

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (December 2021)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as of December 31, 2021	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
20	97 Manville Road Owner: Misco Holdings Incorporated 25 Mallard Road Toronto, ON M3B 1S4 1901-02-4-610-00100	2014	\$2,806,213	Balance represents unpaid 2013 to 2021 taxes, utility charges, fire charges, penalties, interest and fees. This property was scheduled to have a Tax Arrears Certificate registered against the title. However, Revenue Services was advised by the owner's legal counsel and financial institution that they were obtaining financing and that all arrears would be paid in full. The financing was not obtained. A Tax Arrears Certificate was registered against the title of the property on April 26, 2016. Numerous phone calls have been made in attempts to collect the outstanding taxes or to secure suitable payment arrangements. Legal sent an attornment of rent letter in July 2020 but the process server could not properly serve the document because of the logistics of the property. According to a recent update an email was received from a business tenant that claims to rent a unit at the property and they are interested in purchasing the property via a tax sale. Section 40 appeals were granted and applied to the 2017-2019 tax years totaling \$52,323.25. A cancellation price was prepared by Revenue Services in August 2021. No payments have been recorded. This property will be considered for the next tax sale. Property Classification: Industrial Full CVA: 6,990,000	A payment of \$3.0 million was made towards this account in July 2022 that significantly reduced the tax arrears owing. The arrears balance is now below \$500,000.
11	480 University Avenue Owner: Amexon Properties Inc C/O Amexon Property Management Inc. 250 Ferrand Dr Suite 505 Toronto ON M3C 3G8 1904-06-5-570-00401	2021	\$1,653,363	Balance represents 2021 taxes resulting from an Amended Notice processed October 27, 2021. This account will no longer be returned on the roll for 2022 due to a development on the property. A post roll Amended Notice to remove the full assessment was received from MPAC. This resulted in credits on the account that were refunded to the owner. Revenue Services was later advised by MPAC that the full assessment should not have been removed. This correction caused debits to the account and created the outstanding balance. Payment in full was received February 24, 2022. Property Classification: Commercial Full CVA: 79,369,000	Paid in Full

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (December 2021)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as of December 31, 2021	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
9	Lisgar Street Owner: Urbancorp Cumberland 2 L P c/o Fuller Landau, Adam Erlich 151 Bloor St W FLR 12 Toronto, ON M5S 1S4 1904-04-1-470-01174	2021	\$1,181,430	Balance represents 2019 to 2020 omit bills, 2021 taxes, penalties, interest and fees. There have been no payments on file to date. The mailing address was updated on June 7, 2021 to include "c/o Fuller Landau, Adam Erlich". This property is being transferred to the City. The property taxes were to have been paid by a temporary occupant of the Property, authorized by a Court-appointed Monitor of the Property. The Property was conveyed to the City by the Monitor in January, 2022 and the City has secured a written undertaking from the Monitor that the property tax arrears will be paid from the proceeds of a sale of land adjacent to the Property. The sale of the adjacent land has been authorized and is pending. Sec. 323 and Sec. 325 applications have been sent to MPAC for revised assessments if applicable. Legal Services has advised that payment in full is to be delivered to North York Civic Centre by February 28, 2022. Property Classification: Commercial Full CVA: 17,795,000	Balance below \$500,000
25	17-43 Durnford Road Owner: Knight's Village Non-Profit Homes Inc 33 Durnford Road Toronto, ON M1B 5V5 1901-12-2-650-00550	2021	\$940,769	Balance represents 2021 taxes, 2020 and 2021 water charges, penalties, interest and fees. An internal collector was assigned to the account in November 2021. The property manager was contacted and a payment arrangement was made to bring the account into good standing. Payment was received February 11, 2022 which brought the account up to date. Property Classification: MT Full CVA 27,614,000	Paid in Full
2	666 Burnhamthorpe Road Owner: Zoran Realty Partners No. 3 Limited 75 International Blvd Suite 400 Toronto, ON M9W 6L9 1919-03-3-660-00300	2021	\$588,288	Balance represents 2020 and 2021 taxes, penalties, interest and fees. The property was sold to Zoran Realty on June 27, 2019. Section 40 appeals were filed for 2019, 2020, and 2021 tax years with the Assessment Review Board, but were withdrawn. A Final Notice pending bailiff action was mailed in November 2021. The property tax account was issued to the bailiff for further collection action on December 3, 2021. Substantial payments were posted to the account on February 8, 2022. Property Classification: Commercial Full CVA: 20,586,000	Balance below \$500,000
12	2221 Yonge Street Owner: 2221 Yonge Holding Inc 8500 Leslie St 580 Thornhill, ON L3T 7M8 1904-10-3-630-03960	2021	\$551,253	Balance represents 2017 to 2021 taxes, penalties, interest and fees. This balance resulted from an Amended Assessment Notice that resulted in adjustments made to the account arising from ARB/MPAC/COUNCIL decision. Full payment has been made. property Classification: MT Full CVA: 40,518,000	Paid in Full

Attachment 2

Properties Removed from the Largest Debtor List since Last Report (December 2021)

Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes as of December 31, 2021	Comments and Collection Efforts Taken (as presented in the last report)	Reason for Removal
9	1106 Dovercourt Road Owner: 1288031 Ontario Ltd 1106 Dovercourt Road Toronto, ON M6H 2X9 1904-03-3-180-12500	2021	\$537,454	Balance represents 2008 to 2021 taxes, utility charges, penalties, interest and fees. This property was registered in 2014. There are multiple zoning and building issues with this property. A soil report is required as the property was illegally converted from industrial to residential. The insurance company has refused to repair the structural work at the building. There were multiple meetings with City of Toronto divisions to resolve the pending issues on this property and no outcome. There have been no payments to date on this property. The Solicitor on file was contacted and advised of pending sale and ongoing negotiations Property Classification: Commercial Full CVA: 2,335,000	Paid in Full
	TOTAL		\$8,258,770		