



**NOTICE AND STATEMENT OF RECEIVER  
(SECTION 245(1) AND 246(1) OF THE  
BANKRUPTCY AND INSOLVENCY ACT (CANADA))**

**TDB Restructuring Limited**  
Licensed Insolvency Trustee

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

info@tdbadvisory.ca  
416-575-4440  
416-915-6228

[tdbadvisory.ca](http://tdbadvisory.ca)

In the matter of the receivership of 40 Moccasin Trail and 50-60 Greenbelt Drive in Toronto, Ontario:

The receiver gives notice and declares that:

1. On the 15<sup>th</sup> day of March, 2024, the undersigned TDB Restructuring Limited was appointed as receiver (the “**Receiver**”) without security, over the real property known municipally as 40 Moccasin Trail and 50-60 Greenbelt Drive in Toronto, Ontario (collectively referred to as the “**Property**”) owned by H-M Apartment Moccasin Inc. (the “**Debtor**”).
2. The undersigned became a receiver in respect of the Property by virtue of being appointed by the Ontario Superior Court of Justice - Commercial List.
3. The undersigned commenced the exercise of its powers in respect of that appointment on the 15<sup>th</sup> day of March, 2024.
4. The following information relates to the receivership:
  - a. Registered Head Office of the Debtor: 620 Wilson Avenue, Suite 225, Toronto, Ontario, M5P 3C9
  - b. Principal line of business of the Property - Residential development

The approximate amounts owed to parties who appear to hold a security interest on the Property include:

First Source Financial Management Inc.	\$25,117,883
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5. A list of creditors relating to the Property and the amount owed to each creditor relating to the Property is attached. This list has been compiled from information available to the Receiver, including materials filed with the Court, a search of registrations against the Property, limited enquiries by the Receiver, and other information and has not been audited or verified by the Receiver and may not include all creditors. The fact that persons are receiving this notice or are included on the creditors list does not mean that it has been determined that they are a creditor or that if they are a creditor, that their claim is admitted in the amount set out on that list.
6. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to sell the Property.

7. Contact person for the Receiver:

Jeffrey Berger  
TDB Restructuring Limited  
11 King Street West  
Suite 700, PO Box 27  
Toronto, Ontario M5H 4C7  
Telephone: (647) 726-0496  
E-mail: [jberger@tdbadvisory.ca](mailto:jberger@tdbadvisory.ca)

Additional information: A copy of the receivership order will be posted on the Receiver's website at:

<http://www.tdbadvisory.ca>

Other pertinent public information will be posted to this website as that information becomes available.

Dated at Toronto this 25<sup>th</sup> day of March, 2024.

**TDB RESTRUCTURING LIMITED**, in its capacity as  
Court-appointed Receiver of the Property,  
and not in its personal or corporate capacity

*Bryan A. Tannenbaum*

Per: Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT  
Managing Director

**TDB RESTRUCTURING LIMITED**  
**In the Matter of the Receivership of 40 Moccasin Trail and**  
**50-60 Greenbelt Drive in Toronto, Ontario**

MAILING LIST

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**Creditors who appear to hold a security interest**

First Source Financial Management Inc.	\$ 25,117,883
Total	<u>\$ 25,117,883</u>

**Unsecured Creditors**

H-M Apartment Moccasin Inc.	
Alpha Comfort Control	\$ 2,759
Berg Property Maintenance	5,384
City of Toronto - 2023 Realty Taxes	156,421
Counterforce Monitoring	895
Enbridge Gas	39,025
Goldberg Group	788
Rooter Discount	237
Sigmund Soudack	769
Schaeffer & Associates	237
SRS Consulting	1,356
Studio TLA	11,715
Toronto Hydro-Electric Systems Limited	6,482
T.Y. Link Intern'l	3,636
Total	<u>\$ 229,704</u>

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**Supplementary**

Canada Revenue Agency  
Department of Justice Canada  
Minister of Finance  
Office of the Superintendent of Bankruptcy  
Paliare Roland Rosenberg Rothstein LLP  
H-M Apartment Moccasin Inc.