

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (June 2019)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as at December 31, 2017	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
21	520-524 Ellesmere Road Owner: 1828700 Ontario Incorporated C/O Schwartz Levisky Feldman Inc., Box 2434 2300 Yonge Street Suite 1500 Toronto ON M4P 1E4	2016	\$2,793,849	Balance represents 2014 to December 2019 interim taxes and penalties. The property was assigned to internal collector December 22, 2016. As no payments were received as of September 8, 2017, the account was recommended for bailiff action. On December 20, 2017, the Bailiff received notification that the corporation and its assets were in the process of being liquidated under the Business Corporations Act, during which time all proceedings against the corporation are stayed, including enforcement proceedings such as distress or attornment of rent. Legal Services has been in communication with the liquidator to determine when the liquidation is likely to be completed and/or the property sold to a new owner, at which time, appropriate collection action can resume if the property tax arrears remain outstanding. The account is in pre-registration status as of Jan 15, 2019. The appointed receiver has hired a Realtor to market the property for sale. Resolution of the outstanding taxes is expected in the future. Property Classification: Commercial Full CVA: 29,012,000 2019 CVA: 27,369,015	Taxes paid in full.
11	0 Cumberland Street Owner: 33 Yorkville Residences Inc. 170 Merton Street Toronto, ON M4S 1A1	2018	\$1,924,014	A City initiated appeal for tax year 2016 was processed in May 2019 resulting in this outstanding balance. Subsequent appeal reductions processed in July 2019 for tax years 2018 and 2019, along with anticipated future payments are expected to bring this account in good standing by year end. Property Classification: Commercial Full CVA: 110,206,000 2019 CVA: 100,755,034	Taxes paid in full.
7	97 Rivalda Road Owner: Procter's Cartage Limited 97 Rivalda Road Toronto, ON M9M 2M6	2016	\$801,896	Balance represents 2015 to 2019 interim taxes, penalties, interest, fees and utility charges. On September 22, 2016, Revenue Services registered a Tax Arrears Certificate against the property title. This property is tentatively scheduled to be included in the next Tax Sale of Land by Public Tender. Property Classification: Commercial Full CVA: 2,461,000 2018 CVA: 2,361,500	Property was advertised for sale of land by public tender on November 28, 2019. Upon the Treasurer's approval and prior to the sale of land by public tender, the property tax arrears were paid in full by the owners.
7	127 Rivalda Road Owner: Procter's Cartage Limited 97 Rivalda Road Toronto, ON M9M 2M6	2016	\$711,971	Balance represents 2010 to 2019 interim taxes, penalties, interest and fees. A Tax Arrears Certificate has been registered against the property. This property is tentatively scheduled to be included in the next Tax Sale of Land by Public Tender. Property Classification: Commercial Full CVA: 2,064,000 2019 CVA: 1,999,000	Property was advertised for sale of land by public tender on November 28, 2019. Upon the Treasurer's approval and prior to the sale of land by public tender, the property tax arrears were paid in full by the owners.

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10	235 Queens Quay West Owner: City of Toronto Facilities and Real Estate 55 John Street, 2nd Floor Toronto, ON M5V 3C6	2015	\$609,421	Balance represents unpaid 1998 to 2003 taxes, penalties, interest and fees. Tenant-occupied property previously owned by the federal government (Public Works Canada) and purchased by the City of Toronto. Tenant (Chrysalis Restaurants) vacated the premise in 2003 and all attempts to collect the outstanding taxes have failed. A report recommending the write-off of these taxes was considered by Council on July 4, 2017 (Item GM21.4). However, Council directed staff to continue collection efforts for property taxes owed by the Federal Government. Collection efforts are being pursued through communications with Public Works Canada, as recently as March 2019, in consultation with Legal Services. This account was included in the Write-off of Uncollectible Property Taxes from the Tax roll report to City Council (GL6.4). It was adopted by City Council on July 16, 2019, however the write-offs have not been processed. Property Classification: Commercial Full CVA: 6,847,000 2019 CVA: 6,434,750	On July 16, 2019, City Council adopted the recommendations included on report GL6.4 "Write-off of Uncollectible Property Taxes from the Tax Roll". This report included the write-off of the outstanding taxes for this property.
23	125 Commander Boulevard Owner: Catelectric-Dip Corp. 125 Commander Boulevard Toronto, ON M1S 3M7	2018	\$501,155	Balance represents 2017 to 2019 interim taxes, penalties, interest, fees and utility charges. Account was assigned to a bailiff on September 17, 2017 for 2015 and 2016 tax and utility arrears. On May 17 2019, contact was made to the owner advising of the arrears and suitable payment arrangement were made. The account will continued to be monitored and collection of the outstanding taxes will be pursued. Property Classification: Industrial Full CVA: 3,464,000 2019 CVA: 3,201,750	Since last report, payments totaling \$240,003 were made bringing balance under \$500,000. Payment arrangements made and further payments are expected. Account will continue to be monitored.
	TOTAL		\$7,342,306		