



Notice and Statement of the Receiver
(Subsection 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

IN THE MATTER OF THE RECEIVERSHIP OF
7686 APPLEBY LINE, MILTON, ONTARIO

The receiver gives notice and declares that:

1. On August 15, 2023, the Ontario Superior Court of Justice (the “**Court**”) granted an order (the “**Receivership Order**”), pursuant to section 243(1) of the *Bankruptcy and Insolvency Act, R.S.C. 1985 c. B-3* and section 101 of the *Courts of Justice Act, R.S.O. 1990, c. C.43.*, appointing Alvarez & Marsal Canada Inc. (“**A&M**”) as receiver and manager (the “**Receiver**”) of the lands and premises municipally known as 7686 Appleby Line, Milton, Ontario (collectively the “**Property**”) with an effective date of August 17, 2023 (the “**Effective Date**”).

2. The estimated value of the Property based on an appraisal dated September 23, 2019 is as follows:

(in CAD\$ 000s)	Estimated Value
Land	\$2,200
Building	1,923
Total	\$4,123

Please Note: Realizable values may materially differ from the above.

3. The undersigned took possession of the Property on the 17th day of August, 2023.

4. The following information relates to the receivership:

Debtor:	Paul DiBattista
Location of the Property:	7686 Appleby Line, Milton, ON L9T 2Y1
Parcel/PIN:	PT LT 15, CON 5 NNS, AS IN 546162; MILTON/NELSON on PIN 24965-0118 (LRO #20)
Purpose:	Occupied residential property
Description of Property	45.58 acre residential property with a 4,867 sqft (above grade) bungalow dwelling

5. Based on a parcel register search as of August 25, 2023, the approximate amounts owed to parties who appear to hold a security interest in the Property are as follows:

(in CAD\$ 000s)	Estimated Value
C&K Mortgage Services	\$2,200
Laurent Carrier	1,409
9929916 Canada Inc.	550
Pine Ontario Development Ltd. and 2487586 Ontario Inc.	500
Canada Revenue Agency	190
Total Secured Creditors	\$4,849

6. Based on the limited financial information provided to the Receiver, the sole unsecured creditor of the Property may be the Town of Milton for an unknown amount owed for property taxes.
7. Attached as “**Appendix A**” is a list of all known creditors as at the date of the receivership. This information has not been audited or verified by the Receiver.
8. The Receiver’s intended plan of action during the receivership is to evaluate realization strategies and options for the Property and execute a realization process in respect of same.
9. Additional Information:


A copy of the receivership order is posted on the Receiver’s website at <https://www.alvarezandmarsal.com/7686appleby>. Other public information, including court materials will be posted to this website as that information becomes available.

Contact person for Receiver:

Name: Esther Mann
Contact email: esther.mann@alvarezandmarsal.com

Dated at Toronto, this 25th day of August, 2023.

ALVAREZ & MARSAL CANADA INC.
IN ITS CAPACITY AS COURT-APPOINTED RECEIVER OF
7686 APPLEBY LINE, MILTON, ONTARIO
AND NOT IN ITS PERSONAL CAPACITY


Per: Stephen Ferguson
Senior Vice President



APPENDIX A
IN THE MATTER OF THE RECEIVERSHIP OF
7686 APPELBY LINE, MILTON, ONTARIO

PRELIMINARY LIST OF CREDITORS

SECURED CREDITOR	ADDRESS	CITY	PROVINCE/STATE	PC/ZC	COUNTRY	AMOUNT
C&K MORTGAGE SERVICES	1670 BAYVIEW AVENUE, SUITE 400	TORONTO	ON	M4G 3C2	CANADA	2,200,000.00
LAURENT CARRIER	69 RED OAK DRIVE	RICHMOND HILL	ON	L4B 1W2	CANADA	1,408,853.00
9929916 CANADA INC.	2358 HAMMOND ROAD	MISSISSAUGA	ON	L5K 1T2	CANADA	550,000.00
PINE ONTARIO DEVELOPMENT LTD AND 2487586 ONTARIO INC.	3410 SOUTH SERVICE ROAD SUITE G5	BURLINGTON	ON	L7N 3T2	CANADA	500,000.00
CANADA REVENUE AGENCY	5001 YONGE STREET	NORTH YORK	ON	M2N 6R9	CANADA	10,137.12
CANADA REVENUE AGENCY	1 FRONT STREET WEST	TORONTO	ON	M5J 2X6	CANADA	180,306.10
TOTAL SECURED CREDITORS						4,849,296.22
UNSECURED CREDITOR	ADDRESS	CITY	PROVINCE/STATE	PC/ZC	COUNTRY	AMOUNT
TOWN OF MILTON	150 MARY STREET	MILTON	ON	L9T 6Z6	CANADA	1.00
TOTAL UNSECURED CREDITORS						1.00

*An amount of \$1.00 indicates that the amount due is undetermined or unknown.