TDB Restructuring Limited
Licensed Insolvency Trustee

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Toronto, ON M5H 2M5

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

IN THE MATTER OF THE RECEIVERSHIP OF 529 YONGE STREET, TORONTO, ONTARIO

The receiver gives notice and declares that:

1. On the 22nd day of October, 2026, the undersigned, TDB Restructuring Limited, was appointed as receiver (the "**Receiver**") without security, of all of the assets, undertakings and property of Fariba Rajabi and Parviz Ahmadzadeh (the "**Debtors**"), including without limitation, the property municipally known as 529 Yonge Street, Toronto, Ontario, M4Y 1Y5, legally described as PT LT 12 PL D67 Toronto as in EP 57458 T/W RT RE PARTY WALL as in EP 57458, PIN 21106-0129 LT (the "**Real Property**"). The Real Property is described below.

Assets (Note 1)	**Book Value (Note 1)**
The Real Property – 529 Yonge Street, Toronto, Ontario	Unknown
	$Unknown

Note 1: Notwithstanding that the Receiver requested that the Debtors provide information in relation to the Real Property and a list of creditors with their names, addresses and amounts owed to them, as of the time of mailing of this notice, the Debtors have not provided same.

2. The undersigned became a receiver in respect of the Real Property by virtue of being appointed by order dated October 22, 2026 (the "**Appointment Order**") of the Ontario Superior Court of Justice - Commercial List (the "**Court**"). A copy of the Appointment Order is attached hereto as **Appendix "A"**.

3. The undersigned commenced the exercise of its powers under the Appointment Order on the 22nd day of October 2026, the day the Appointment Order was signed by the Court.

4. The following information relates to the receivership:

    a. Address of the Debtors: 2007-18 Maitland Terrace, Toronto, Ontario, M4Y 0H2.

    b. Principal line of business: Lessors and registered owners of the Real Property.

    c. Location of business: 2007-18 Maitland Terrace, Toronto, Ontario, M4Y 0H2.

    d. The approximate amount owed to a party who appears to hold a security interest against the Real Property includes:

Secured Creditor	**Indebtedness**
Hillmount Capital Mortgage Holdings Inc.	$4,211,401.73

e. As at the date of the mailing of this notice, a complete list of creditors relating to the Real Property and other required information has not been provided to the Receiver by the Debtors as required pursuant to S. 245(3) of the *Bankruptcy and Insolvency Act* and the Appointment Order. On this basis, the only information the Receiver has is for the secured creditor listed above. A mailing list of the parties to whom this notice has been sent is attached hereto as **Appendix** "**B**".

f. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to realize on the Real Property.

g. Contact person for the Receiver:

Michael Whitwell
TDB Restructuring Limited
65 Queen Street West Suite 605,
Toronto, Ontario M5H 2M5
Telephone: (647) 727-3621
E-mail: mwhitwell@tdbadvisory.ca

Additional information: A copy of the Appointment Order and other pertinent information in respect of the receivership administration will be posted on the Receiver's website in accordance with the Court's e-Service Protocol at:

https://tdbadvisory.ca/insolvency-case/529-yonge-st/

Dated at Toronto this 30th day of October, 2026.

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



Per: Jeffrey Berger, CPA, CA, CIRP, LIT
Managing Director

Encl.