

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (June 2020)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as at June 30, 2020	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
23	4531 Sheppard Avenue East Owner: Hon Ping Investments Ltd 397 Parkview Avenue Toronto, ON M2N 3Z7	2018	\$675,084	<p>Balances represent 2013 to June 2020 taxes, penalties, interest, fees and utility charges. Collection efforts by bailiff were unsuccessful. Property is current in pre-registration status. Multiple tenants operating businesses at this property. Revenue Services staff have contacted the tenants in order to locate the owner but were unsuccessful. Internal collection attempts ongoing. This property is tentatively scheduled to be included in the next Tax Sale of Land by Public Tender. According to one of the tenants they cannot locate the landlord of the building. Legal sent an attornment of rent letter in July 2020.</p> <p>Property Classification: Commercial Full CVA: 2,743,000</p>	Taxes Paid in Full
12	275 Forest Hill Road Owner: Kilbarry Land Co Ltd 275 Forest Hill Road Toronto, ON M5P 2N3	2018	\$619,547	<p>Balance represents 1999 to June 2020 taxes, penalties, interest and fees and a 2019 municipal charge. All attempts to collect have been unsuccessful and all correspondence has been returned by Canada Post. Investigations from the collections staff have confirmed that this property has escheated to the Crown. Recommendations were made to have property advertised for future tax sale. According to records Kilbarry Land Co Ltd went insolvent in 1957. Revenue Services may explore the possibility of apportioning the arrears. On March 4, 2020 an owner/occupant letter was returned as undeliverable by Canada Post.</p> <p>Property Classification: Residential Full CVA: 3,473,000</p>	Taxes Paid in Full
18	830 Lansdowne Avenue Owner: Fuse Development Corporation Bldge 15 940 Lansdowne Avenue Suite 101 Toronto ON M6H 3Z4	2019	\$547,678	<p>Balance represents unpaid 2017 omit bills, 2018 taxes, penalties, interest, fees, and a fire charge transferred to taxes in 2018. Attempts by collections staff to collect tax arrears were unsuccessful. The account was issued to a bailiff in March 2019. The bailiff has been unsuccessful in their attempts to collect the taxes. The president of the company has stated to the bailiff that they will not be making payments on this account. Revenue Services may explore the possibility of apportioning the arrears.</p> <p>Property Classification: Commercial - Not returned on the roll Full CVA: 0</p>	Taxes Paid in Full
10	263 Adelaide Street West Owner: Adelaide Street Lofts Inc 263 Adelaide Street West, Suite 320 Toronto ON M5H 1Y2	2020	\$505,253	<p>Balance represents unpaid 2019 and 2020 interim taxes, penalties, interest and fees. The last payment on file was March 27, 2019. A Final Notice was issued on November 15, 2019 with no response or payment arrangement. On February 19, 2020 the account was issued to the bailiff for collection. According to the bailiff notes the owner called to advise that the property has been sold and closing on May 10, 2020.</p> <p>Property Classification: Commercial/Office Full CVA: 29,100,000</p>	Taxes Paid in Full
	TOTAL		\$2,347,561		