

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

RESPONDING MOTION RECORD OF THE TRUSTEE
(re motion by Screen Painting Ltd. for payment)
(returnable August 25, 2016)

June 7, 2016

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SERVICE LIST
(as of June 7, 2016)

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INDEX

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INDEX

<u>Tab</u>	<u>Document</u>
1.	Tenth Report of the Trustee dated June 7, 2016
A.	Royal Bank of Canada banking records
2.	Affidavit of Lloyd Holloway sworn June 6, 2016

TAB 1

Court File No. CV15-10843-00CL

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TENTH REPORT OF THE TRUSTEE

June 7, 2016

INTRODUCTION AND PURPOSE OF THE TENTH REPORT

1. Pursuant to the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated January 22, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed *Construction Lien Act* (Ontario) trustee (the “**Trustee**”) with respect to certain lands and premises owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in Schedule “A” to the Appointment Order (the “**Property**”).
2. Pursuant to the Order (re Construction Lien Claims Process) of the Court dated April 23, 2015 (the “**Claims Process Order**”), the Court authorized the Trustee to implement and administer a construction lien claims process (the “**Claims Process**”).
3. The purpose of this Tenth Report of the Trustee (the “**Tenth Report**”) is to respond to the motion of Sreen Painting Ltd. (“**Sreen**”), a construction lien claimant under the Claims Process, returnable August 25, 2016 seeking payment of \$74,749 from the Reserve (as defined below) being held by the Trustee.

TERMS OF REFERENCE

4. In preparing this Tenth Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of 144 Park, discussions with management and employees of 144 Park and other companies within the MADY group of companies, and information received from third-party sources (collectively, the “**Information**”). Certain of the information contained in this Tenth Report may refer to, or is based on, the Information. As the Information has been provided by 144 Park, construction lien claimants or other parties, the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.

5. Copies of all documents referred to in this Tenth Report that are not attached hereto as appendices can be found on the Trustee's website at <http://www.collinsbarrow.com/en/toronto-ontario/toronto/144-park-ltd>, along with copies of all materials served and filed in this proceeding and Court orders and endorsements.
6. All references to dollars in this Tenth Report are in Canadian currency.

CLAIMS PROCESS

7. Pursuant to the Claims Process Order, the Court authorized and directed the Trustee to make recommendations to the Court regarding the determination of holdback(s) and priorities with respect to the improvement and the Property, including priorities with respect to any proceeds of sale of the Property.
8. Pursuant to the Order of the Court dated August 5, 2015, the Court authorized and directed the Trustee to retain \$5.4 million from the net sale proceeds of the Property in an interest bearing trust account in respect of construction lien claims to be held by the Trustee pending further order(s) of the Court (the "**Reserve**").
9. In the Fifth Report of the Trustee dated October 13, 2015 (the "**Fifth Report**"), the Trustee reported that it had received documentation from all twenty (20) parties that had registered twenty-one (21) construction liens against title to the Property totaling approximately \$4.30 million.
10. As set out in detail in the Fifth Report, the Trustee sought Court authorization to make distributions to nine (9) construction lien claimants in the aggregate amount of \$932,948.74 on account of the deficiency in the holdbacks in priority to the claims of the mortgagees of the Property. The Trustee noted in the Fifth Report that it was in discussions with the remaining eleven (11) construction lien claimants regarding the status of their construction lien claims.
11. Pursuant to the Order of the Court dated October 16, 2015 (the "**October 16 Order**"), the Court authorized the Trustee to distribute \$932,948.74 from the Reserve to the nine construction lien claimants.

12. As set out in detail in the Sixth Report of the Trustee dated November 30, 2015 (the “**Sixth Report**”), the Trustee sought Court authorization to make distributions to nine of the remaining eleven construction lien claimants in the aggregate amount of \$315,038.40 on account of the deficiency in the holdbacks in priority to the claims of the mortgagees of the Property.
13. Prior to the hearing of the motion, the Trustee determined that the construction lien claim filed by Sam Tortola Enterprises Inc. (“**Sam Tortola**”) was not a valid claim. As a result, the Trustee no longer sought to distribute \$10,400.86 to Sam Tortola at the hearing of its motion. Additionally, the amount to be distributed to Skyway Canada Ltd. (“**Skyway**”) as listed in the Sixth Report needed to be increased by \$600.00 due to a typographical error.
14. Accordingly, the Trustee sought Court approval to distribute \$305,237.54 from the Reserve to eight construction lien claimants, which approval was granted by the Court pursuant to the Order of the Court dated December 3, 2015 (the “**December 3 Order**”).¹
15. Following the distributions provided for in the December 3 Order, there were three remaining construction lien claimants that had not received any distribution, being Sreen, 694643 Ontario Limited cob as O’Connor Electric (“**O’Connor Electric**”), and Sam Tortola. A fourth construction lien claimant, Clonard Group Inc. (“**Clonard**”), received a distribution of \$124,134.03 pursuant to the December 3 Order, which was the amount of the holdback based on 144 Park’s books and records. However, Clonard claimed to be entitled to an additional holdback amount of \$34,039.30, and such amount has been maintained in the Reserve pending discussions between the parties.
16. As a result, following the distributions discussed above, there remained four construction lien claimants claiming entitlement to the following holdback amounts, totaling \$208,072:
 - a) \$88,882.72 claimed by O’Connor Electric;

¹ The amount of \$305,237.54 was reached by taking the original amount of \$315,038.40 listed in the Sixth Report, then subtracting \$10,400.86 on account of the Sam Tortola claim, and adding \$600.00 on account of the increase in the Skyway claim.

- b) \$34,039.30 claimed by Clonard;
 - c) \$10,400.86 claimed by Sam Tortola; and
 - d) \$74,749 claimed by Sreen.
17. Pursuant to the December 3 Order and the Order (Priority Resolution Process) of the Court dated January 11, 2016, the Court authorized the Trustee to release all funds from the Reserve to Laurentian Bank of Canada ("LBC") as first ranking mortgagee of the Property, other than the \$208,072 referred to above.
 18. As set out in the Ninth Report of the Trustee dated May 20, 2016, the Trustee sought Court authorization to distribute \$88,882.72 to O'Connor Electric on account of the deficiency in the holdback in priority to the claims of the mortgagees of the Property.
 19. Pursuant to the Order of the Court dated May 25, 2016, the Court authorized the Trustee to distribute \$88,882.72 to O'Connor Electric from the Reserve.
 20. Following the distribution to O'Connor Electric, the balance of the Reserve, with accrued interest, as of the date of this Tenth Report is approximately \$120,404 in connection with the outstanding holdback claims of Clonard, Sam Tortola and Sreen.
 21. The Trustee continues to have discussions with Clonard regarding its claimed entitlement to the \$34,039.30 being held in the Reserve by the Trustee.
 22. On February 25, 2016, the Trustee formally disallowed the claim of Sam Tortola pursuant to the Claims Process Order. Sam Tortola did not appeal the disallowance in accordance with the provisions of the Claims Process Order. As a result, Sam Tortola no longer has an enforceable construction lien claim against the net sale proceeds of the Property, and the Trustee will be seeking at a later date Court approval to release \$10,400.86 from the Reserve to distribute to the mortgagees of the Property.
 23. Sreen's claim to a holdback amount of \$74,749 is discussed in detail below.

SEREEN

24. In connection with the Claims Process, on or about April 27, 2015, Sereen, through its counsel, submitted to the Trustee copies of the following documents, all of which are appended as exhibits to the Affidavit of Haysam Fattah sworn April 26, 2016 (“**Fattah Affidavit**”) and included in Sereen’s motion record:
- a) Contract/Purchase Order dated September 19, 2014 and signed by Sereen on October 6, 2014 and by 144 Park on October 7, 2014 (the “**Contract**”);
 - b) Fourteen (14) invoices said to total \$747,490.55 inclusive of HST (collectively, the “**Invoices**”);
 - c) Construction Lien registered against title to the Property on December 22, 2014 as instrument number WR858991 in the amount of \$345,952;
 - d) Statement of Claim issued February 13, 2015; and
 - e) Certificate of Action dated February 13, 2015.
25. Pursuant to the Contract, the parties agreed, for the contract price of \$540,700, that Sereen would complete the following work at the Property:
- a) touch-up painting on floors 1 through 9 of the condominium tower;
 - b) painting on floors 10 through 19 of the condominium tower, which covered “caulking in suites wall/ to wood, HM frames & doors, staining of varnish at wood in, garbage room, electrical, hoist suites 406-906-supply and install, touch-up material, common area, garage, staircases, townhouses -8- touch-ups”; and
 - c) painting of eight townhouses.

A copy of the Contract is included as Exhibit “A” to the Fattah Affidavit.

26. Sereen claims to have supplied services and materials to 144 Park in the aggregate amount of \$747,490.55 inclusive of HST. Sereen has calculated its basic holdback

amount to be \$74,749, being ten per cent (10%) of the total amount of services and materials Screen claims to have supplied to 144 Park with respect to the Property.

27. Set out below is a summary of the Invoices allegedly issued by Screen to 144 Park. The Trustee notes that although the Fattah Affidavit sets out that the Invoices rendered by Screen total \$747,490.55, the Invoices actually total \$747,130.55, which is a difference of \$360.00.

Invoice No.	Invoice Date (mm/dd/yyyy)	Description	Amount (incl. of HST)
69	06/02/2014	PDI From April 8 to May 14, 2014 Final paint for suites # 704, 707, 708, 709, 609, 607, 903, 904, 905, 910, 907, 909, 508, 903, 904, 802, 609, 802, 605, 608, 609, 402, 403 382.5 Hrs @ \$ 45 an hr	\$19,450.10
70	06/02/2014	From 10 th Floor to 14 th Floor Each floor cost \$30,000 suite 508, 608, 905, 907, 908, 909, 910 painted completely each suite \$ 3000	\$193,230.00
72	07/04/2014	PDI From May 20 to 30, 2014 204 hrs @ \$ 45 an hr PDI from June 2 to 13, 2014 244 hrs @ \$ 45 an hr Paints Temporary exterior wall	\$32,385.80
73	07/18/2014	PDI From June 16 to 27, 2014 320 Hrs @ \$ 45 an hr	\$31,481.80

Invoice No.	Invoice Date (mm/dd/yyyy)	Description	Amount (incl. of HST)
		From July 1 to July 11, 2014 248 Hrs @ \$ 45 an hour Materials	
74	07/18/2014	From 15 th Floor to 18 th Floor Plus some of the common area	\$169,500.00
74-1	09/26/2014	Amount of Contract Amount of this bill 10 % holdback	\$152,550.00
76	09/23/2014	PDI from July 28, 2014 320 hrs @ \$ 45 an hr From Aug 11, 2014 296 hrs @ \$ 45 an hr Materials	\$34,261.60
77	09/23/2014	PDI from Aug 26, 2014 314 hrs @ \$ 45 an hr From Sep 8, 2014 298 hrs @ \$ 45 an hr Materials	\$33,097.70
79	11/10/2014	PDI. Sep 8 to 19, 2014 283 hrs @ \$ 45 an hr Materials	\$15,916.05
80	11/10/2014	PDI. Sep 22 to Oct 03, 2014	\$15,401.90

Invoice No.	Invoice Date (mm/dd/yyyy)	Description	Amount (incl. of HST)
		264 hrs @ \$ 45 an hr. Materials	
81	11/10/2014	PDI. Oct 6 to Oct 17, 2014 210 Hrs @ \$ 45 an hr Materials	\$11,639.00
82	11/10/2014	PDI. Oct 20 to Oct 31, 2014 234 Hrs @ \$ 45 an hr Materials	\$13,537.40
91	11/28/2014	P.D.I. Nov 3 to Nov 14, 2014 188 hrs @ \$ 45 an hr Materials	\$10,802.80
92	11/28/2014	P.D.I. Nov 17 to Nov 28, 2014 234 Hrs. @ \$ 45 an hr Materials	\$13,876.40
Total of all Invoices			\$747,130.55
Total per Fattah Affidavit			\$747,490.55
Difference			\$360.00

28. Sereen claims that it received payment of \$401,538.55 from 144 Park, and that it is still owed \$345,952 in connection with the services and materials it supplied to 144 Park as summarized above.
29. The Fattah Affidavit and Sereen motion record contains no breakdown of the amounts Sereen received from 144 Park.

30. Based on the Trustee's review of 144 Park's books and records, and discussions with former MADY group employees, the Trustee understands that 144 Park paid Invoices 69, 70, 72, 73, and 74 in full, including holdback amounts, in the aggregate amount of \$446,047.70, as follows:

- a) \$17,505.09 – by way of cheque dated June 26, 2014, which represents 90% of the total amount of Invoice 69, deposited by Sreen on or about June 27, 2014;
- b) \$173,907 – by way of two cheques dated July 3, 2014 in the amounts of \$100,000 and \$73,907, which represents 90% of the total amount of Invoice 70, deposited by Sreen on or about July 8 and September 12, 2014;
- c) \$109,481.07 – by way of cheque dated September 10, 2014, which represents 90% of the total amount of Invoices 72 and 73, and \$52,000.23 toward payment of \$152,550, being 90% of Invoice 74, deposited by Sreen on or about September 12, 2014;
- d) \$100,549.77 – by way of cheques dated October 15, 22 and 28, 2014 in the amounts of \$35,000, \$35,000 and \$30,549.77, respectively, which represents payment of the remaining \$100,549.57 with respect to 90% of Invoice 74, deposited by Sreen on or about October 23, 2014 with respect to the first two cheques, and October 31, 2014 with respect to the third cheque; and
- e) \$44,604.77 – by way of cheque dated November 14, 2014, which represents the remaining 10% outstanding on each of Invoice 69 (\$1,945.01), Invoice 70 (\$19,323), Invoice 72 (\$3,238.58), Invoice 73 (\$3,148.18) and Invoice 74 (\$16,950), deposited by Sreen on or about November 18, 2014.

Copies of the above-noted cheques, as retrieved from 144 Park's electronic banking records with Royal Bank of Canada, are collectively attached hereto and marked as **Appendix "A"**.

31. The Trustee retained the former controller of the MADY group to review 144 Park's books and records to determine whether there was any record of the work described in Invoices 74-1, 76, 77, 79, 80, 81, 82, 91 and 92 being authorized by 144 Park. He

reported to the Trustee that there was no record of any authorization by 144 Park to Sereen to complete such work.

32. The description set out in invoice 74-1 only states "amount of this bill".
33. Additionally, the descriptions in Invoices 76, 77, 79, 80, 81, 82, 91 and 92 are vague and only refer to PDI's allegedly performed by Sereen. Sereen has produced no documentation that details the units where the PDI work was completed nor documentation that supports that such PDI's were in fact conducted by Sereen, such as timesheets of individuals who would have attended at the Property to complete such work.
34. The Trustee, through its counsel, exchanged numerous correspondence with counsel to Sereen setting out the information set out above and requesting that Sereen provide all documentation and information it had in support of its claim. Additionally, representatives of each of the Trustee and Sereen, together with their respective legal counsel, took part in a conference call to discuss the matter. Copies of such correspondence have not been included as attachments to this Tenth Report, as they were exchanged on a without prejudice basis. That being said, Sereen did not provide any documentation whatsoever to the Trustee to support and validate that the work described in Invoices 74-1, 76, 77, 79, 80, 81, 82, 91 and 92 was ever completed by Sereen. To the contrary, as is set out in an affidavit to be sworn by the general contractor hired by the Trustee to address deficiencies at the Property, Sereen (i) did not complete the additional work it alleged to have completed, being the remainder of the Contract, and (ii) the work completed by Sereen was of poor quality and has or will need to be rectified by the Trustee's general contractor.
35. Based on the information contained in 144 Park's books and records, and despite the repeated requests made of Sereen to produce documents to support that it supplied services and materials totaling \$747,490.55 inclusive of HST, it is the Trustee's position that (i) Sereen has only provided documentation satisfactory to the Trustee that supports the supply of services and materials to 144 Park totaling \$446,047.70, which it has been

paid for in full; and (ii) there is no further amount owed to Sreen by 144 Park that would entitle Sreen to any payment from the funds being held in the Reserve.

All of which is respectfully submitted to this Court as of this 7th day of June, 2016.

COLLINS BARROW TORONTO LIMITED,

in its capacity as Court-appointed Trustee of
the Property and not in its personal capacity

Per: _____


Name: Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT

Title: President

I have the authority to bind the corporation

APPENDIX A

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	69-PARK	144 PARK	19450.10	1945.01	17505.09
CHEQUE DATE	6/26/14	CHEQUE NUMBER	31568	TOTAL >	17505.09

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	69-PARK	144 PARK	19450.10	1945.01	17505.09
CHEQUE DATE	6/26/14	CHEQUE NUMBER	31568	TOTAL >	17505.09

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N9A 7J2

31568

0 6 2 6 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Seventeen thousand five hundred five dollars and 09 cents

\$ ***17,505.09

TO THE ORDER OF

Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timberscan Copy

** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

May 30, 2014 to June 30, 2014
Account number: 07922 105-134-1

Serial #: 31568 Amount: \$17,505.09

Medy Development Corporation
3800 Dufferin Drive
Suite 209
Windsor Ontario N9W 5K6
(519) 252-9600

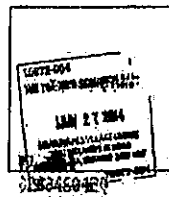
Royal Bank of Canada
100 Spadina
211 Dundas Street
Windsor Ontario N6A 7J2

0 0 0 0 0 0 0 0 1 4
DATE M M P P Y Y Y Y

Pay to the order of Screen Printing Ltd.
2725 KASLOO COURT
123 BISSAURKA, ON L4W 1L6

17,505.09

#000031568# 007922=003105=134-1# /0001750509#



1597-5018307

07922 105-134-1

3500517169



Serial #: Amount:

Medy Development Corporation
3800 Dufferin Drive
Suite 209
Windsor Ontario N9W 5K6
(519) 252-9600

Royal Bank of Canada
100 Spadina
211 Dundas Street
Windsor Ontario N6A 7J2

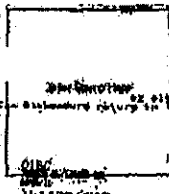
0 0 0 0 0 0 0 0 1 4
DATE M M P P Y Y Y Y

Pay to the order of

TO THE ORDER OF

17,505.09

#000031568# 007922=003105=134-1# /000021917#



07922 105-134-1

3300517169

Serial #: Amount:

Medy Development Corporation
3800 Dufferin Drive
Suite 209
Windsor Ontario N9W 5K6
(519) 252-9600

Royal Bank of Canada
100 Spadina
211 Dundas Street
Windsor Ontario N6A 7J2

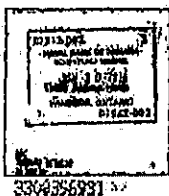
0 0 0 0 0 0 0 0 1 4
DATE M M P P Y Y Y Y

Pay to the order of

TO THE ORDER OF

17,505.09

#000031568# 007922=003105=134-1# /000151942#



07922 105-134-1

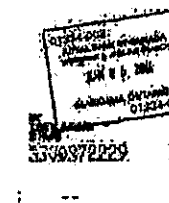
3300517169

Amount:

TRAIL CODE

0 0 0 0 0 0 0 0 1 4
DATE M M P P Y Y Y Y

17,505.09



07922 105-134-1

3300517169

JTAS811064-003839-00287-0062-0081-00-1

Mady Development Corporation

SERPAI

Sereen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	111111.11	11111.11	100000.00
CHEQUE DATE	7/03/14	CHEQUE NUMBER	31713	TOTAL >	100000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Sereen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	111111.11	11111.11	100000.00
CHEQUE DATE	7/03/14	CHEQUE NUMBER	31713	TOTAL >	100000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N8A 7J2

The payee's name and address must be shown on all cheques.

31713

0 7 0 3 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:.....One hundred thousand dollars and no cents

\$ ***100,000.00

TO THE ORDER OF

Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timberscan Copy

** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

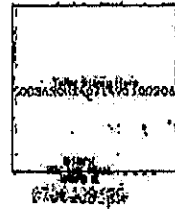
June 30, 2014 to July 31, 2014
Account number: 07922 105-134-1

Serial #: Amount: \$

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 5K9 (519) 252-2500	Royal Bank of Canada Bank Branch 241 Charlotte Avenue Windsor Ontario N9A 1J2	07922014 DATE M M D D Y Y Y Y
Pay: <i>[Signature]</i>		
TO THE ORDER OF		

#000033713# 107922-003105-134-1# /0000035520/



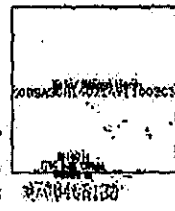
10002-016
3706570425

Serial #: Amount: \$

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 5K9 (519) 252-2500	Royal Bank of Canada Bank Branch 241 Charlotte Avenue Windsor Ontario N9A 1J2	07922014 DATE M M D D Y Y Y Y
Pay: <i>[Signature]</i>		
TO THE ORDER OF		

#000033713# 107922-003105-134-1# /0000059667/



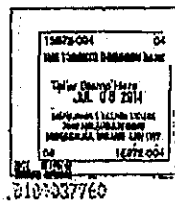
10002-016
3706570425

Serial #: 31713 Amount: \$100,000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 5K9 (519) 252-2500	Royal Bank of Canada Bank Branch 241 Charlotte Avenue Windsor Ontario N9A 1J2	31713 07922014 DATE M M D D Y Y Y Y
Pay: One hundred thousand dollars and no cents	\$ 100,000.00	
TO THE ORDER OF Serran Polymers Ltd. 6785 MAZCO COURT MISSISSAUGA, ON L4W 1L8	<i>[Signature]</i>	

#000033713# 107922-003105-134-1# /0010000000/



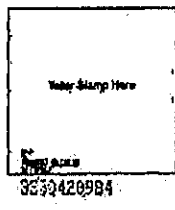
15879-004
10002-016
3706570425
1597-5018309

Serial #: Amount: \$

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 5K9 (519) 252-2500	Royal Bank of Canada Bank Branch 241 Charlotte Avenue Windsor Ontario N9A 1J2	07922014 DATE M M D D Y Y Y Y
Pay: <i>[Signature]</i>		
TO THE ORDER OF		

#000033713# 107922-003105-134-1# /0002360000/



3630420984

JTABST755-0032813-00273-0076-0946-00-1

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	82118.89	8211.89	73907.00
CHEQUE DATE	7/03/14	CHEQUE NUMBER	31714	TOTAL >	73907.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	82118.89	8211.89	73907.00
CHEQUE DATE	7/03/14	CHEQUE NUMBER	31714	TOTAL >	73907.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N8A 7J2

31714

0 7 0 3 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Seventy-three thousand nine hundred seven dollars and no cents

\$ ***73,907.00

TO THE ORDER OF

Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timberscan Copy

** VOID * VOID * VOID **

*** NOT NEGOTIABLE ***



Business Account Statement

August 29, 2014 to September 30, 2014
Account number: 07922 105-134-1

Serial # _____ Amount _____

PLEASE DETACH AND RETURN FOR YOUR RECORDS

Mady Development Corporation 3200 Duxford Drive Suite 208 Whisper Oaks North Hwy 904 (919) 212-2600	Royal Bank of Canada Main Branch 285 Charlotte Avenue Whisper Oaks North Hwy 128	00012014 MAY 18 2014
---	---	-------------------------

Pay: _____

TO THE ORDER OF _____

#000031705# 007922-003105-134-1# /00297081337

10446 - 6061 - 001
Endorsement - Signature of Signer

SEP 02 2014

BACK OF CHECK

07922 105-134-1

3145589301

Serial #: 31714 Amount: \$73,907.00

PLEASE DETACH AND RETURN FOR YOUR RECORDS

Mady Development Corporation 3200 Duxford Drive Suite 208 Whisper Oaks North Hwy 904 (919) 212-2600	Royal Bank of Canada Main Branch 285 Charlotte Avenue Whisper Oaks North Hwy 128	31714 01032014 MAY 18 2014
---	---	----------------------------------

Pay: Seventy three thousand nine hundred seven dollars and no cents \$ 73,907.00

TO: Green Parking Ltd.
8785 KALDO ROAD
MISSISSAUGA, ON L4W 1L6

#000031714# 007922-003105-134-1# /00093407007

Tipper Release Mark

SEP 12 2014

3762157320

07922 105-134-1

3145589301

Serial # _____ Amount: _____

PLEASE DETACH AND RETURN FOR YOUR RECORDS

Mady Development Corporation 3200 Duxford Drive Suite 208 Whisper Oaks North Hwy 904 (919) 212-2600	Royal Bank of Canada Main Branch 285 Charlotte Avenue Whisper Oaks North Hwy 128	01130014 MAY 18 2014
---	---	-------------------------

Pay: _____

TO THE ORDER OF _____

#000031727# 007922-003105-134-1# /00013750007

Endorsement - Signature of Signer

SEP 12 2014

3762157320

07922 105-134-1

3145589301

Serial # _____ Amount _____

PLEASE DETACH AND RETURN FOR YOUR RECORDS

Mady Development Corporation 3200 Duxford Drive Suite 208 Whisper Oaks North Hwy 904 (919) 212-2600	Royal Bank of Canada Main Branch 285 Charlotte Avenue Whisper Oaks North Hwy 128	31880 0722014 MAY 18 2014
---	---	---------------------------------

Pay: _____

TO THE ORDER OF _____

#000031980# 007922-003105-134-1# /00033883407

Endorsement - Signature of Signer

SEP 25 2014

3762157320

07922 105-134-1

3145589301

JTA0084730-0051676-00270

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/04/14	72-PARK	144 PARK	32385.80	3238.58	29147.22
7/18/14	73-PARK	144 PARK	31481.80	3148.18	28333.62
7/18/14	74-PARK	144 PARK	57778.03	5777.80	52000.23
CHEQUE DATE	9/10/14	CHEQUE NUMBER	32812	TOTAL >	109481.07

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/04/14	72-PARK	144 PARK	32385.80	3238.58	29147.22
7/18/14	73-PARK	144 PARK	31481.80	3148.18	28333.62
7/18/14	74-PARK	144 PARK	57778.03	5777.80	52000.23
CHEQUE DATE	9/10/14	CHEQUE NUMBER	32812	TOTAL >	109481.07

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 208
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N9A 7J2

32812

0 9 1 0 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:**One hundred nine thousand four hundred eighty-one dollars and 07 cents

\$ ****109,481.07

Timberscan Copy

** VOID * VOID * VOID **

TO THE ORDER OF
 Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

**** NOT NEGOTIABLE ****



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

August 29, 2014 to September 30, 2014
Account number: 07922 105-134-1

Serial #:

Amount:

PLEASE DETACH AND RETURN FOR YOUR RECORDS

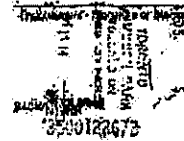
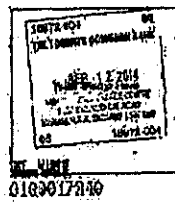
ROYAL BANK OF CANADA
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4
(416) 291-2500

ROYAL BANK OF CANADA
MAIN BRANCH
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4

08102014
DATE M M M M Y Y Y Y Y Y

[Signature]

#000032811P #07922-0034105-134-1P #0001017000P



Serial #: 32812

Amount: \$109,481.07

PLEASE DETACH AND RETURN FOR YOUR RECORDS

ROYAL BANK OF CANADA
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4
(416) 291-2500

ROYAL BANK OF CANADA
MAIN BRANCH
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4

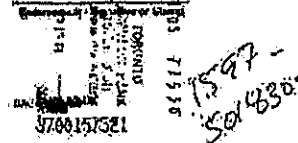
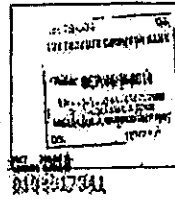
08102014
DATE M M M M Y Y Y Y Y Y

\$ 109,481.07

One hundred and thousand four hundred eighty-one dollars and 07 cents

[Signature]

#000032811P #07922-0034105-134-1P #00010948107P



Serial #

Amount:

PLEASE DETACH AND RETURN FOR YOUR RECORDS

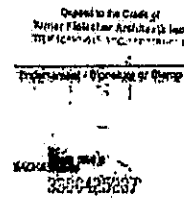
ROYAL BANK OF CANADA
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4
(416) 291-2500

ROYAL BANK OF CANADA
MAIN BRANCH
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4

08102014
DATE M M M M Y Y Y Y Y Y

[Signature]

#000032811P #07922-0034105-134-1P #0003735081P



Serial #:

Amount:

PLEASE DETACH AND RETURN FOR YOUR RECORDS

ROYAL BANK OF CANADA
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4
(416) 291-2500

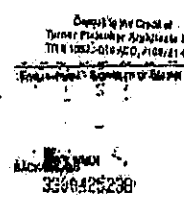
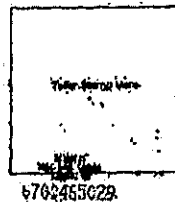
ROYAL BANK OF CANADA
MAIN BRANCH
200 DUNDAS ST. W.
TORONTO ONTARIO M5G 1C4

08102014
DATE M M M M Y Y Y Y Y Y

41 four dollars and 10 cents

[Signature]

#000032811P #07922-0034105-134-1P #0001156410P



JTAR084730-0031643-00270-3874-0052-00-1

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	38888.89	3888.89	35000.00
CHEQUE DATE	10/15/14	CHEQUE NUMBER	33328	TOTAL >	35000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	38888.89	3888.89	35000.00
CHEQUE DATE	10/15/14	CHEQUE NUMBER	33328	TOTAL >	35000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N8A 7J2

NO PAYMENTS TO BE MADE ON THIS CHECK UNTIL THE FRONT IS SIGNED

33328

1 0 1 5 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Thirty-five thousand dollars and no cents

\$ ****35,000.00

TO THE ORDER OF
 Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

TimberScan Copy

** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



Business Account Statement

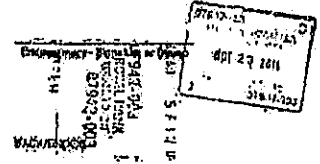
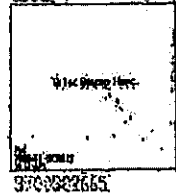
September 30, 2014 to October 31, 2014
Account number: 07922 105-134-1

Serial # Amount:

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3700 Digital Drive Suite 200 Windsor Ontario N9W 6K4 (519) 242-2900	Bank of Montreal Main Branch 314 Dundas Avenue Windsor Ontario N9A 7T7	10142014 DATE M D D D Y Y Y Y
Pay: _____	<i>[Signature]</i>	
TO THE ORDER OF _____	\$ _____	

#000033328# 007922-0034105-134-1# /000005593#

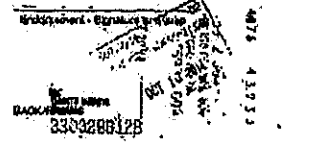
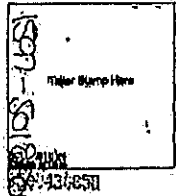


Serial #: 33328 Amount: \$35,000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3700 Digital Drive Suite 200 Windsor Ontario N9W 6K4 (519) 242-2900	Bank of Montreal Main Branch 314 Dundas Avenue Windsor Ontario N9A 7T7	10182014 DATE M D D D Y Y Y Y
Pay: _____	<i>[Signature]</i>	
TO THE ORDER OF: Green Printing Ltd. 8783 KAZZO COURT MISSISSAUGA, ON L4W 1L8	\$ 35,000.00	

#000033328# 007922-0034105-134-1# /000360000#

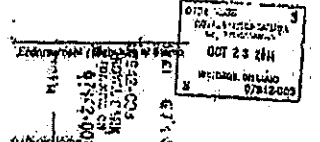
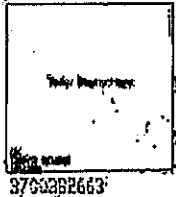


Serial # Amount:

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3700 Digital Drive Suite 200 Windsor Ontario N9W 6K4 (519) 242-2900	Bank of Montreal Main Branch 314 Dundas Avenue Windsor Ontario N9A 7T7	10182014 DATE M D D D Y Y Y Y
Pay: _____	<i>[Signature]</i>	
TO THE ORDER OF _____	\$ _____	

#000033328# 007922-0034105-134-1# /000000611#

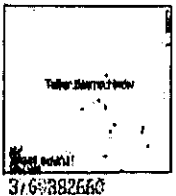


Serial # Amount:

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Medy Development Corporation 3700 Digital Drive Suite 200 Windsor Ontario N9W 6K4 (519) 242-2900	Bank of Montreal Main Branch 314 Dundas Avenue Windsor Ontario N9A 7T7	10182014 DATE M D D D Y Y Y Y
Pay: _____	<i>[Signature]</i>	
TO THE ORDER OF _____	\$ _____	

#000033340# 007922-0034105-134-1# /000005593#



JTAS144126-0035180-00284

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	38888.89	3888.89	35000.00
CHEQUE DATE	10/22/14	CHEQUE NUMBER	33466	TOTAL >	35000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	38888.89	3888.89	35000.00
CHEQUE DATE	10/22/14	CHEQUE NUMBER	33466	TOTAL >	35000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Daziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N9A 7J2

33466

1 0 2 2 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Thirty-five thousand dollars and no cents

\$ ***35,000.00

TO THE ORDER OF
 Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timbercan Copy
 ** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

September 30, 2014 to October 31, 2014
Account number: 07922 105-134-1

Serial # _____ Amount: _____

PLEASE DETACH AND RETURN TO YOUR BRANCH

Mindy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 4R6 (519) 252-2800	Royal Bank of Canada Mail Stop 200 200 Dundas Avenue Windsor Ontario N9A 7J8	10033014 DATE M M B B Y Y Y Y
Pay: _____		\$ _____
TO THE ORDER OF _____		<i>[Signature]</i>

#000033463# #07922-003#105-134-1# #000040000#

10033014
DATE M M B B Y Y Y Y

05/06543805



Serial #: _____ Amount: _____

PLEASE DETACH AND RETURN TO YOUR BRANCH

Mindy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 4R6 (519) 252-2800	Royal Bank of Canada Mail Stop 200 200 Dundas Avenue Windsor Ontario N9A 7J8	10033014 DATE M M B B Y Y Y Y
Pay: _____		\$ _____
TO THE ORDER OF _____		<i>[Signature]</i>

#000033463# #07922-003#105-134-1# #000025207#

10033014
DATE M M B B Y Y Y Y

05/0468781

Serial #: _____ Amount: _____

PLEASE DETACH AND RETURN TO YOUR BRANCH

Mindy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 4R6 (519) 252-2800	Royal Bank of Canada Mail Stop 200 200 Dundas Avenue Windsor Ontario N9A 7J8	10033014 DATE M M B B Y Y Y Y
Pay: _____		\$ _____
TO THE ORDER OF _____		<i>[Signature]</i>

#000033463# #07922-003#105-134-1# #000094255#

10033014
DATE M M B B Y Y Y Y

Serial #: 33466 Amount: \$35,000.00

PLEASE DETACH AND RETURN TO YOUR BRANCH

Mindy Development Corporation 3200 Duxiel Drive Suite 209 Windsor Ontario N9W 4R6 (519) 252-2800	Royal Bank of Canada Mail Stop 200 200 Dundas Avenue Windsor Ontario N9A 7J8	35488 1022114 DATE M M B B Y Y Y Y
Pay: _____		\$ 35,000.00
TO THE ORDER OF Green Plains L.P. 8145 GAZARD COURT MISSISSAUGA, ON L4W 1L8		<i>[Signature]</i>

#000033466# #07922-003#105-134-1# #0000500000#

1022114
DATE M M B B Y Y Y Y

050020430

JT49144128-0035187-00284-0080-0056-00-1

Mady Development Corporation

SERPAI

Sereen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	33944.19	3394.42	30549.77
CHEQUE DATE	10/28/14	CHEQUE NUMBER	33576	TOTAL >	30549.77

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Sereen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
7/18/14	74-PARK	144 PARK	33944.19	3394.42	30549.77
CHEQUE DATE	10/28/14	CHEQUE NUMBER	33576	TOTAL >	30549.77

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N8A 7J2

33576

1 0 2 8 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Thirty thousand five hundred forty-nine dollars and 77 cents

\$ ***30,549.77

TO THE ORDER OF
 Sereen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timberscan Copy

** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



Business Account Statement

September 30, 2014 to October 31, 2014
Account number: 07922 105-134-1

Serial #: _____ Amount: _____

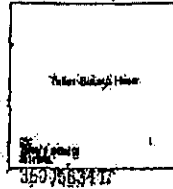
PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Meady Development Corporation 3200 Duxial Drive Suite 209 Windsor Ontario N9W 3K4 (519) 252-2500	Royal Bank of Canada 424 Branch 240 Dundas Avenue Windsor Ontario N9A 7J8	1 9 2 7 3 0 1 4 DATE M M D D Y Y Y Y
--	--	---

\$ _____

[Signature]

#000033564# 407922-0034105-134-1# #0000371203#



Serial #: 33576 Amount: \$30,549.27

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

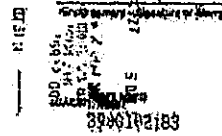
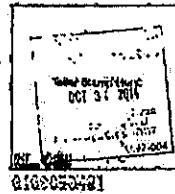
Meady Development Corporation 3200 Duxial Drive Suite 209 Windsor Ontario N9W 3K4 (519) 252-2500	Royal Bank of Canada 424 Branch 240 Dundas Avenue Windsor Ontario N9A 7J8	33576 1 0 0 0 0 0 1 4 DATE M M D D Y Y Y Y
--	--	--

\$ 30,549.27

TO: Sirwin's Building Ltd.
4100 KENNEDY RD. UNIT 111
MISSISSAUGA, ON. L4Y 1H1

[Signature]

#000033576# 407922-0034105-134-1# #0000354977#



Serial #: _____ Amount: _____

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

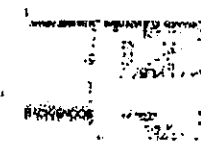
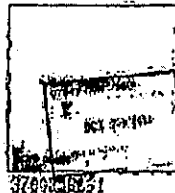
Meady Development Corporation 3200 Duxial Drive Suite 209 Windsor Ontario N9W 3K4 (519) 252-2500	Royal Bank of Canada 424 Branch 240 Dundas Avenue Windsor Ontario N9A 7J8	1 0 2 8 2 0 1 4 DATE M M D D Y Y Y Y
--	--	---

\$ _____

TO: THE ORDER OF _____

[Signature]

#000033577# 407922-0034105-134-1# #00000130127#



Serial #: 33585 Amount: \$309.84

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

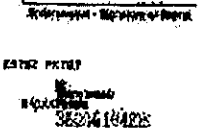
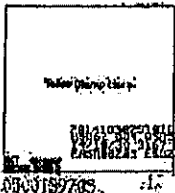
Meady Development Corporation 3200 Duxial Drive Suite 209 Windsor Ontario N9W 3K4 (519) 252-2500	Royal Bank of Canada 424 Branch 240 Dundas Avenue Windsor Ontario N9A 7J8	33585 1 0 2 8 2 0 1 4 DATE M M D D Y Y Y Y
--	--	--

\$ 309.84

TO: LAURA VARCOE

[Signature]

#000033585# 407922-0034105-134-1# #0000030984#



JTAS144128-0035204-00284

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	19323.00	.00	19323.00
6/02/14	69-PARK	144 PARK	1945.01	.00	1945.01
7/04/14	72-PARK	144 PARK	3238.58	.00	3238.58
7/18/14	73-PARK	144 PARK	3148.18	.00	3148.18
7/18/14	74-PARK	144 PARK	16950.00	.00	16950.00
CHEQUE DATE 11/14/14 CHEQUE NUMBER 33861 TOTAL >			44604.77		

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation

SERPAI

Screen Painting Ltd.

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
6/02/14	70	144 PARK	19323.00	.00	19323.00
6/02/14	69-PARK	144 PARK	1945.01	.00	1945.01
7/04/14	72-PARK	144 PARK	3238.58	.00	3238.58
7/18/14	73-PARK	144 PARK	3148.18	.00	3148.18
7/18/14	74-PARK	144 PARK	16950.00	.00	16950.00
CHEQUE DATE 11/14/14 CHEQUE NUMBER 33861 TOTAL >			44604.77		

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Mady Development Corporation
 3200 Deziel Drive
 Suite 209
 Windsor Ontario N8W 5K8
 (519) 252-2500

Royal Bank of Canada
 Main Branch
 245 Ouellette Avenue
 Windsor Ontario N9A 7J2

33861

1 1 1 4 2 0 1 4
 DATE M M D D Y Y Y Y

Pay:*****Forty-four thousand six hundred four dollars and 77 cents

\$ ***44,604.77

TO THE ORDER OF
 Screen Painting Ltd.
 6785 KAZOO COURT
 MISSISSAUGA, ON L5W 1L5

Timberscan Copy

** VOID * VOID * VOID **

**** NOT NEGOTIABLE ****



ROYAL BANK OF CANADA
P.O. BOX 4047 TERMINAL A
TORONTO ON M5W 1L5

Business Account Statement

October 31, 2014 to November 28, 2014
Account number: 07922 105-134-1

Serial

Amount:

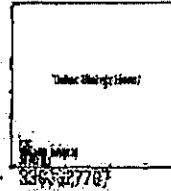
PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Moby Development Corporation 8200 Leslie Drive Suite 209 Windsor Ontario N9W 6M8 (519) 252-3500	Royal Bank of Canada Bank Branch 245 Dundas Avenue Windsor Ontario N9A 7J2	33858 11142014 DATE MMDDYYYY
---	---	------------------------------------

\$

TO: [Signature]

0000033858 07922-0034105-134-1 0000100000



Signature - Signature of Client
15th Dec 2014
ROYAL BANK OF CANADA
18500-003
BACKED ON

33858

Serial #

Amount:

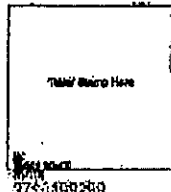
PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Moby Development Corporation 8200 Leslie Drive Suite 209 Windsor Ontario N9W 6M8 (519) 252-3500	Royal Bank of Canada Bank Branch 245 Dundas Avenue Windsor Ontario N9A 7J2	33860 11142014 DATE MMDDYYYY
---	---	------------------------------------

\$

TO: [Signature]

0000033860 07922-0034105-134-1 0000355100



Signature - Signature of Client
15th Dec 2014
ROYAL BANK OF CANADA
18500-003
BACKED ON

33860

Serial #: 33861

Amount: \$44,604.77

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

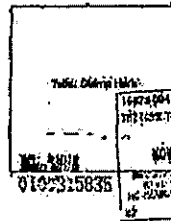
Moby Development Corporation 8200 Leslie Drive Suite 209 Windsor Ontario N9W 6M8 (519) 252-3500	Royal Bank of Canada Bank Branch 245 Dundas Avenue Windsor Ontario N9A 7J2	33861 11142014 DATE MMDDYYYY
---	---	------------------------------------

Forty-four Thousand six hundred four dollars and 77 cents

\$ 44,604.77

TO: [Signature]

0000033861 07922-0034105-134-1 0000450477



Signature - Signature of Client
15th Dec 2014
ROYAL BANK OF CANADA
18500-003
BACKED ON

33861

Serial #

Amount:

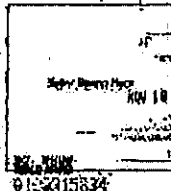
PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Moby Development Corporation 8200 Leslie Drive Suite 209 Windsor Ontario N9W 6M8 (519) 252-3500	Royal Bank of Canada Bank Branch 245 Dundas Avenue Windsor Ontario N9A 7J2	33862 11142014 DATE MMDDYYYY
---	---	------------------------------------

\$

TO: [Signature]

0000033862 07922-0034105-134-1 0000100000



Signature - Signature of Client
15th Dec 2014
ROYAL BANK OF CANADA
18500-003
BACKED ON

33862

JTAS195903-026863-0028-0053-0045-00-1

TAB 2

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
***CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED**

AFFIDAVIT OF LLOYD HOLLOWAY
(sworn June 6, 2016)

I, LLOYD HOLLOWAY, of the Town of Oakville, in the Province of Ontario, **MAKE**
OATH AND SAY:

1. I am an employee of 1247198 Ontario Inc. operating as Pronto General Contractors (“**Pronto**”), which has its head office in Mississauga, Ontario.
2. In December 2015, Pronto was hired by Collins Barrow Toronto Limited, the Court-appointed trustee (the “**Trustee**”) with respect to the 19-storey residential condominium project situated on lands owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario (the “**Project**”).

3. Pronto was hired by the Trustee as a general contractor to deal with common area deficiencies in the Project. Since December 2015, I have attended at the Project on numerous occasions and personally inspected the entire Project, including the unsold/unfinished suites.

4. As a result, the facts set forth herein are within my personal knowledge or based on information and advice provided to me by others. Where I have relied upon such information and advice I have stated the source of the information and advice and verily believe it to be true.

5. I have been informed by Arif Dhanani, a representative of the Trustee, that 144 Park hired Sereen Painting Ltd. (“Sereen”) to supply painting services and materials to the Project in 2014.

6. During the course of my inspections of the Project since December 2015, I have detected the following deficiencies in the painting of the areas described below:

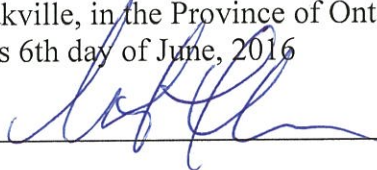
- (a) Suites not painted: 101, 105, 1802, 1903, and 1904;
- (b) Suites partially completed but not finished: 102, 106, 502, 503, 702, 706, 710, 809, 810, 1110, 1203, 1306, 1503, 1506, 1607, 1707, and 1807;
- (c) Common areas not painted and/or are partially finished:
 - (i) Treads and risers in stairwells A, B, C, E and F;
 - (ii) Handrails and walls in stairwells A and C;
 - (iii) Vestibule leading to the mechanical penthouse;
 - (iv) Three doors in the mechanical penthouse;

- (v) Door of mechanical room on level 3;
- (vi) Door to mechanical room in locker room level 2;
- (vii) Main floor garbage room walls and ceiling;
- (viii) Garbage chute room ceilings from level 3-19;
- (ix) Bicycle storage room A, main level;
- (x) Bicycle storage room B, Main level;
- (xi) North and south corridors to townhouse entries, walls and ceilings;
- (xii) Exit door at south corridor;
- (xiii) Entrance door to moving room;
- (xiv) Floor of moving room;
- (xv) Extensive areas of the bulkheads in parking level UG1;
- (xvi) Bulkheads in stairwell B and D;
- (xvii) Theater storage room;
- (xviii) Inside entrance doorway of gym;
- (xix) Elevator lobby at UG1 parking;
- (xx) Mail room storage;
- (xxi) Inside of doors to electrical closets on levels 10, 7, 6, 3, and 2;

- (d) Missing wallpaper at suite 1901;
- (e) Missing wallpaper on level 2 at locker room;
- (f) Several small areas of detached/missing wallpaper on levels 2 through 19; and
- (g) Extensive amounts of wallpaper glue residue at wallpaper seams on levels 2 through 19.

7. The foregoing, among other things, is a description of some of the incomplete work and deficiencies related to Sreen's contract that I have been able to identify based on my personal inspections at the Project since December 2015. There may have been other areas in the Project that were deficient and remedied by the Trustee prior to Pronto arriving on site in December, 2015.

SWORN BEFORE ME at the Town of)
Oakville, in the Province of Ontario,)
this 6th day of June, 2016)



A Commissioner, etc.

MICHAEL KRIL-MASCARIN



LLOYD HOLLOWAY

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD. FOR THE APPOINTMENT OF A TRUSTEE
UNDER SECTION 68(1) OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED

Court File No. CV15-10843-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

**RESPONDING MOTION RECORD
OF THE TRUSTEE**
(re motion by Screen Painting Ltd. for payment)
(returnable August 25, 2016)

CHAITONS LLP
5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Harvey Chaiton (LSUC #21592F)
Tel: (416) 218-1129
Fax: (416) 218-1849
E-mail: harvey@chaitons.com

Sam Rappos (LSUC #51399S)
Tel: (416) 218-1137
Fax: (416) 218-1837
E-mail: samr@chaitons.com

Lawyers for the Trustee