project update and request for when subsidy funds will be deposited; email to C. de Poppe re application for COCHI timeline extension; review of email from E. Vieira of CFDI re 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 #339 requested by CFDI; email to E. Vieira re production of report as requested by York University; email to E. Vieira with request to confirm timing and virtual links to Notice to Appear meetings with various residents; review of email from E. Vieira re mold remediation and plumbing issues for several units, including reviewing photos and assessment report; review of unit breakdown report and summary of same provided by CFDI and send same to R. Silva; review of draft financial statements, audit entries, representation letter, T183, T1044, draft management letter and draft audit findings letter, comment thereon and send email to A. Vahrmeyer in this regard; review of supporting materials and sign cheques for accounts payable; review of listing of debit payments made by residents on October 21, 2024; attend notice to appear meeting for Unit 106 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 |
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|            |                     | 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 contacting CHFT; download e-Statements for October 2024 for Receiver's trust account and the Co-op's operating account, download schedule of EFT receipts and member deposit receipts taken on November 1, 2024 in connection with housing and parking charges, download Receiver's cheque register for the month of October 2024 and send all to CFDI; review email from E. Vieira re progress on obtaining quotes for mould remediation in various units; review of email from L. Lee of CFDI and respond thereto with copy of invoice requested for 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 |
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|            |                     | 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

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**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** 

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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.                                                                                                                                                                                                                                                                                                                                                                                                         |      |  |  |
| 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<br>A. Dhanani response with details; review of P. Cho email to the City;<br>review of the City's response; review and sign cheques.                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |  |  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                            |      |  |  |

| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |
| 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.                                                                                                                                                                                                                                                                                                                                                                | 1.8  |
| 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. | 3.0  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.5  |
| 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 |

### FEE SUMMARY

| 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>T otal hours and professional fees</b><br>HST @ 13%                                                                 |                                                     | 33.60                 |                            | \$ 14,952.00<br>1,943.76           |
| T otal payable                                                                                                         |                                                     |                       |                            | \$16,895.76                        |



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 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Time |
|-----------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | 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. | 2.5  |
| 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.4  |
| 3/6/2025  | Jennifer Hornbostel | Post receipt of rental and parking income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1.2  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2.1  |

| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1.0  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.5  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.7  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2.9  |
| 3/13/2025 | Jennifer Hornbostel | Post payment to York University.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.1  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.0  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.7  |

| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.1  |
| 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.                                                                                                                                                                                                                                                                                                                                                                   | 3.8  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Time |
|-----------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
|           |                     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.2  |
| 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. | 3.1  |
| 3/27/2025 | Bryan Tannenbaum    | Receipt and review of A. Dhanani email regarding lack of funds for repairs and maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.2  |
| 3/27/2025 | Jennifer Hornbostel | Prepare payment to Enbridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.1  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.2  |
| 3/28/2025 | Jennifer Hornbostel | Post payment to Enbridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.1  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.2  |
| 3/31/2025 | Jennifer Hornbostel | Prepare A/P cheques; arrange courier and mail.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.3  |
| 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 |

### FEE SUMMARY

| 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 | •      | \$ 19,924.00 |
| Disbursements                              |                      |       |        |              |
| Couriers <u>\$ 83.44</u>                   |                      |       |        |              |
| T otal disbursements                       |                      |       |        | 83.44        |
| Total professional fees and disbursements  | 5                    |       |        | \$ 20,007.44 |
| HST @ 13%                                  |                      |       |        | 2,600.97     |
| T otal payable                             |                      |       |        | \$22,608.41  |

GST/HST: 80784 1440 RT0001

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                 |

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# **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

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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

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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.

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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.

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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.

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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>

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| 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   |

| -<br>4100 - 66 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                                                                                        |                        |       |                                     | 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 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                                                                                                                                           |                        |       |                                     | 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  | o 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

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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 |
|----------------------------------------------------------------------------------------------------|
|----------------------------------------------------------------------------------------------------|

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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 |
|            |                                                                                                                                                                                                     |               |       |        | \$287.63   |
| 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

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| 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                           |

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#### 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

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| 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<br>regarding report to court and status of<br>any decisions regarding the future of<br>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  | /ellington Street West, PO Box 35, Toronto-Dominion                                                                                                                                           | T: 416-365-1110 | F: 416-365-1876 |                                |          |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|--------------------------------|----------|
| 4100 - 66 M | 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 | 4100 - 66 Wellington | Street West, P | O Box 35, <sup>-</sup> | Toronto-Dominion | Centre, Toront | o, 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              |
|--|----------------------------------------------------------------------------------------------------|----------------------------------------------|
|  |                                                                                                    | www.weirfoulds.com                           |
|  |                                                                                                    | October 11, 2024<br>Invoice 377693<br>Page 7 |

| Date     | Invoice Number | C                      | outstanding 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

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### 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:

#### 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

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#### 5. Cheque

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WeirFoulds LLP - Attention: Accounting Dept. 66 Wellington Street West, Suite 4100, Toronto, Ontario, M5K 1B7

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

| 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  |                                                                                                                                                                                                                                                                                  |                      |              | November 12, 2024<br>Invoice 379466<br>Page 3 |                 |
| 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 Wellington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. M5K 1B7 |                                                                                                                                                                                                                                 |                |                    | T: 416-365-1110                | F: 416-365-1870      |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|--------------------------------|----------------------|
|                                                                                                    |                                                                                                                                                                                                                                 |                | www.weirfoulds.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                    |

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|------------|--------------------------------------------------------------------------------------------------------|------------------------------|-------|-------------------------------|-----------------------|
| 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 |

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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

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|                                                                                                    | 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

T: 416-365-1110 F: 416-365-1876

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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

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|----------------------------------------------------------------------------------------------------|---------------------------------|
| 4100 - 66 Weilington Street West, PO Box 35, Toronto-Dominion Centre, Toronto, ON, Canada. MSK TB7 | 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.weirfoulds.com |                                 |                 |
| E D-4-1                                                                                            |                                                                                                                                                                                                                                                       |                        |                    | 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              |

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|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------|-------------------------------|-------------------------------|
| Fee Detail                                                                                                                                     |                               |             | Decemb<br>Invoice 3<br>Page 6 | er 4, 2024<br>380649          |
| 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 |
|             |

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|----------------------------------------------------------------------------------------------------|---------------------------------|
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|                                                                                                    |                                 |

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 |

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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

| 4100 - 66 Wellington Street West. | PO Box 35, Toronto-Dominion Centre | Toronto, ON, Canada, M5K 1B7 |
|-----------------------------------|------------------------------------|------------------------------|
|                                   |                                    |                              |

T: 416-365-1110 F: 416-365-1876

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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

| 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-Dominion Centre, Toronto, ON, Canada. M5K 1B7                                                                              |                     | T: 416-365-1110    | F: 416-365-187                   |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|----------------------------------|-------------|
|                                                                                                                                                                                 |                     | www.weirfoulds.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 clarification 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 |
|-----------------------------------|---------------------|------------------------|--------------------------|
|                                   |                     | Bonninon Contro, Toron |                          |

T: 416-365-1110 F: 416-365-1876

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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

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|----------------------------------|-------------------------------------------------|
| Account Address:                 | 66 Wellington Street West, Suite 4100           |
|                                  | Toronto, Ontario, M5K 1B7                       |

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|------------------------|-----------------------------------------|
| 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                                       |

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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 |
|--------------------------------------------|-----------------------------|------------------------------|
|                                            |                             |                              |

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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

| 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 Wellington 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     |

|                                      |                                                                                                                                                                                                                                                               |                    |       | vul roulus                                    |                |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------|-----------------------------------------------|----------------|
|                                      |                                                                                                                                                                                                                                                               |                    |       | : 416-365-1110                                | F: 416-365-187 |
|                                      |                                                                                                                                                                                                                                                               |                    |       | www.weirfoulds.com                            |                |
|                                      |                                                                                                                                                                                                                                                               |                    |       | February 28, 2025<br>Invoice 385385<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  |
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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

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|----------------------------------|-------------------------------------------------|
| 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  |

# WeirFoulds<sup>LLP</sup>

| 4100 - 66 W | Vellington Street West, PO Box 35, Toronto-Dominion                                                                                                                         | Centre, Toronto, ON, Canada, M | 15K 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 | Outstanding 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:

| 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

| CITY OF TORONTO | -and- HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC. |
|-----------------|-----------------------------------------------------|
| Applicant       | Respondent                                          |
|                 | Court File No. CV-22-00688248-00CI                  |
|                 |                                                     |
|                 |                                                     |
|                 | 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 |
|                 |                                                     |
|                 |                                                     |
|                 |                                                     |
|                 |                                                     |

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

### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERICAL LIST)

| THE | HON | OURA | ABLE |
|-----|-----|------|------|
|     |     |      |      |
|     |     |      |      |

JUSTICE KIMMEL

) ) )

TUESDAY, THE 13<sup>TH</sup>

DAY OF MAY, 2025

BETWEEN:

### **CITY OF TORONTO**

Applicant

- and -

### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

# **ORDER** (approval of activities, RFEIQ Process 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 second report to the court dated April 30, 2025 (the "**Second Court Report**") and the Receiver's quarterly reports dated July 4, 2024, September 30, 2024, and December 18, 2024 (the "**Quarterly Reports**") and other relief was heard this day by video conference.

**ON READING** the Motion Record of the Receiver, including the Second Court Report and the Appendices thereto, the Affidavit of Arif Dhanani sworn on April 30, 2025 (the "**Dhanani Fee Affidavit**"), the Affidavit of Philip Cho sworn on April 29, 2025 (the "**Cho Fee Affidavit**") and on hearing the submissions of the lawyers for the Receiver, and those other persons in attendance as indicated in the counsel slip, no other person in attendance although properly served as appears from the Lawyer's Certificate of Service of Philip Cho dated May XX, 2025, filed:

- 1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the Motion Record of the Receiver in support of this motion and the Second Court Report is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service and filing thereof.
- 2. **THIS COURT ORDERS** that the Second Court Report, the Quarterly 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 Second Court Report and Quarterly Reports.
- 3. **THIS COURT ORDERS** that the Request for Expressions of Interest and Qualifications Process ("**RFEIQ Process**"), attached hereto as Schedule "A", be and is hereby approved, and the Receiver is authorized and directed to take any and all actions as may be necessary or desirable to implement the RFEIQ Process as set out therein.
- 4. **THIS COURT ORDERS** that the interim statement of receipts and disbursements appended to the Second Court Report be and is hereby approved.
- 5. **THIS COURT ORDERS** that the fees and disbursements of the Receiver as set out in the Dhanani Fee Affidavit appended to the Second Court Report be and is hereby approved.
- 6. **THIS COURT ORDERS** that the fees and disbursements of counsel to the Receiver as set out in the Cho Fee Affidavit appended to the Second Court Report be and is hereby approved.
- 7. **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.
- 8. **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

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### **SCHEDULE "A"**

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

## ONTARIO SUPERIOR COURT OF JUSTICE (COMMERICAL LIST)

BETWEEN:

### **CITY OF TORONTO**

Applicant

- and -

### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC.

Respondent

## 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**").

**Summary of Timeline** 

| 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 ("EIQ 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                |                                                              |
| 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

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- 7 -

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.

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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.

### HARRY SHERMAN CROWE HOUSING CO-OPERATIVE INC. Respondent

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

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

PROCEEDING COMMENCED AT TORONTO

# ORDER (MAY 13, 2025)

## WEIRFOULDS LLP

Barristers & Solicitors 66 Wellington Street West, Suite 4100 P.O. Box 35, Toronto-Dominion Centre Toronto, ON M5K 1B7

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

416.619.6296

Tel: 416.365.1110

Lawyers for the Receiver, TDB Restructuring Limited

# **CITY OF TORONTO**

Applicant

-and-

## **CITY OF TORONTO**

Applicant

## - HARRY SHERMAN CROWE HOUSING CO-OPERATIVE

INC.

Respondent

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

# ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

PROCEEDING COMMENCED AT TORONTO

# MOTION RECORD (RETURNABLE ON MAY 13, 2025) (Volume 3 of 3)

### WEIRFOULDS LLP

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