

Court File No. CV-17-588264-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)**

B E T W E E N:

SALVATOR GALATI

Applicant

and

VINCENZO TETI, NICOLA MARINO
and 1828700 ONTARIO INC.

Respondents

**MOTION RECORD
(Returnable October 2, 2018)**

DATE: October 1, 2018

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**ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)**

BETWEEN:

SALVATOR GALATI

Applicant

and

VINCENZO TETI, NICOLA MARINO
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INDEX

Document	Tab
Notice of Motion dated October 1, 2018	1
Second Report to Stakeholders and the Court	2
Liquidation Order dated August 27, 2018	1
First Report of Liquidator	2
Summary of Rent Collections for September 2018	3
Account Receivable Summary as at August 31, 2018	4
Endorsement of Justice Conway made August 27, 2018	5
Copy of litigation search	6

TAB 1

**ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)**

BETWEEN:

SALVATOR GALATI

Applicant

and

VINCENZO TETI, NICOLA MARINO
and 1828700 ONTARIO INC.

Respondents

NOTICE OF MOTION

THE LIQUIDATOR, Schwartz Levitsky Feldman Inc. (“SLF” or the “Liquidator”), will make a motion before a Judge of the Ontario Superior Court of Justice (Commercial List) on October 2, 2018 at 10:00 a.m., or as soon after that time as the motion can be heard at 330 University Avenue, Toronto.

PROPOSED METHOD OF HEARING: The motion is to be heard orally.

THE MOTION IS FOR AN ORDER:

1. requiring Mr. Galati to produce certain requested information;
2. requiring Mr. Galati to pay over to the Liquidator \$26,938 of September 30, 2018 rent that he or received but did not turn over in accordance with the Liquidation Order (as defined below); and

3. such further relief as this Honourable Court deems just.

THE GROUNDS FOR THE MOTION ARE:

1. On August 27, 2018, the Liquidator was appointed over 1828700 Ontario Inc. ("182 Ontario") pursuant to the Order of the Honourable Justice Conway (the "Liquidation Order").
2. 182 Ontario's only asset is a property at 520-524 Ellesmere Road, Toronto, Ontario on which there is a six storey medical building (the "Property")
3. Immediately upon its appointment, the Liquidator took possession and management of the Property.
4. A number of the tenants had already paid or given their September 2018 rent payment to Mr. Galati for deposit to 182 Ontario or 1878351 Ontario Limited ("187 Ontario"), a company that holds the Master Lease for the 3rd and 4th floors of the Property.
5. After the Liquidation Order was made, Mr. Galati interfered with the Liquidator's right to collect rent from the tenants of 182 Ontario by trying to direct those tenants to pay rent to him or 182 Ontario directly or provide him or 182 Ontario postdated cheques. Mr. Galati further refused to turn over the rents and postdated cheques to the Liquidator.
6. Therefore, the Liquidator served the Liquidation Order on 182 Ontario's bank (The Bank of Nova Scotia) and requested that the bank freeze the 182 Ontario's

account. The Bank of Nova Scotia acknowledged receipt of the Order and froze the account.

7. Mr. Galati has since turned over to the Liquidator the rents and postdated cheques in respect of 182 Ontario.
8. However, the Liquidation Order also contemplated that the rent payable to 187 Ontario was supposed to be turned over to the Liquidator for the benefit of Meridian Credit Union. Mr. Galati has refused and failed to turn over the \$26,938 as required by the Liquidation Order.
9. After its appointment, the Liquidator requested from Mr. Galati various information related to the Property. This information is necessary for the Liquidator's own purposes as well as to provide to the appraisers, listing agents and potential buyers for the Property.
10. Mr. Galati has provided some of the requested information but, to date, has not provided to the Liquidator:
 - (a) Environmental Reports for the Property; and
 - (b) Building Condition Reports for the Property.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

- (c) the Second Report of the Liquidator and the exhibits thereto; and
- (d) such further and other evidence as the lawyers may advise and this Honourable Court may permit.

DATE: October 1, 2018

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TO: **SERVICE LIST**

SALVATOR GALATI

Applicant

-and-

Court File No. CV-17-588264-00CL
VINCENZO TETI, NICOLA MARINO and
1828700 ONTARIO INC.
Respondents

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

PROCEEDING COMMENCED AT
TORONTO

NOTICE OF MOTION

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TAB 2

***In the Matter of the Liquidation
of 1828700 Ontario Inc.***

Second Report to the Court of
Schwartz Levitsky Feldman Inc.
in its Capacity as Liquidator of 1828700 Ontario Inc.

A. Background

1. On December 15, 2017, Schwartz Levitsky Feldman Inc. (“SLF”) was privately appointed by the shareholders of 1828700 Ontario Inc. (“182 Ontario”) as the liquidator of 182 Ontario.
2. 182 Ontario’s only asset is a property located at 520-524 Ellesmere Road, Toronto, Ontario (the “Property”) on which there is a six story medical building. The Liquidator’s principal mandate was therefore to liquidate the Property and then wind up the company.
3. However, the Liquidator was unable to fully carry out its mandate because Salvatore Galati (“Galati”), one of the shareholders of 182 Ontario, refused to provide the Liquidator with critical information and documentation in his possession relating to the Property.
4. Galati was the only shareholder involved with management of the Property. Unbeknownst to his fellow shareholders of 182 Ontario until recently, Galati is also a shareholder of 1878351 Ontario Limited (“187 Ontario”), a company that holds the Master Lease for floors three and four of the building.

5. In order to carry out its mandate, the Liquidator applied to the Court for court supervision of the winding up and liquidation process.

6. On August 27, 2018, by Order of the Honourable Justice Conway (the "Liquidation Order"), SLF's appointment was converted to a court-appointed liquidator. A copy of the Liquidation Order is attached as **Appendix 1** and a copy of the First Report of the Liquidator (without exhibits) is attached as **Appendix 2**.

7. Since the making of the Liquidation Order, the Liquidator has been able to take numerous steps in furtherance of its mandate, as described in this Report. However, as also described in this Report, Galati continues to refuse to provide the Liquidator with certain necessary information.

B. Purpose of this Report

8. The purpose of this report is to:

- (a) provide information to the Court with respect to the Liquidator's activities since its appointment;
- (b) seek an Order:
 - (i) requiring Mr. Galati to produce certain requested information; and
 - (ii) requiring Mr. Galati to pay over to the Receiver \$26,938 of September 2018 rent that he or received but did not turn over in accordance with the Liquidation Order.

C. Possession of the Property

9. Immediately upon its appointment, SLF took possession and management of the Property, including:
 - (a) giving notice of its appointment and a copy of the Liquidation Order to all tenants of 182 Ontario and 187 Ontario;
 - (b) explaining to all tenants their obligations under the Liquidation Order to direct payment of rent to the Liquidator;
 - (c) terminating the Master Lease between 182 Ontario and 187 Ontario;
 - (d) terminating all building employees and hiring those needed on a per diem basis;
 - (e) collecting all utility bills and ensuring they are maintained in good standing;
 - (f) collecting leases and lease information for the entire building.

D. Rent Collections

10. The Liquidator was appointed on August 27, 2018 but a number of tenants had already paid or given their September 2018 rent payment to Mr. Galati for deposit to 182 Ontario or 187 Ontario, as the case may be.
11. After the Liquidation Order was made, Mr. Galati interfered with the Liquidator's right to collect rent from the tenants of 182 Ontario by trying to direct those

tenants to pay rent to him or 182 Ontario directly or provide him or 182 Ontario postdated cheques. Mr. Galati further refused initially to turn over the rents and postdated cheques to the Liquidator.

12. Therefore, the Liquidator served the Liquidation Order on 182 Ontario's bank (The Bank of Nova Scotia) and requested that the bank freeze the 182 Ontario's account. The Bank of Nova Scotia acknowledged receipt of the Order and froze the account.
13. Mr. Galati has since turned over to the Liquidator the rents and postdated cheques in respect of 182 Ontario.
14. However, the Liquidation Order also contemplated that the rent payable to 187 Ontario was supposed to be turned over to the Liquidator for the benefit of Meridian. Mr. Galati has refused and failed to turn over the \$26,938 as required by the Liquidation Order.
15. A summary of rent collections for the month of September 2018 and where they were deposited is enclosed as **Appendix 3**.

E. Accounts Receivable

16. The Liquidator has reviewed the accounts receivables of the company at August 31, 2018 (attached at **Appendix 4**) and determined the majority are not collectable in full:

- (a) the largest receivable for \$993,299 is from a company that, in the Liquidator's view, cannot afford its rent per the lease agreement and will only pay its arrears if it sells its business. Negotiations are in progress with this company but there is no certainty of success. The Liquidator is also evaluating whether litigation against this company might be advisable;
- (b) two receivables totaling \$590,188 are from tenants who no longer occupy space in the building. The Liquidator is evaluating whether litigation against these former tenants is advisable;
- (c) the balance of other receivables are partially collectable but all tenants have issues regarding their leases and concessions purportedly given to them by Galati.

F. Appraisals

- 17. The Liquidator has engaged two appraisers to value the Property:
 - (a) CHS Realty Advisors Inc.;
 - (b) Colliers International.
- 18. The Liquidator has been told that the appraisals will be completed by October 12, 2018.

G. Sales Marketing Process

19. The Liquidator has requested Sales and Marketing Proposals from the following five Real Estate firms:
 - (a) Cushman & Wakefield;
 - (b) Avison Young Commercial Real Estate (Ontario) Inc.;
 - (c) Colliers International;
 - (d) CBRE Limited;
 - (e) Lennard Commercial Realty.
20. The Liquidator has received four proposals and has provided them to Meridian Credit Union ("Meridian") for review and discussion.
21. Meridian requested, and the Liquidator agreed, to defer any future discussions about which proposal to select until after the two appraisals are received.

H. Information Access

22. After its appointment, the Liquidator requested from Mr. Galati various information related to the Property. This information is necessary for the Liquidator's own purposes as well as to provide to the appraisers, listing agents and potential buyers.
23. Mr. Galati has provided some of the requested information but, to date, has not provided to the Liquidator:

- (a) Environmental Reports for the Property; and
- (b) Building Condition Reports for the Property.

I. Galati Failed to Pay \$300,000 to Meridian in Accordance with the Liquidation Order

- 24. The Liquidation Order provides at paragraph 1 of Schedule 1 that Mr. Galati was required to pay \$300,000 to Meridian by August 30, 2018. The requirement to pay the \$300,000 to Meridian was also expressed in the endorsement of Justice Conway made August 27, 2018, a copy of which is attached at **Appendix 5**.
- 25. At the time the Liquidation Order was made, the \$300,000 was being held, in trust, by Mr. Galati's counsel.
- 26. Mr. Galati has failed and refused to pay these funds to Meridian despite repeated demand from the Liquidator and its counsel (as well as Meridian). In the Liquidator's view, Mr. Galati is clearly in breach of the Liquidation Order.
- 27. Mr. Galati has taken the position that the requirement to pay the \$300,000 to Meridian was somehow conditional on further terms and conditions that were inadvertently not included in the Liquidation Order or Justice Conway's endorsement.
- 28. The Liquidator views Mr. Galati's position as completely frivolous.
- 29. The Liquidator's counsel wrote to Mr. Galati's counsel to demand that the funds not be returned to Mr. Galati or otherwise used for his direct or indirect benefit. The Liquidator believes that the funds remain in trust with Mr. Galati's counsel.

J. Galati Fails to Provide Commitment Letter – Meridian’s Motion for a Receiver

30. At the time that the Liquidation Order was made, Mr. Galati represented that he was trying to obtain financing to pay out Meridian.
31. Consequently, as reflected in Justice Conway’s endorsement and in the Liquidation Order (paragraph 4 of Schedule 1), Mr. Galati was given until September 26, 2018 to provide the Liquidator with a financing commitment. Mr Galati failed to do so.
32. Therefore, in accordance with Justice Conway’s endorsement, Meridian had the right to proceed with its application for a Receiver over 182 Ontario and 187 Ontario.
33. Meridian advised the Liquidator today that it intends to proceed with its application to appoint a Receiver and that it intends to seek the appointment of BDO Canada (and not SLF) as Receiver.
34. In the Liquidator’s view, there is no reason for the appointment of a Receiver over 182 Ontario given that the Liquidator already has the identical powers and obligations as would a Receiver with respect to, among other things, the management and sale of the Property.
35. The Liquidator also has the same duties and responsibilities to all stakeholders of 182 Ontario as would a Receiver and is subject to the same court oversight.

K. Litigation

36. There are a number of outstanding lawsuits against 182 Ontario. A copy of a litigation search against 182 Ontario is attached as **Appendix 6**.
37. The Liquidator has started to notify counsel for opposing parties about its appointment and the resulting stay of proceedings.
38. The Liquidator has also asked 182 Ontario's counsel for a list of litigation matters for the Liquidator and its counsel to review.

L. Recommendations

39. The Liquidator recommends that the court:
 - (a) make an order requiring Mr. Galati to:
 - (i) produce the Environmental Reports and Building Condition Reports for the Property; and
 - (ii) turn over to the Liquidator the \$26,938 of September 2018 rent received by Galati and/or 187 Ontario.

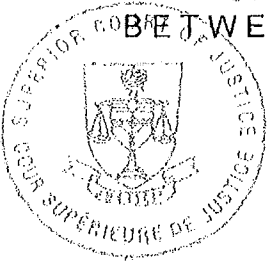
Appendix 1

Court File No. CV-17-588264-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(Commercial List)

Monday,
August 27, 2018

Justice
CONWAY
BETWEEN:



SALVATOR GALATI

Applicant

and

VINCENZO TETI, NICOLA MARINO
and 1828700 ONTARIO INC.

Respondents

APPLICATION UNDER Section 207(1)(b)(ii) of the *Business Corporations Act*, R.S.O.
1990, Chap. B. 6

WINDING-UP AND LIQUIDATION ORDER

THIS MOTION, made by Schwartz Levitsky Feldman Inc. in its capacity as the liquidator (in such capacity, the "Liquidator") of 1828700 Ontario Inc. ("182 Ontario") for an Order, among other things, continuing under the supervision of this Court the voluntary winding-up of 182 Ontario Corp. pursuant to section 207 of the *Business Corporations Act*, R.S.O. 1990, c. B.16, as amended (the "OBCA"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report to this Court of the Liquidator dated August 16, 2018 (the "First Report") and on hearing the submissions of counsel for the Liquidator and counsel for 182 Ontario, Salvator Galati, Vincenzo Teti, Nicola Marino and Meridian Credit Union,

SERVICE

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

WINDING UP

2. THIS COURT ORDERS that that the winding-up of 182 Ontario shall continue to be effected and implemented under the supervision of this Court and any further order of this Court.

and that Stewart Leitch Feldman Inc. is hereby appointed as Liquidator pursuant to the terms of this order including Schedule 1 hereto.

LIQUIDATOR'S POWERS

3. THIS COURT ORDERS that the Liquidator is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Liquidator is hereby expressly empowered and authorized to do any of the following where the Liquidator considers it necessary or desirable:

(a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;

(b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

(c) to manage and operate the Property, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, or cease to perform any contracts of 182 Ontario in respect of the Property;

(d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis,

including on a temporary basis, to assist with the exercise of the Liquidator's powers and duties, including without limitation those conferred by this Order;

(e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets in respect of the Property or any part or parts thereof;

(f) to receive and collect all monies and accounts now owed or hereafter owing to 182 Ontario in respect of the Property and to exercise all remedies of 182 Ontario in respect of the Property in collecting such monies, including, without limitation, to enforce any security held by 182 Ontario in respect of the Property;

(g) to settle, extend or compromise any indebtedness owing to 182 Ontario;

(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Liquidator's name or in the name and on behalf of 182 Ontario, for any purpose pursuant to this Order;

(i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to 182 Ontario in respect of the Property or the Liquidator, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

(j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Liquidator in its discretion may deem appropriate;

(k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

(i) without the approval of this Court in respect of any transaction not exceeding \$100,000, provided that the aggregate consideration for all such transactions does not exceed \$250,000; and

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the *Ontario Personal Property Security Act*, or section 31 of the *Ontario Mortgages Act*, as the case may be, shall not be required, and in each case the *Ontario Bulk Sales Act* shall not apply.

(l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;

(m) to report to, meet with and discuss with such affected Persons (as defined below) as the Liquidator deems appropriate on all matters relating to the Property and the liquidation, and to share information, subject to such terms as to confidentiality as the Liquidator deems advisable;

(n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

(o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Liquidator, in the name of 182 Ontario in respect of the Property;

(p) to enter into agreements with any trustee in bankruptcy appointed in respect of 182 Ontario, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by 182 Ontario;

(q) to exercise any shareholder, partnership, joint venture or other rights which 182 Ontario may have in respect of the Property; and

(r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Liquidator takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including 182 Ontario, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE LIQUIDATOR

3. THIS COURT ORDERS that (i) 182 Ontario, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons" and each being a "Person") shall forthwith advise the Liquidator of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Liquidator, and shall deliver all such Property to the Liquidator upon the Liquidator's request.

4. THIS COURT ORDERS that all Persons shall forthwith advise the Liquidator of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of 182 Ontario relating to the Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Liquidator or permit the Liquidator to make, retain and take away copies thereof and grant to the Liquidator unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Liquidator due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

5. THIS COURT ORDERS that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Liquidator for the purpose of allowing the Liquidator to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Liquidator in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Liquidator. Further, for the purposes of this paragraph, all Persons shall provide the Liquidator with all such assistance in gaining immediate access to the information in the Records as the Liquidator may in its discretion require including providing the Liquidator with instructions on the use of any computer or other system and providing the Liquidator with any and all access codes, account names and account numbers that may be required to gain access to the information.

6. THIS COURT ORDERS that the Liquidator shall provide each of the relevant landlords with notice of the Liquidator's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Liquidator's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Liquidator, or by further Order of this Court upon application by the Liquidator on at least two (2) days notice to such landlord and any such secured creditors.

NO PROCEEDINGS AGAINST 182 ONTARIO OR ITS PROPERTY

7. THIS COURT ORDERS that from the date of this Order until further order of this Court (the "Stay Period"), no proceeding or enforcement process in any court or tribunal (each, a "Proceeding") shall be commenced or continued against or in respect of 182 Ontario, or the Liquidator, or affecting any of 182 Ontario's current or

future assets, undertakings or properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (collectively, the "Property"), except with the written consent of the Liquidator, or with leave of this Court, and any and all Proceedings currently under way against or in respect of 182 Ontario or affecting the Property are hereby stayed and suspended pending further order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

7. THIS COURT ORDERS that during the Stay Period, all rights and remedies of any individual, firm, corporation, governmental body or agency, or any other entities (all of the foregoing, collectively being "Persons" and each being a "Person") against or in respect of 182 Ontario or the Liquidator, or affecting the Property, are hereby stayed and suspended except with the written consent of the Liquidator, or leave of this Court, provided that nothing in this Order shall: (i) empower the Liquidator to carry on any business which 182 Ontario is not lawfully entitled to carry on; (ii) exempt the Liquidator from compliance with statutory or regulatory provisions relating to health, safety or the environment; (iii) prevent the filing of any registration to preserve or re-perfect an existing security interest; or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH RIGHTS

8. THIS COURT ORDERS that during the Stay Period, no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, lease, sub-lease, licence or permit in favour of or held by 182 Ontario, except with the written consent of the Liquidator, or leave of this Court.

CONTINUATION OF SERVICES

9. THIS COURT ORDERS that during the Stay Period, all Persons having oral or written agreements with 182 Ontario or statutory or regulatory mandates for the supply of goods and/or services, including, without limitation, all computer software,

communication and other data services, centralized banking services, payroll services, insurance, employee benefits, transportation services, utility, leasing or other services to 182 Ontario, are hereby restrained until further order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Liquidator, and that the Liquidator shall be entitled to the continued use of 182 Ontario's current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Liquidator in accordance with normal payment practices of 182 Ontario or such other practices as may be agreed upon by the supplier or service provider and the Liquidator, or as may be ordered by this Court.

PROCEEDINGS AGAINST DIRECTORS AND OFFICERS

10. THIS COURT ORDERS that during the Stay Period, no Proceeding may be commenced or continued against any of the former, current or future directors or officers of 182 Ontario with respect to any claim against the directors or officers that arose before the date hereof and that relates to any obligations of 182 Ontario whereby the directors or officers are alleged under any law to be liable in their capacity as directors or officers of 182 Ontario.

THE LIQUIDATOR

11. THIS COURT ORDERS that the Liquidator shall provide any creditor or shareholder of 182 Ontario with information provided by 182 Ontario in response to reasonable requests for information made in writing by such creditor or shareholder addressed to the Liquidator or its legal counsel. The Liquidator shall not have any responsibility or liability with respect to the information disseminated by it pursuant to this paragraph. In the case of information that the Liquidator has been advised by 182 Ontario or the Inspectors is confidential or otherwise material, non-public information, the Liquidator shall not provide such information to creditors or shareholders unless otherwise directed by this Court, or on such terms as the Liquidator and the Inspectors may agree.

12. THIS COURT ORDERS that, in addition to the rights and protections afforded the Liquidator under the OBCA, the Liquidator shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the protections afforded the Liquidator by the OBCA or any applicable legislation

LIQUIDATOR'S ACCOUNTS

13. THIS COURT ORDERS that the Liquidator and counsel to the Liquidator shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Liquidator and counsel to the Liquidator shall be entitled to and are hereby granted a charge (the "Liquidator's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Liquidator's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person.

14. THIS COURT ORDERS that the Liquidator and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Liquidator and its legal counsel are hereby referred to a judge of the Ontario Superior Court of Justice.

15. THIS COURT ORDERS that prior to the passing of its accounts, the Liquidator shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Liquidator or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE LIQUIDATION

16. THIS COURT ORDERS that the Liquidator be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time

to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$250,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Liquidator by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Liquidator's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Liquidator's Charge.

17. THIS COURT ORDERS that neither the Liquidator's Borrowings Charge nor any other security granted by the Liquidator in connection with its borrowings under this Order shall be enforced without leave of this Court.

18. THIS COURT ORDERS that the Liquidator is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "A" hereto (the "Liquidator's Certificates") for any amount borrowed by it pursuant to this Order.

19. THIS COURT ORDERS that the monies from time to time borrowed by the Liquidator pursuant to this Order or any further order of this Court and any and all Liquidator's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Liquidator's Certificates.

SERVICE AND NOTICE

20. THIS COURT ORDERS that the E-Service Protocol of the Commercial List (the "Protocol") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>) shall be valid and effective service. Subject to

Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol.

21. THIS COURT ORDERS that if the service or distribution of documents in accordance with the Protocol is not practicable, the Liquidator is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to 182 Ontario's creditors or other interested parties at their respective addresses as last shown on the records of 182 Ontario and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

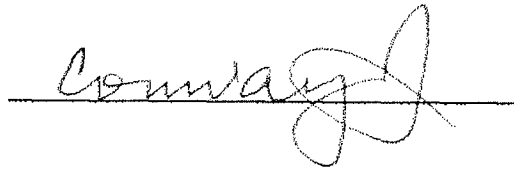
GENERAL

22. THIS COURT ORDERS that Liquidator may from time to time apply to this Court for advice and directions in the discharge of its powers and duties under this Order.

23. 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 Liquidator and its respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Liquidator, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Liquidator in any foreign proceeding, or to assist the Liquidator and its respective agents in carrying out the terms of this Order.

24. THIS COURT ORDERS that the Liquidator be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Liquidator is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

25. THIS COURT ORDERS that any interested party (including the Liquidator) may apply to this Court to vary or amend this Order on not less than seven (7) days notice to any other party or parties likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

A handwritten signature in cursive script, appearing to read "Conway", is written over a horizontal line.

ENTERED AT / INSCRIT À TORONTO
ON / BOOK NO:
LE / DANS LE REGISTRE NO:

AUG 29 2018

PER / PAR: Handwritten initials, possibly "ML", written in cursive.

SCHEDULE "A"**LIQUIDATOR'S CERTIFICATE**

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that Schwartz Levitsky Feldman Inc., the liquidator (the "Liquidator") of 1828700 Ontario Inc. pursuant to the Order of the Ontario Superior Court of Justice (the "Court") dated the 27th day of August, 2018 (the "Order") appointing the Liquidator, made in an application having Court file number CV- CV-17-588264-00CL, has received from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Liquidator is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Liquidator pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property (as defined in the Order), in priority to the security interests of any other person and the right of the Liquidator to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Liquidator to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Liquidator to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Liquidator does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the ____ day of _____, 20__.

Schwartz Levitsky Feldman Inc., solely in its capacity as Liquidator, and not in its personal capacity

Per: _____
Name:
Title:

Schedule A to Court endorsement

Schedule 1 to Court order.

1. Mr. Galati will make payment to Meridian Credit Union ("Meridian") in the amount of \$300,000 by no later than 5 pm on August 31, 2018.
2. 1978351 Ontario Limited ("197") will ^{irrevocably} direct the tenants of the 3rd and 4th floor of the property at 520-524 Ellesmere Road, Scarborough, Ontario (the "Property") to make all rent payments to Schwartz Lewinsky Feldman Inc. and 197 further agrees immediately forward to SLF any ("SLF") rents that it receives in connection with the Property.
3. 197 will provide SLF with a rent roll, copies of any lease and any other agreements governing the ^{3rd and 4th floor} tenancies of the Property.
4. Mr. Galati will provide a commitment letter for a refinancing of the Property to SLF by no later than September 2018.
5. SLF will provide to Meridian copies of any and all information that it receives pursuant to this order.
6. SLF will immediately forward to Meridian any rent collected ~~in connection with~~ from 197's sub-tenants or rent that 197 collects in connection with the 3rd and 4th floors of the Property.
7. The appointment of SLF is without prejudice to the right of Meridian to seek the appointment of their own Receiver in regards to both or any one of 197 or 1928700 O. Inc.

SALVATOR GALATI

Applicant

-and-

Court File No. CV-17-588264-00CL
VINCENZO TETI, NICOLA MARINO and
1828700 ONTARIO INC.
Respondents

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

PROCEEDING COMMENCED AT
TORONTO

WINDING-UP ORDER

PALIARE ROLAND ROSENBERG ROTHSTEIN LLP
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Lawyers for the Liquidator

Appendix 2

***In the Matter of the Liquidation
of 1828700 Ontario Inc.***

Report to Stakeholders and the Court

A. OVERVIEW

1. On December 15, 2017, at a special meeting of the shareholders of 1828700 Ontario Inc. ("182 Ontario" or the "company"), Schwartz Levitsky Feldman Inc. ("SLF") was appointed liquidator (the "Liquidator") of 182 Ontario pursuant to Section 193 of the Business Corporations Act. A copy of the Minutes of the shareholders' meeting, Certificate appointing the Liquidator, and Notices concerning the Winding Up, all dated December 15, 2017, are enclosed as **Exhibit 1**.

2. 182 Ontario's only asset is a property located at 520-524 Ellesmere Road, Toronto, Ontario (the "Property") on which there is a six story medical building. The Liquidator's principal mandate was therefore to liquidate the Property and then wind up the company.

3. However, since the Liquidator's appointment, it has been unable to fully carry out its mandate because Salvatore Galati ("Galati"), one of the shareholders of 182 Ontario, has refused to provide the Liquidator with critical information and documentation in his possession relating to the Property.

4. Galati is currently the only shareholder with any property management responsibility for 182 Ontario. Unbeknownst to his fellow shareholders of 182 Ontario until recently, Galati is also a shareholder of 1878351 Ontario Limited, a company that holds the Master Lease for floors three and four of the building. In order to carry out its

mandate, the Liquidator now applies to the court for court supervision of the winding up and liquidation process.

B. PURPOSE OF THE REPORT

5. The purpose of this Report is to:

- (a) provide information on the Liquidator's activities since the date of its private appointment; and
- (b) seek an Order of the Court winding up 182 Ontario and appointing the Liquidator to liquidate 182 Ontario.

C. 182 ONTARIO

6. 182 Ontario is a private Ontario corporation. A copy of a corporate profile report for 182 Ontario is attached as **Exhibit 2**.

7. The Shareholders of 182 Ontario are currently as follows:

Shareholder	% of Shares
Salvatore Galati	30.84
Vince Teti	30.84
Nick Marino	30.84
Evelyn Bieri	7.84
	100.00

8. As noted above, 182 Ontario's only asset is the Property.

9. There is a six story medical building on the Property with a potential occupancy of 125,000 square feet. The building is situated on 6.8 acres of land.

10. Presently, the building is approximately 60 percent occupied with the majority of vacant space having never been occupied or finished to allow occupation by new tenants.

11. In May 2016, Galati requisitioned Cushman and Wakefield Ltd., appraisers, to appraise the Property. Cushman and Wakefield Ltd. appraised the Property at \$45,000,000.00 but the appraisal was based on the current leases and twenty six offers to lease which, the Liquidator understands, Galati represented existed but which, in fact, never materialized. When advised that the leases never materialized, Cushman and Wakefield Ltd. retracted their appraisal.

12. As described in more detail below, the Liquidator has been unable to requisition a current appraisal of the Property as it does not have full access to information or documentation regarding all of the leases and rents for the building.

13. 182 Ontario is financed by Meridian Credit Union ("Meridian") and shareholder loans.

14. Meridian holds a first mortgage on the Property (the "First Mortgage") and is owed approximately \$ 15,000,000.00. The First Mortgage is personally guaranteed by Galati, Nick Marino ("Marino") and Vince Teti ("Teti") who hold collectively 92.52% of the shares of 182 Ontario.

D. 1878351 ONTARIO LIMITED AND THE 187 MORTGAGE

15. 1878351 Ontario Limited ("187 Ontario") is an Ontario corporation owned by Galati and Antonia Bianchi ("Bianchi"). A copy of a corporate profile report for 187 Ontario is attached as **Exhibit 3**.

16. 187 Ontario is the master tenant for the leases relating to the third and fourth floors of the building (the "Master Lease"). A copy of the Master Lease is attached as **Exhibit 4**.

17. The Liquidator understands that 187 Ontario entered into sub-leases with the actual tenants that occupy the third and fourth floors. As described below, 187 Ontario has refused to provide the Liquidator with copies of the sub-leases or even the details of the key financial and other terms in respect to those sub-leases.

18. The Master Lease is in default. At the same time, the Liquidator understands that 187 Ontario continues to collect the rents from the third and fourth floor sub-leases.

19. In November 2012, 187 Ontario borrowed \$5 million from Meridian to fund tenant improvements for the third and fourth floors of the building. The loan is secured with a second collateral mortgage registered against the Property (the "187 Mortgage"). Galati and Bianchi personally guaranteed the loan. At present, 187 Ontario owes approximately \$3.5 million to Meridian.

20. According to the records reviewed by the Liquidator, as well as discussions with Teti and Marino, it appears that Galati purported to approve the 187 Mortgage on behalf

of 182 Ontario without regard to his apparent conflict and even though it does not appear that Galati had authority to approve this mortgage loan unilaterally.

21. Teti and Marino claim that they have no knowledge of this financing and were unaware that Galati had further encumbered the Property by arranging for the 187 Mortgage. In addition, Teti and Marino advise that they only recently discovered that each of Galati and Bianchi was a fifty percent shareholder of 187 Ontario (a fact that Bianchi has now admitted).

22. The Liquidator has not yet conducted a review of the security documentation relating to either the First Mortgage or the 187 Mortgage.

E. THE 182 ONTARIO SHAREHOLDER LOANS

23. The 182 Ontario shareholder group has injected the following funds to finance the project based on the last draft financial statements prepared by the company:

Shareholder	Loan Amount \$
Salvatore Galati	3,868,274.90
Vince Teti	1,888,000.00
Nick Marino	1,533,985.00
Evelyn Bieri	480,851.87
	<u>\$7,771,111.83</u>

24. Galati has asserted that Evelyn Bieri's loans are not accurate and that her shares have been pledged to a third party. In addition, Marino and Teti question Galati's

advances as they include \$ 900,000.00 of management fees which, they allege, were never approved.

F. CONSTRUCTION LIENS AND OTHER TITLE ISSUES

25. 182 Ontario is behind in paying its construction suppliers and trade payables and the following companies have registered liens against title to the Property:

Lien Claimant	Amount of Lien (\$)
Network Mechanical Inc. ¹	1,671,725
G & G General Supply Ltd. ²	903,806
1762550 Ontario Inc. o/a G & G Contracting	137,652
Energy Corp. ³	85,852
Goldomme Electrical Contractors Inc. ⁴	841,512
	<u>\$ 3,640,547</u>

1. Network Mechanical Inc. is fifty percent owned by Teti.
2. G & G General Supply Ltd. and 1762550 Ontario Inc. o/a G & G Contracting are owned by the Galati family.
3. Energy Corp is a company owned by the Galati family.
4. Goldomme Electrical Contractors Inc. is a third party supplier to the company

An abstract of the title to the Property is attached as **Exhibit 5**.

26. In addition to these liens and the debts described above, the company owes approximately \$1,800,000.00 to other miscellaneous suppliers and over \$2,000,000.00 in property taxes.

27. On October 18, 2017, the City of Toronto issues a Warrant of Distrain for Property Taxes against the company, for \$ 666,919.10 which was stayed by the appointment of the Liquidator. A copy of the Warrant to Distrain for Property Taxes is attached as **Exhibit 6**.

28. To date, the company has made no payments against the tax arrears or current installments. Teti and Marino have advised the Liquidator that they were not aware of the realty tax deficiency until Meridian told them about the default in November 2017.

29. The company also has the following litigation pending against it:

- (a) A lawsuit by Access Self Storage in the amount of \$ 6,000,000.00;
- (b) A statement of claim issued by a supplier, United Drywall for \$ 442,000.00;
- (c) A lawsuit by CP Rail for \$ 350,000.00; and
- (d) Galati brought an oppression claim against Teti, Marino and the company but has not taken any steps since his failed motion for an injunction.

G. 182'S MONTHLY CASH FLOW

30. The Liquidator has reviewed the monthly cash flow of the Property which is broken down in **Exhibit 7** to this report. The company has a cash flow deficiency of \$110,000.00 per month if it were to pay its property taxes monthly of \$50,420.00 and Meridian mortgage payment of \$120,000.00 per month.

31. The cash flow does not include any amounts related to rental income from the third and fourth floors of the building as they are payable to 187 Ontario, as described above.

32. The lease between 182 Ontario and 187 Ontario for the third and fourth floor is currently in default. 187 Ontario is also in default of its loan agreement with Meridian and owes arrears of interest of approximately \$80,000.

H. STEPS THE LIQUIDATOR HAS TAKEN SINCE ITS APPOINTMENT

1. Steps taken immediately following the appointment

33. On December 19, 2017, immediately after the Liquidator's appointment, the Liquidator held a meeting with Galati, Olga Galati (Galati's spouse) and Rey Atienza, a long time associate of Galati who provides bookkeeping and related services to Galati and 182 Ontario. The purpose of the meeting was to obtain information about the Property, its financial position, its key employees and to arrange meetings with tenants to inform them of the appointment of the Liquidator.

34. On December 20, 2017, the Liquidator attended at the Property and held meetings with the building employees and all tenants to advise them of the appointment of the Liquidator and that the Liquidator would be managing and controlling the Property going forward.

35. The Liquidator formally advised all tenants that commencing on January 1, 2018 and until further notice, payments for rent, hydro and common area expensed due in accordance with their lease should be made payable to "Schwartz Levitsky Feldman

Inc." and would be picked up at the beginning of each month by Mr. Jose Flamenco, the property manager.

36. The Liquidator then held additional meetings with Mr. Sudin Ray, manager of the Family Health Team, to explain the Liquidator's role and objectives and assist Mr. Ray with communicating the Liquidator's role to the tenants.

37. On January 9, 2018, the Liquidator attended at the property to pick up rents collected by Mr. Flemenco and meet with the tenants who were unavailable December 20, 2017.

38. On January 11, 2018, the Liquidator held a meeting with Bianchi and advised her of the ramifications of the appointment of the Liquidator. At that meeting, the Liquidator requested information about the leases for the third and fourth floors, as well as financial statements of 187 Ontario in respect of fiscal 2016.

39. The Liquidator has never received the leases. Bianchi assured the Liquidator that she would provide financial statements for 187 Ontario for fiscal 2017 but, to date, these have not been provided.

40. On January 16, 2018, the Liquidator held a meeting with Mr. Galati and Mr. Rey Atienza to review all outstanding accounts receivables as at December 31, 2017 and related tenant issues. At the meeting, the Liquidator discovered that 182 Ontario had \$1,679,344.76 in outstanding receivables for Leaseholds, Rent and Hydro at December 31, 2017 and numerous issues with collection of rent from the tenants.

41. On January 25, 2018, the Liquidator served notice on the Bank of Nova Scotia (the company's bank) and requested that the Liquidator be added as a signatory to the bank accounts. The bank did not respond to the request but Galati subsequently agree to only issue cheques with his and the Liquidator's signatures.

2. Steps the Liquidator is taking on an ongoing basis

42. The Liquidator is in ongoing contact with the tenants to deal with day to day issues, collect rents and help collect rental arrears from delinquent tenants.

43. On February 2, 2018, the Liquidator received rental payments from the tenants for the first time. The Liquidator reconciled the rental payments against the tenant leases and confirmed the leases in place and the payments that were made.

44. Since that time, the Liquidator continues to attend at the Property on a monthly basis to collect rents, deal with tenant issues and review management of the building.

45. The Liquidator also continues to send collection notices to tenants in arrears and continues to help negotiate lease issues, renewals and extensions with tenants and their solicitors.

46. Finally, as described in more detail below, the Liquidator has: (i) supported discussions amongst the 182 Ontario shareholders about a resolution involving Galati purchasing the interests of his fellow shareholders; and (ii) been engaged with Meridain in ongoing discussions about the present situation.

I. GALATI HAS FAILED TO COOPERATE WITH THE LIQUIDATOR

47. Galati did not support the appointment of the Liquidator. In fact, a few hours before the shareholders' meeting to consider the resolution to wind up and liquidate the company, Galati brought an injunction to try to prevent the meeting from taking place. Galati's motion was unsuccessful. A copy of the Justice Myers' endorsement dismissing Galati's motion is attached as **Exhibit 8**.

48. Since the Liquidator's appointment, it has been unable to secure cooperation from Galati and/or Bianchi to provide the sub-leases for the third and fourth floors of the building. This information is critical for the Liquidator to get a complete financial picture of the Property. Therefore, the Liquidator is only in possession and control of documentation and information regarding four/sixths of the building (ie floors one, two, five and six).

49. Galati, Bianchi and 187 have also refused to account to the Liquidator for the rents that they are collecting in respect of the third and fourth floors. Teti and Marino have requested that Meridain attorn rents from the third and fourth floors but, to date, Meridan has refused.

50. In the absence of the required information including, in particular, the sub-leases for floors three and four, the Liquidator has no ability to value the Property and its cash flow and no ability to carry out a property marketing and sales process for the Property.

51. On May 16, 2018, the Liquidator received an offer for the Property from an arm's-length third party. A redacted copy of this offer is attached as **Exhibit 9** and an unredacted copy of the offer is attached as **Confidential Exhibit A**.

52. The Liquidator has no ability to properly assess the value of the offer as no marketing or sales process has taken place with respect to the Property and, as noted, the Liquidator does not have full access to all the information regarding the third and fourth floor rents.

53. Nevertheless, based on the information that the Liquidator has about the Property, the offer appears meaningful and the offered purchase price is more than sufficient to satisfy all of 182 Ontario's creditors identified in this Report. The Liquidator would like to pursue further discussions with this third party once the Liquidator is in possession of the outstanding information about the Property. Even though the offer has now expired, the Liquidator understands that the third party is still potentially interested in acquiring the Property.

J. GALATI'S ONGOING – AND UNSUCCESSFUL - EFFORTS TO REFINANCE THE PROPERTY AND BUYOUT HIS FELLOW SHAREHOLDERS

54. The Property is still being managed by Galati. Upon its appointment, the Liquidator requested quotes from professional third party property managers but deferred any appointment in order to be cost effective and allow Galati the opportunity to refinance the Property.

55. The Liquidator has had a number of meetings with Galati, Meridian representatives and Joseph Bergman, a representative of Teti and Marino. As a result of these meetings, Galati advised that he wished to refinance the Property with the view to payout Meridian, the liens, the accrued liabilities, the property taxes and the shareholder loans of the other shareholders.

56. With this in mind, Mr. Bergman confirmed that his clients (Teti and Marino) would accept a buyout of their shares for one dollar and full repayment of their shareholder loans with no interest provided Meridian would formulate a forbearance agreement for the period required by Galati to close the refinancing deal.

57. The terms of the agreement required that 182 Ontario bring interest arrears of \$220,000.00 into good standing by May 10, 2018, pay interest only on the First Mortgage going forward, pay \$750,000.00 in property tax arrears by May 15, 2018, pay another \$750,000.00 of property tax arrears by June 15, 2018 and pay out Meridian by September 18, 2018.

58. Galati agreed that Meridian's forbearance terms were acceptable given the commitment by Mr. Bergman regarding the shareholder buyouts.

59. The Liquidator has been advised by both Galati and Meridian that 182 Ontario paid \$180,000.00 of the interest arrears but is still in arrears of \$ 40,000.00 and has not paid the May 15, 2018 tax arrears payment.

60. The Liquidator, Mr. Bergman and representatives of Meridian held a meeting regarding the defaults and the forbearance agreement. At that meeting, it was decided to give Mr. Galati until May 29, 2018 to have financial statements completed and approved by the shareholders and to have a share purchase agreement completed and executed by the shareholders. Otherwise it was not worth amending the forbearance agreement as without these agreements, Mr. Galati had no chance of refinancing the Property.

61. To date, the Liquidator has not been provided with any binding commitment to refinance 182 Ontario, nor even any proof that Galati has paid commitment fees to any prospective financier.

K. 182 ONTARIO HAS NOT ISSUED ITS FINANCIAL STATEMENTS

62. 182 Ontario is in default of issuance of its July 31, 2017 financial statements as the accountant for the company refused to issue the statements as they were not approved by the shareholders. The financial statement issues relate to the write off of old accounts receivables and the accounting for certain Galati shareholder loans.

63. Galati, through a new accountant, has provided the Liquidator with new draft financial statements for the years ended July 31, 2017 for approval by the shareholders.

64. The new statements included an adjustment in favour of 182 Ontario for outstanding management fees of \$450,000.00 plus HST per year for eleven years or a credit to his loan account of \$5,593,500.00. The management fees were then capitalized as a part of the construction cost of the building.

65. Galati's shareholder loan already included management fees of \$900,000.00 plus HST for three years (\$300,000.00 per year) which is not part of the eleven years noted above. A copy of the draft financial statements is included at **Exhibit 10**.

66. Without financial statements for the year ended July 31, 2017 that are approved by the shareholders, Galati will not be able to refinance the Property and interest and property taxes will continue to accrue to the detriment of all stakeholders.

L. GALATI TRIES UNSUCCESSFULLY TO BUY OUT HIS FELLOW SHAREHOLDERS

67. As part of Galati's efforts to refinance the Property, he has been in discussions with his fellow shareholders about potentially buying out their interests. In this regard, on June 18, 2018, Galati produced a draft Share Purchase Agreement (the "Draft SPA"). The Liquidator has been advised that numerous terms in the agreement are completely unacceptable to Marino and Teti.

68. Galati has continued to negotiate and amend the Share Purchase Agreements but to date has not been successful in getting agreements from his other shareholders.

69. When Meridian was advised of the unsuccessful share purchase agreement negotiations, it advised that no forbearance agreement would be prepared and that if parties did not have share purchase agreements done by August 27, 2018, it would make a motion for the appointment of its own Court-Appointed Receiver.

70. Meridian is owed interest arrears of approximately \$300,000 from 182 and approximately \$80,000 from 187.

71. Galati has continued to negotiate and has fulfilled one important condition of the draft share purchase agreements by depositing \$450,000.00 in his lawyer's trust account.

72. However, as of the date of this report, Galati has been unable to agree on a share purchase with his fellow shareholders.

M. RECOMMENDATION

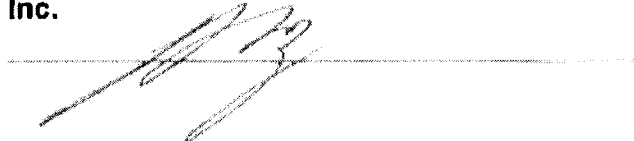
73. The Liquidator recommends that its appointment as Liquidator by the shareholders be converted to a Court appointed Liquidator in order for the Receiver to:

- (a) Take over management of the entire building;
- (b) Terminate the Master Lease for the third and fourth floors of the building to:
 - (i) allow the Receiver access to the lease information;
 - (ii) allow the Receiver additional rental income to help fund the cash flow deficiency; and
 - (iii) allow the Receiver to requisition a proper appraisal on the Property;
- (c) Run a sales process to market and sell the Property; and
- (d) Allow the Liquidator to obtain a Vesting Order on the eventual sale of the Property.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

August 20, 2018

**Schwartz Levitsky Feldman Inc, in its
capacity as Liquidator of 1828700 Ontario
Inc.**



Appendix 3

Schwartz Levitsky Feldman Inc
 In Its Capacity as Liquidator of 1828700 Ontario Inc
 Rental Collections September 2018

Collections Sept Rent

Tenant	Area	Gross Rent	Deposited By 1828700	Deposited By 1878353	Deposited By 5LF	Total Collected
Pattison paid semi ann (Feb and Aug)		10735				
Bell		941.67	941.67			941.67
OMA	Basement	3828 28262.25	10178.74			10178.74
Accu Breat	Ground Floor	1158 5779.39				5870
Accu Breath Hydro						
Connect Hearing Trillium		606 4821.91	4821.99			4821.99
Connect Hearing Hydro						
Ellesmere Healthcare Pharmacy		2368 16278.03	16278.02			16278.02
Ellesmere Healthcare Pharmacy Hydro						
Fresh Choice		1224 6339.3			1300	1300
Lifelabs		2521 10207.95	10207.95			10207.95
Lifelabs Hydro						
Optical Natural Vision		500 2495.42			2495.42	2495.42
Optical Natural Vision add space					670.72	670.72
Neat Canada		989 5401.59	5401.59			5401.59
Neat Canada TMI						
Dr Elysia Jagdeo		1533 9094.52			9094.52	9094.52
Scarborough Second Floor		4814 12074.62	13478.64			13478.64
Dr Ian Sang Third Floor		510 1152.6			1152.6	1152.6
Dr Bob Chiu		722 1835.68		1835.68		1835.68
Dr Ambika Aneja		362 1465.8		1465.8		1465.8
Dr Jing Qin		362 1465.8		1465.8		1465.8
North York Fourth Floor		3611 15641.65		15641.65		15641.65
Hillside Group		2889 6528.91		6528.91		6528.91
Dr Rodolfo Dominguez		722 2535.76				o/s
Fifth Floor						
East GTA F Sixth Floor		4316 14218.23	14218.23			14218.23
Dr Jyu		4314 12669.41	8917.56			8917.56
Dr Jyu Hydro					1107.4	1107.4
Dr Glowczewski		722 2535.96	2310.96			2310.96
Dr Lubomir Alexov		722 2535.96			2240.9	2240.9
Dr Bernard Li		722 2787.52				o/s
Randall Lee		722 2787.52				o/s
		40237 182124.3	87862.75	26937.84	16954.16	137624.8

Appendix 4

1828700 ONTARIO INC.

ACCOUNT RECEIVABLE SUMMARY - As at August 31, 2018 (Leaseholds, Rent & Hydro)

NAME OF TENANT	UNIT NO.	AMOUNT
LDM DIAGNOSTICS INC.	B15	\$ 993,299.04
9037829 CANADA INC. (FRESH CHOICE CAFÉ)	G110	\$ 181,524.12
LIFELABS (<i>Payment via ETF</i>)	G109	\$ 2,712.00
NAOT - SOLEMATES INC.	G106	\$ 3,558.81
DR. ELYSIA JAGDEO (TOOTH ART DENTISTRY)	G105	\$ 7,397.76
CONNECT HEARING (<i>Payment via ETF</i>)	G126	\$ 139.97
ACCU CARE MEDICAL CENTRE	G104	\$ 7,313.22
ELLESMERE HEALTHCARE PHARMACY	G124/125	\$ 22,832.44
NATURAL VISION / OPTICAL (R. KANDIAH)	G113/114	\$ 2,258.53
CANADIAN KNEE INSTITUTE (<i>Moved Out July 1, 2018</i>)	214	\$ 104,213.21
CORE HEALTH INC. (<i>Moved Out April 2017</i>)	215/216	\$ 485,974.90
2369724 ONTARIO INC. (SPARC)	215	\$ 6,678.68
EAST GTA FAMILY HEALTH TEAM (SUDIN RAY)	600	\$ -
EAST GTA FAMILY HEALTH ORG. (DR. C. JYU)	601	\$ 86,587.62
DR. LUBOMIR ALEXOV	602	\$ 5,712.41
DR. ELIZABETH GLOWSZEWSKI-PARK	602	\$ 4,630.34
DR. RANDALL LEE	603	\$ 11,654.62
DR. BERNARD LI	603	\$ 7,162.72
TOTAL =		<u>\$ 1,933,650.39</u>

Appendix 5

COUNSEL SLIP

Court File No. CV-17-588264-00CL

Date: Aug 27/18
No. On List 5

SALVATOR GALATI
VS.

Title of Proceeding VINCENZO TETI

Counsel for:
Plaintiff(s) Jeffrey Larry
Applicant(s)
Petitioner(s) for Schwartz Leventy Feldman,
Liquidator

Phone No. 416 646 4330
Fax No. 416 646 4301

Counsel for:
Defendant(s)
Respondent(s) MARTIN GREENGLASS
FOR TETI & MARINO

Phone No. 905-435-1266
Fax No. 905-475-2851

x SHEILA MORRIS
FOR SALVATORE GALATI

smorris@wagnorsidlofsky.com
Tel: 416-366-6743
Fax: 416-364-6579

A O'Brien
for Meridian

tabrien@12wlaw.com
416 789 0652
416 789 9015

L.B. GOLDAPPLE

T- 416-636-1949 x251
F- 416-636-3431

Aug 27/18

Counsel have resolved this matter for today on terms set out in Sch A. ~~has appointed~~ SLF as liquidator of 182 Ontario as per the Winding Up & Liquidation order signed by me. As per # 7 of Schedule A to this endorsement, his appt is on a w/o pre-4 basis to Meridian seeking to appt its own
is appointed as

Receiver over 182 or 187.

Commitment

I have scheduled 30 minutes on
Oct 2/18 (cont'd) for the R's application
~~in~~ in case the refinancing is not obtained
by Sept 26, 2018. This may be converted
to a 930 if the refinancing commitment is obtained.

The R's application materials were
~~not~~ not before me today due to a mix up.
If the appn was served by another judge
today, that shall have no effect.

Schedule A to Court endorsement

Schedule 1 to Court order.

1. Mr. Galati will make payment to Meridian Credit Union Limited ("Meridian") in the amount of \$300,000 by no later than 5 pm on August 31, 2018.
2. 1978351 Ontario Limited ("197") will ^{irrevocably} direct the tenants of the 3rd and 4th floor of the property at 520-524 Ellesmere Road, Scarborough, Ontario (the "Property") to make all rent payments to Schwartz Lewinsky Feldman Inc., and 197 further agrees to immediately forward to SLF any ("SLF") rents that it receives in connection with the Property.
3. 197 will provide SLF with a rent roll, copies of any leases and any other agreements governing the ^{3rd and 4th floor} tenancies of the Property.
4. Mr Galati will provide a commitment letter for a refinancing of the Property to SLF by no later than September 26, 2018.
5. SLF will provide to Meridian copies of any and all information that it receives pursuant to this order.
6. SLF will immediately forward to Meridian any rent collected ~~on behalf of~~ from 197's sub-tenants or rent that 197 collects in connection with the 3rd and 4th floors of the Property.
7. The appointment of SLF is without prejudice to the right of Meridian to seek the appointment of their own Receiver in regards to both or any one of 197 or 1928700 Ontario Inc.

Appendix 6

Litigation Search Report

Name(s) Searched: 1828700 ONTARIO INC.
Date Searched: September 27, 2018
Years Searched: 10 year(s)
Currency Date: August 24, 2018
Jurisdiction(s) Searched: Toronto
Court(s) Searched: Superior Court
 Small Claims
 Family Court
 Court of Appeal
 Divisional Court
 Supreme Court of Canada
 Tax Court of Canada and Appeals
 Federal Court and Federal Court of Appeal

Results: 17 match(es)

Comments: Attached are the Case History Reports.

Court copies can be requested through our Due Diligence services.
Contact our Corporate Services Representatives if you require assistance.

It is hereby acknowledged and confirmed that:

- Though every effort is made to guarantee accuracy, the results provided are based on information gathered from a court database beyond Carswell Legal Solutions' control;
- As a result of the courts' manual data entry workflows, errors and/or omissions in the names of parties to actions may occur;
- Notwithstanding any of the above, searches are conducted on the exact name as provided to Carswell Legal Solutions. Additional searches on any alternative names will only be provided at the behest of the party requesting the search.
- Please note that, when available, Carswell Legal Solutions will provide a copy of the search as carried out.

CONDITIONS OF SEARCH

This report provided by Carswell Legal Solutions, a Thomson Reuters business is based on information obtained from Government files and while Cyberbahn endeavours to ensure accuracy it does not assume responsibility and will not be liable for any errors or omissions.

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F 416.348.0031
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Should you have any further questions or concerns, please do not hesitate to contact us.

CONDITIONS OF SEARCH

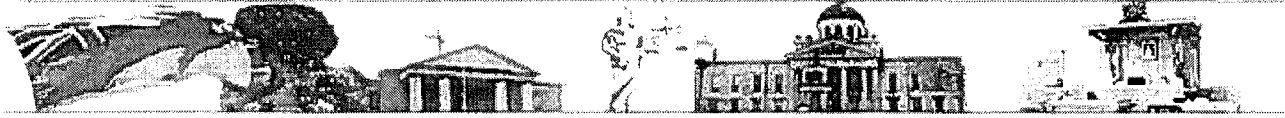
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Today is: Sep-27-2018



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Case Information

Case Number:	CV10004129330000	Status:	Inactive
Case Type:	CL Construction lien NN	Amount:	172000.00
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Oct 25, 2010	Age in Days:	2895
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

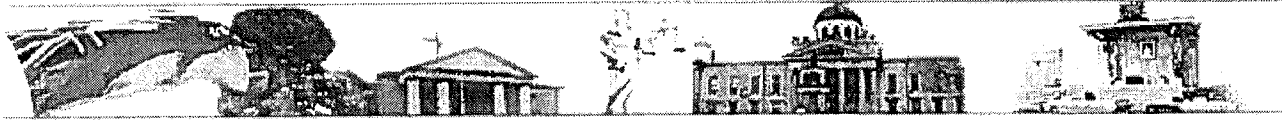
BEL-CO EXPRESS INC v 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
BEL-CO EXPRESS INC		PL		MICHAEL ALAN COHEN
CTC BANK OF CANADA		DF		UNREPRESENTED

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Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV11004236140000	Status:	Inactive
Case Type:	TEI Tort economic injury (other than medical-PM)	Amount:	11250000.00
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Apr 04, 2011	Age in Days:	2734
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

WHITMORE v. BIERI et al

Party & Document Information

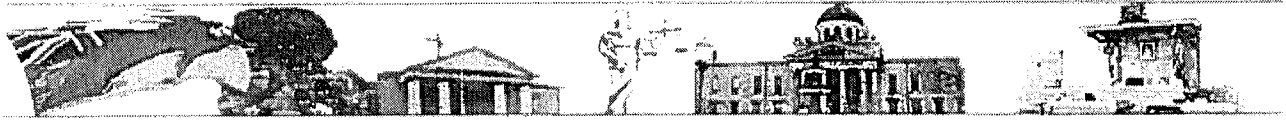
<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		DAVID ALAN DECKER
BIERI	EVELYN	DF		JOSEPH C VIENI
BIFRI	ULRICH	DF		RONALD GORDON
WHITMORE	PETER	PL		GRODMAN EDWARD ROSENBERG

Event Result Information

<u>Doc Code</u>	<u>Order</u>	<u>Event</u>
Jan 16, 2014	ORCD- Order case dismissed	

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV110042361400A1	Status:	Active
Case Type:	CO Collection of liquidated debt	Amount:	0
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NONJURY
Case Opened Date:	Jul 26, 2011	Age in Days:	2621
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

1828700 ONTARIO INC

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1321645 ONTARIO LIMITED		3P		UNREPRESENTED
1452432 ONTARIO LIMITED		3P		UNREPRESENTED
1828700 ONTARIO INC		DF		DAVID ALAN DECKLER

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[Return to Search](#)

Case Information

Case Number:	CV11004263230000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	111935.64
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	May 12, 2011	Age in Days:	2696
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

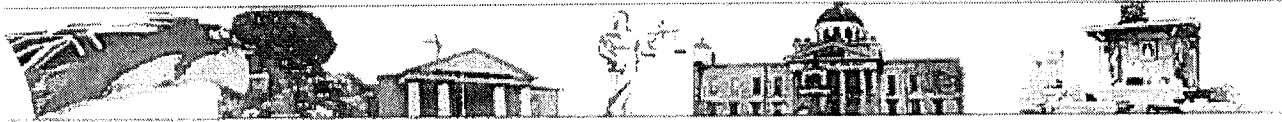
HOLCIM (CANADA) INC. v 1828700 ONTARIO INC

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
HOLCIM (CANADA) INC.		PI		JAMES ARTHUR MACCOLL

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[Return to Search](#)

Case Information

Case Number:	CV12004526560000	Status:	Active
Case Type:	RP Real Property (incl Leases excl mortgage/charge)	Amount:	6000000.00
Case Mgmt. Type:	SA Set Aside Dismissal	Trial Type:	NJ NON JURY
Case Opened Date:	May 02, 2012	Age in Days:	2340
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

ACCESS SELF STORAGE INC v 1321645 ONTARIO LTD et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1321645 ONTARIO LTD.		DF		UNREPRESENTED
1452432 ONTARIO LIMITED		DF		UNREPRESENTED
1828700 ONTARIO INC		DF		CHARLIE CHANG
ACCESS SELF STORAGE INC.		PL		GEORGE LIMBERIS
ARKIN	HAROLD	ME		UNREPRESENTED
BIERI	ULI	DF		UNREPRESENTED

Event Information

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Jan 31, 2019	09:00 AM	25	Hearing - Strike Off Trial List
Nov 27, 2017	09:00 AM	24	Med Sess - Med Selected by Parties
Feb 26, 2018	10:00 AM	23	Motion on notice
Nov 24, 2017	10:00 AM	22	Med Sess - Med Selected by Parties
Nov 17, 2017	10:00 AM	21	Motion without notice
Dec 06, 2017	10:00 AM	20	Motion on notice
Oct 19, 2017	10:00 AM	19	Motion on notice
Oct 18, 2017	10:00 AM	18	Motion on notice
Jul 19, 2017	16:00 PM	17	Case conference
Sep 11, 2017	16:00 PM	17	Case conference
Aug 23, 2017	10:00 AM	16	Motion on notice
Apr 25, 2017	10:00 AM	15	Motion on notice
Apr 12, 2017	10:00 AM	14	Motion on notice
Oct 31, 2016	09:00 AM	13	Med Sess - Med Selected by Parties
Aug 15, 2017	10:00 AM	12	Motion on notice
Jan 05, 2017	10:00 AM	12	Motion on notice
May 31, 2017	10:00 AM	12	Motion on notice
Oct 31, 2016	08:30 AM	11	Case conference

Oct 31, 2016	08:30 AM	11	Case conference
Oct 13, 2016	10:00 AM	10	Motion on notice
Oct 27, 2016	10:00 AM	9	Motion on notice
Sep 16, 2016	10:30 AM	9	Motion on notice
Nov 03, 2016	10:00 AM	8	Motion on notice
Jun 16, 2016	16:00 PM	7	Case conference
Jun 30, 2016	12:00 PM	7	Case conference
Jul 05, 2016	12:00 PM	7	Case conference
May 31, 2016	08:00 AM	6	Case conference
May 13, 2016	10:00 AM	5	Motion on notice
Apr 08, 2016	10:00 AM	5	Motion on notice
Nov 16, 2015	08:00 AM	4	Motion on notice
Oct 20, 2015	10:00 AM	4	Motion on notice
Sep 04, 2015	10:00 AM	3	Motion on notice
Oct 28, 2014	08:00 AM	2	Hearing - status hearing
Dec 04, 2012	10:00 AM	1	Motion without notice

Event Result Information

Doc Code :	Order	Event
Mar 14, 2018	OR- Order	18
Feb 26, 2018	OR- Order	23
Dec 05, 2017	OR- Order	
Dec 01, 2017	OR- Order	21
Oct 19, 2017	OR- Order	19
Apr 25, 2017	OR- Order	15
Apr 12, 2017	OR- Order	14
Jan 31, 2017	OR- Order	
Nov 29, 2016	OR- Order	8
Oct 27, 2016	OR- Order	9
Oct 13, 2016	OR- Order	10
Jul 05, 2016	OR- Order	7
Jun 14, 2016	OR- Order	
May 31, 2016	OR- Order	
Nov 19, 2015	ORSAD- Order set aside dismissal order	
Jul 06, 2015	ORCD- Order case dismissed	

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Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV13004812710000	Status:	Inactive
Case Type:	CORP Corporate law	Amount:	0
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	May 27, 2013	Age in Days:	1950
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

BIERI v 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		RE		UNREPRESENTED
BIERI	EVELYN	AP		JAYSON W. THOMAS
GALATI	SAVATORE	RE		UNREPRESENTED

Event Information

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Nov 21, 2014	10 00 AM	2	Motion on notice
May 06, 2014	10 00 AM	1	Motion on notice
Jun 28, 2013	09 30 AM	1	Case conference

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV13004884860000	Status:	Active
Case Type:	TEI Tort: economic injury (other than medical-PM)	Amount:	100000.00
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Sep 11, 2013	Age in Days:	1843
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

CANADIAN PACIFIC RAILWAY COMPANY v 1828700 ONTARIO INC

Party & Document Information

Surname/Business	Given Name	Type	Disposed Date	Lawyer
1828700 ONTARIO INC		DF		CHARLIE CHANG
CANADIAN PACIFIC RAILWAY COMPANY		PL		STEVEN FELIX ROSENIIEK

Event Information

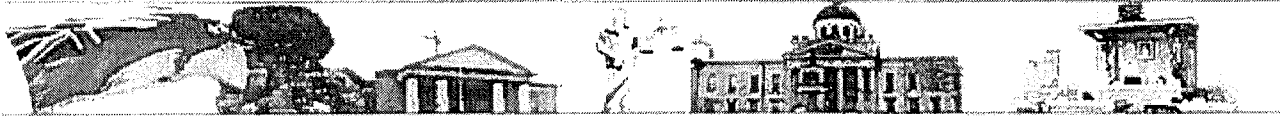
Date	Time	Event	Description
Nov 30, 2018	10 00 AM	3	Motion on notice
Oct 27, 2014	08 00 AM	2	Motion (unopposed/consent)
Jun 03, 2014	08 00 AM	1	Motion (unopposed/consent)

Event Result Information

Due Code :	Order	Event
Oct 27, 2014	OR- Order	
Sep 08, 2014	ORCD- Order case dismissed	
Jun 02, 2014	ORSAD- Order set aside dismissal order	
May 07, 2014	ORCD- Order case dismissed	

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV13004889300000	Status:	Inactive
Case Type:	CO Collection of liquidated debt	Amount:	33261.55
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Sep 17, 2013	Age in Days:	1837
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

SCHINDLER ELEVATOR CORPORATION v 1828700 ONTARIO INC

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
SCHINDLER ELEVATOR CORPORATION		PI		CHAD KOPACH

Event Information

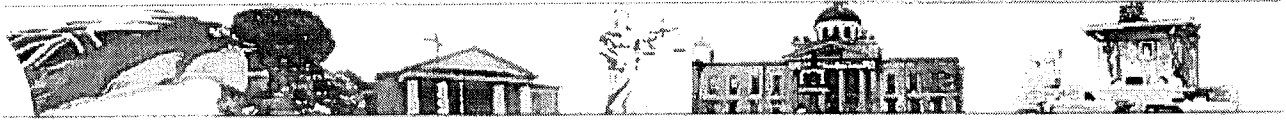
<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Jan 06, 2014	08:00 AM	1	Motion (unopposed/consent)

Event Result Information

<u>Doc Code :</u>	<u>Order</u>	<u>Event</u>
Jan 06, 2014	ORCD- Order case dismissed	

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV17005671440000	Status:	Active
Case Type:	CO Collection of liquidated debt	Amount:	119538.18
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Jan 05, 2017	Age in Days:	631
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

RITZ ARCHITECTURAL SYSTEMS INC v. GALATI et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC.		DF		UNREPRESENTED
LILLESHERE MEDICAL HEALTH CARE CENTRE		DF		UNREPRESENTED
GALATI	SALVATORE	DF		UNREPRESENTED
RITZ ARCHITECTURAL SYSTEMS INC		PL		JOSEPH BRIAN DONNELLY

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV17005877490000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	1671725 12
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Dec 04, 2017	Age in Days:	298
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

NETWORK MECHANICAL INC v. 1828700 ONTARIO INC. et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
MERIDIAN CREDIT UNION LIMITED		DF		UNREPRESENTED
NETWORK MECHANICAL INC		PL		ADAM BRETT WAINSTOCK

Event Information

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Feb 27, 2018	09:30 AM	1	Motion without notice

Public View Terminals

Today is: Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV170058876400CI	Status:	Active
Case Type:	CLBC - CL - Business Corporations Act NN	Amount:	0
Case Mgmt. Type:	NN - No notice required	Trial Type:	NJ - NON JURY
Case Opened Date:	Dec 12, 2017	Age in Days:	290
Judicial Official:		Date Seized:	
Originating Court:	48704 - Toronto		

GALATI v TETI et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		RE		UNREPRESENTED
GALATI	SALVATOR	AP		GREGORY M SIDLOFSKY
MARINO	NICOLA	RE		UNREPRESENTED
TETI	VINCENZO	RE		UNREPRESENTED
SCHWARTZ, LEVITSKY FELDMAN		IN		JEFFREY LARRY

Event Information

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Nov 29, 2018	09:30 AM	6	CL-Hearing Commercial List
Oct 02, 2018	09:58 AM	5	Hearing - application on notice
Aug 27, 2018	09:58 AM	4	Motion on notice
Aug 27, 2018	09:58 AM	3	Motion on notice
Jun 29, 2018	09:30 AM	2	CL-Hearing Commercial List
Dec 15, 2017	09:30 AM	1	CL-Hearing Commercial List

Event Result Information

<u>Doc Code :</u>	<u>Order</u>	<u>Event</u>
Aug 27, 2018	OR - Order	

Public View Terminals

Today is Sep-27-2018



[Return to Search](#)

Case Information

Case Number:	CV18005928960000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	899495.03
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Feb 27, 2018	Age in Days:	213
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

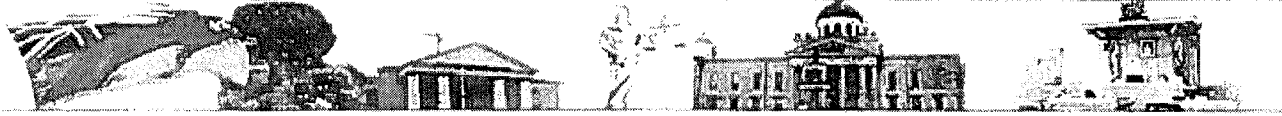
1762550 ONTARIO INC v. 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1762550 ONTARIO INC		PL		LAWRENCE BURT
1828700 ONTARIO INC		DF		UNREPRESENTED
MERIDIAN CREDIT UNION LIMITED		DF		UNREPRESENTED

Public View Terminals

Friday, Sep 27, 2018



[Return to Search](#)

Case Information

Case Number:	CV18005928980000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	899495.03
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Feb 27, 2018	Age in Days:	213
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

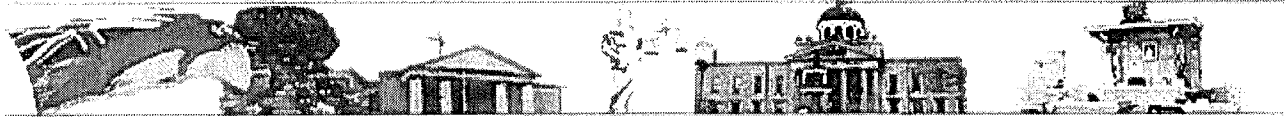
G&G GENERAL SUPPLY LTD v 1828700 ONTARIO INC. et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC.		DF		UNREPRESENTED
G&G GENERAL SUPPLY LTD		PL		LAWRENCE BURT
MERIDIAN CREDIT UNION LIMITED		DF		UNREPRESENTED

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Case Information

Case Number:	CV18005931180000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	0
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Mar 01, 2018	Age in Days:	211
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

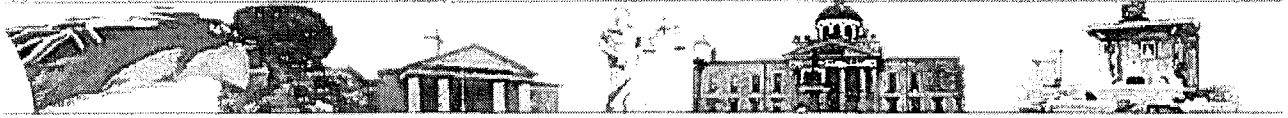
GOLD DOME ELECTRICAL CONTRACTORS INC v 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
GOLD DOME ELECTRICAL CONTRACTORS INC		PL		ADAM BRITTI WAINSTOCK
MERIDIAN CREDIT UNION LIMITED		DF		UNREPRESENTED

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Case Information

Case Number:	CV18005931520000	Status:	Active
Case Type:	CONL Construction law (other than construction lien)	Amount:	422000.00
Case Mgmt. Type:	CM Civil Mediated Timeline	Trial Type:	NJ NON JURY
Case Opened Date:	Mar 02, 2018	Age In Days:	210
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

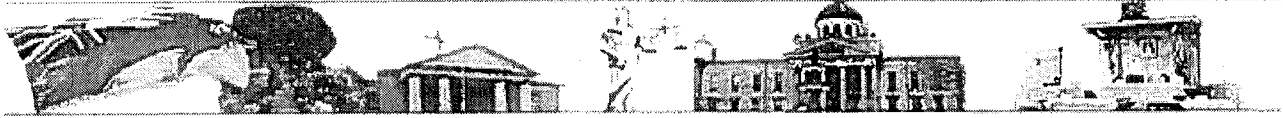
UNITED DRYWALL LTD v 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		CHARLIE CHIANG
GALATI	SALVATORE	DF		CHARLIE CHIANG
MARINO	NICK	DF		CHARLIE CHIANG
TELI	VINCE	DF		CHARLIE CHIANG
UNITED DRYWALL LTD		PL		JOSEPH D'ALMONTE

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Case Information

Case Number:	CV18005941630000	Status:	Active
Case Type:	CL Construction lien NN	Amount:	85851.00
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Mar 16, 2018	Age in Days:	196
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

ENERGY CORP v 1828700 ONTARIO INC et al

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		DF		UNREPRESENTED
ENERGY CORP		PL		LAWRENCE BURT
MERIDIAN CREDIT UNION LIMITED		DF		UNREPRESENTED

Public View Terminals

Today is: Sep-27-2018



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Case Information

Case Number:	CV180060362400CL	Status:	Active
Case Type:	BR Bankruptcy or insolvency law NN	Amount:	0
Case Mgmt. Type:	NN No notice required	Trial Type:	NJ NON JURY
Case Opened Date:	Aug 20, 2018	Age in Days:	39
Judicial Official:		Date Seized:	
Originating Court:	48704 Toronto		

MERIDIAN CREDIT UNION LIMITED v 1828700 ONTARIO INC

Party & Document Information

<u>Surname/Business</u>	<u>Given Name</u>	<u>Type</u>	<u>Disposed Date</u>	<u>Lawyer</u>
1828700 ONTARIO INC		RE		UNREPRESENTED
MERIDIAN CREDIT UNION LIMITED		AP		JASON DANIEL SPEITER

Event Information

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Description</u>
Aug 27, 2018	09:58 AM	1	Hearing - application on notice

SALVATOR GALATI

Applicant

-and-

Court File No. CV-17-588264-00CL
VINCENZO TETI, NICOLA MARINO and
1828700 ONTARIO INC.
Respondents

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

PROCEEDING COMMENCED AT
TORONTO

MOTION RECORD

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Lawyers for the Liquidator