

Attachment 1

Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
1	1	600 Queens Plate Drive Owner: Woodbine Mall Holdings Inc. ATT: Ernst & Young Inc., Receiver of Woodbine Mall Holdings 100 Adelaide St W Toronto, ON M5H 0B3 1919-04-4-470-00500	2019	\$12,038,280	<p>The balance represents the unpaid 2020 to 2024 taxes, penalties, interest, fees, utility charges and fire charges. Revenue Services staff were advised by the accountant that they will be refinancing. A Tax Certificate was requested and issued in May 2020 to Bennett Jones LLP. The customer called on June 22, 2021 to get a verbal of the outstanding balance owing. Documentation received by the City's internal collector on May 5, 2021, showed that the closing was scheduled for August 31, 2021.</p> <p>As no payment was recorded and ownership did not change, Revenue Services staff contacted the accountant, who stated that payment will be made in October 2021. In October, the lawyer who represents the owner contacted Revenue Services requesting an indulgence until January 2022. He was advised that no indulgence would be granted, unless a substantial payment was made and the balance paid by end of January 2022. No payment was received in January 2022. The account was subsequently issued to the bailiff to attorn rent to pay for outstanding property taxes. The bailiff continued to attorn rent from the tenants and remit to the City of Toronto, which has offset the balance owing.</p> <p>In May 2023, Revenue Services was advised by a receiver with Ernst & Young Inc., that on application by Romspen Investment Corporation (lender) the property was placed into receivership. In accordance with standard terms in the Receivership Order, the City's rights and remedies under the City of Toronto Act to collect unpaid property tax arrears are stayed. The Receiver has confirmed to City Legal that this includes both bailiff collection action, attornment of rent, and commencing a tax sale proceeding.</p> <p>The Receiver has indicated its intention is to sell the property. The City's property tax arrears would be paid from the proceeds of sale (as the City's priority for its property tax arrears are in priority to everyone except the Crown). In consultation with Legal Services, Revenue Services Staff have placed a hold on collection efforts in accordance with the Receivership Court Order. All future bills are being directed to Ernst & Young Inc.</p> <p>Owner is in Receivership (May 2023), no further Collection action is allowed.</p> <p>Property Classification: Commercial/Shopping Centre Full CVA: 102,300,000</p>	Yes.

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2	7	99 Toryork Drive Owner: 230110 Investments Limited 221 Milvan Drive Toronto, ON M9L 2A3 1908-01-3-490-07000	2000	\$6,515,720	<p>The balance represents the unpaid 1998 to 2024 taxes, penalties, interest, fees and utility charge. The land has been contaminated, the Ministry of Environment ("M.O.E.") clean-up charges of \$548,763 originally were posted to this account in 1998, along with penalties. The M.O.E. has in excess of \$1.0 million in additional clean-up charges that have not been added to the tax account. Further, the M.O.E. has orders on title that include historical monitoring, cost order (retrieving money for a clean-up) and sampling.</p> <p>Since March 8, 2007, Revenue Services registered numerous Tax Arrears Certificates against the property title and held Sale of Land Public Tender openings in November 2008, October 2012, June 2013, November 2015, and June 2016. There were no qualified tenders submitted. Following a failed tax sale, the City has two years to decide to vest title of the property in the City's name. Environmental assessment of the property indicated significant environmental concerns and it was determined that it was not in the City's best interests to acquire title to the property.</p> <p>A Notice of Attornment of Rent was issued to the tenant at the property requiring the tenant to pay rent owing to its landlord to the City. A cancellation price was prepared by Revenue Services staff in October 2021.</p> <p>In June 2022, a tax certificate was ordered by RZCD law firm. Revenue Services staff were contacted by RZCD law firm, to further determine the outstanding balance. Revenue Services was advised by RZCD law firm, that they are trying to determine the value of the property and get control of the company. A follow up email was sent to the law firm for a status update, but no response was received. Staff attempted to contact the tenant in order to collect the monthly rent but were unsuccessful.</p> <p>In June 2023, Revenue Services staff and legal services met with counsel for the tenants. They expressed interest in possibly purchasing the property through a tax sale but will first be doing some environmental soil testing. An Attornment of Rent was issued in April 2023. The tenant Falcon Machining & Fabrication Ltd has been paying \$6800 a month since May 2023.</p> <p>Contaminated lands. Tax Arrears Certificate registered 2014(14-71).</p> <p>Property Classification: Commercial</p>	Yes, previously. Contaminated lands. Tax Arrears Certificate registered against the title of the property.

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3	10	222 Spadina Avenue Units 23 - 25 Owner: Manbro Holdings (Ontario) Limited 8500 Leslie St 510 Thornhill ON L3T 7M8 1904-06-5-270-02422	2006	\$2,704,995	<p>The balance represents the unpaid 1997 to 2024 taxes, penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. On February 17, 2006, Revenue Services registered a Tax Arrears Certificate against title of the subject unit. In the fall of 2008, a Sale of Land by Public Tender was held, but there were no qualified tenders submitted. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title. A subsequent Tax Arrears Certificate was registered on May 3, 2011, and this property was included in the June 2015 and November 2015 Tax Sales, however, no qualified tenders were submitted. Staff are exploring whether other options are available to secure payment of the tax arrears. On February 13, 2020, mail was returned by Canada Post as undeliverable to the property mailing address on file. On February 18, 2020, an owner/occupant letter was mailed to the property address on file.</p> <p>Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. The property management was contacted in an attempt to get contact information for the owner, which was unsuccessful. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 1,566,000</p>	Yes, previously.
4	10	222 Spadina Avenue Unit 19 Owner: The Protech Group Limited 222 Spadina Avenue, Floor 2N Toronto, ON M5T 2C2 1904-06-5-270-02418	2006	\$2,436,845	<p>The balance represents the unpaid 1997 to 2024 taxes and penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. On May 25, 2006, Revenue Services registered a Tax Arrears Certificate against the property title. In the fall of 2008, a Sale of Land by Public Tender was held, but there were no qualified tenders submitted. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A Tax Arrears Certificate was registered on June 15, 2011, and this property was included in the June 2015 and November 2015 Tax Sales however, no qualified tenders were submitted. Staff are exploring whether other options are available to secure payment of the tax arrears. The owner/occupant letter that was mailed was returned by Canada Post on May 12, 2020. The Revenue Services, Ownership Updates Unit updated the mailing address on March 12, 2020, to match what was on file with MPAC.</p> <p>In November 2021, a tax certificate was requested and issued to Lash Condo law firm. Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. The property management was contacted in an attempt to get contact information for the owner, which was unsuccessful. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 961,000</p>	Yes, previously.

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5	10	222 Spadina Avenue Units 1-6 Owner: ESTA Group Investments Inc. 3100 Steeles Ave E Suite 606 Markham, ON L3R 8T3 1904-06-5-270-02401	2006	\$2,374,508	<p>The balance represents the unpaid 1997 to 2024 taxes, penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. On July 31, 2007, Revenue Services registered a Tax Arrears Certificate against title on this property. In the fall of 2008, a Sale of Land by Public Tender was held, but there were no qualified tenders submitted. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A Tax Arrears Certificate was registered on June 22, 2011, and this property was included in the June 2015 and November 2015 Tax Sales however, no qualified tenders were submitted. Staff are exploring whether other options are available to secure payment of the tax arrears. The owner/occupant letter that was mailed was returned by Canada Post on February 13, 2020.</p> <p>Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. The property management was contacted in an attempt to get contact information for the owner, which was unsuccessful. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 1,685,000</p>	No. Vacant commercial unit.
6	16	95-105 Moatfield Dr. Owner: 13995291 Canada Inc Suite 1003 105 Moatfield Dr North York, ON M3B 0A2 1908-10-3-140-02000	2023	\$2,225,986	<p>The balance represents the unpaid 2023 to 2024 taxes, utility charges, fire charges, penalties interest and fees. A transfer of legal ownership occurred in September 2022. Statements of Tax Account were issued in January, March, May, July, and October 2023. A Final Notice was issued in 2023 advising of pending bailiff action. Additionally, the owner has been emailed to advise of the outstanding amounts.</p> <p>The account was issued to S. Wilson Bailiffs Ltd. in November 2023. The bailiff served the warrant on November 23, 2023. The bailiff company had a payment arrangement that was not honoured and subsequently the bailiff warrant was recalled from S. Wilson Bailiffs Ltd. for internal collections at the City of Toronto.</p> <p>The owner of this building is part of a non-arms length public trading company on the Nasdaq - Visionary Education Technology Holdings Group Inc., who is also the tenant of the building. The CEO, sole owner and largest majority shareholder of both companies are the same according to public filings and corporate searches.</p> <p>A payment arrangement has been made to have the outstanding property taxes paid by April 2024. A title search was requested to Legal Services to obtain information on the mortgage holders. Payments totally \$120,000 were received in February 2024. The owner has provided executed Purchase and Sale Agreements for 2 properties (not in Toronto) that were scheduled to close in April 2024, they were to pay the taxes in full with the proceeds of the sales. Revenue Services staff were advised in May 2024 the sale of other lands are closing end of July and payment of \$1,000,000.00 will be made in August 2024. The account is in Pre-Registration status.</p> <p>Property Classification: Commercial Full CVA: 63,104,000</p>	Yes, previously

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7	1	2267 Islington Avenue Owner: Sunpact Holdings Inc. ATT: Ernst & Young Inc., Receiver of Woodbine Mall Holdings 100 Adelaide St W Toronto ON M5H 0B3 1919-04-1-120-00860	2020	\$1,951,702	<p>The balance represents the unpaid 2019 to 2024 taxes, utility charges, fire charges, penalties, interest, and fees. In February of 2019, the law firm representing the mortgagee requested the outstanding balance. Revenue Services staff contacted the property manager in March 2021. The property manager advised that they would have funds to pay the arrears from the proceeds of the sale of 600 Queens Plate drive, however sale of this property was delayed and subsequently did not go through.</p> <p>Revenue Services staff followed up with the accountant as no payments were recorded. In October 2021, the lawyer who represents the owner contacted Revenue Services requesting an indulgence until January 2022. He was advised that no indulgence would be granted, unless a substantial payment was made and the balance paid by end of January 2022. A Final Notice was issued. No further contact or payments were made. The account was issued to the bailiff in December 2021. Payments were received on January 31 and March 4, 2022. A request for Attornment of Rents has been authorized. This account will continue to be monitored and further collection of taxes will be pursued. This account remains with the bailiff for collection. The payment arrangement to bring the account in good standing up to and including the 2021 receivable by May 30, 2022, was not met. The bailiff company was advised to proceed with the attornment of rent. Monthly payments have been received since July 2022.</p> <p>In May 2023, Revenue Services was advised by a receiver with Ernst & Young Inc., that on application by Romspen Investment Corporation (lender) the property was placed into receivership. In accordance with standard terms in the Receivership Order, the City's rights and remedies under the City of Toronto Act to collect unpaid property tax arrears are stayed. The Receiver has confirmed to City Legal that this includes both bailiff collection action, attornment of rent, and commencing a tax sale proceeding.</p> <p>The Receiver has indicated its intention is to sell the property. The City's property tax arrears would be paid from the proceeds of sale (as the City's priority for its property tax arrears are in priority to everyone except the Crown). In consultation with Legal Services, Revenue Services staff have placed a hold on collection efforts in accordance with the Receivership Court Order. All future bills are being directed to Ernst & Young Inc.</p> <p>Owner in Receivership (May 2023).</p> <p>Property Classification: Commercial Full CVA: 17,413,000</p>	Yes

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Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
8	21	1500 Birchmount Rd Owner: Birchmount Howden Property Holdings Inc. ATT: Ernst & Young Inc., Receiver of Woodbine Mall Holdings 100 Adelaide St W Toronto, ON M5H 0B3 1901-03-2-600-00105	2022	\$1,468,431	<p>The balance represents the unpaid 2022 to 2024 taxes, utility charges, penalties, interest and fees. This is a large industrial building that has 4 units (Closeout King, Lighting Source, Bond Academy, Commercial Food Equipment). This account was issued to the bailiff in November 2021 for unpaid 2020 to 2021 tax and utilities, and the account was paid in full in December 2021. From 2022 onwards, no further payments were made. Revenue services staff have made a number of attempts to collect the outstanding 2022 tax and utility arrears, however they have been unsuccessful. In April 2023, the account was issued back to the bailiff.</p> <p>In May 2023, Revenue Services was advised by a receiver with Ernst & Young Inc., that on application by Romspen Investment Corporation (lender) the property was placed into receivership. In accordance with standard terms in the Receivership Order, the City's rights and remedies under the City of Toronto Act to collect unpaid property tax arrears are stayed. The Receiver has confirmed to City Legal that this includes both bailiff collection action, attornment of rent, and commencing a tax sale proceeding.</p> <p>The Receiver obtained Court approval on August 29, 2024 to sell this property, so payment of the property tax from the proceeds of sale is expected soon. In the interim, all future bills are being directed to Ernst & Young Inc.</p> <p>Owner in Receivership (May 2023).</p> <p>Property Classification: Commercial Full CVA: 26,369,000</p>	Yes, previously.
9	21	55 Town Centre Crt Owner: 55 Town Centre Holdings LTD c/o Grant Thorton, Att: Paul Kouadio 200 King St W FL11 Toronto, ON M5H 3T4 1901-05-1-780-00301	2023	\$1,458,005	<p>The balance represents the unpaid 2022 to 2024 taxes, utility charges, penalties interest and fees. The last payment was made in July 2022. Statements of tax account were issued in the months of January, March, May and July 2023.</p> <p>A charity rebate appeal was granted and applied to the 2017, 2020, 2021, 2022 tax years which is already reflected in the current outstanding balance. In May 2023, Revenue Services staff were advised that the property is being sold and arrears will be paid. The property has an active listing on MLS and the owner has stated they have an offer. It is expected that the arrears will be paid from the proceeds of the sale.</p> <p>On November 6, 2023, a court order was issued, in the Ontario Superior Court of Justice, appointing Grant Thorton LLP as the receiver. After consultation with Legal Services, Revenue Services staff are halting active collection of the arrears at this time.</p> <p>Property Classification: Commercial Full CVA: 30,492,000</p>	No.

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Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
10	10	0 Lake Shore Boulevard West S/S Owner: Harbour Quay Developments Limited 175 Keewatin Avenue Toronto, ON M4P 2A3 1904-06-2-040-01150	2013	\$1,318,364	<p>The balance represents the unpaid 1996 to 2024 taxes, penalties, interest and fees. A Corporate Profile indicates that Harbour Quay Developments Limited became inactive on February 12, 2007. As such, the property escheated to the Crown. The property appears to be a vacant section of land left from the developer. On February 4, 2005, a Tax Arrears Certificate was registered against title to the property. This property was included in the November 2006 Sale of Land by Public Tender. No qualified tenders were submitted. On August 23, 2012, a Tax Arrears Certificate was registered against title to the property. This property was included in the June 2015 Sale of Land by Public Tender. No suitable tenders were submitted.</p> <p>The assessment dropped significantly in 2017 and is classified as unusable land by MPAC. The 2017-2023 tax bills are based on a minimal Assessment of \$1000. The response from MPAC in April 2022 was "the assessment value was changed because the subject property is the driveway/access road for two condo buildings 460 Lake Shore Blvd W and 498 Lake Shore Blvd W." Pursuant to Item GG.4.1, City Council at its meeting on June 14, 2023, authorized the write off of the tax arrears for this property. A Tax Arrears Cancellation Certificate was registered on December 1, 2023. As of August 2024, the Council approved write off was processed and this property now falls under the \$500,000 threshold.</p> <p>Property Classification: Commercial Full CVA: 1,000</p>	No.
11	10	222 Spadina Avenue Units 20-22 Owner: Manbro Holdings (Ontario) 8500 Leslie St 510 Thornhill ON L3T 7M8 1904-06-5-270-02419	2011	\$1,272,538	<p>The balance represents the unpaid 1997 to 2024 taxes, penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. On May 25, 2006, Revenue Services registered a Tax Arrears Certificate against the title of the property. In the fall of 2008, a Sale of Land by Public Tender was held, however there were no qualified tenders submitted. It was determined that it was not in the City's best interest to acquire title to this property and are currently exploring whether other options are available to secure payment of the tax arrears. A Tax Arrears Certificate was last registered against the title of the property in March 2015.</p> <p>Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. The property management was contacted in an attempt to get contact information for the owner, which was unsuccessful. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 797,000</p>	Yes, previously.

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Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
12	23	25 Glen Watford Drive Owner: KBIJ Corporation C/O Charles Chan 25 Glen Watford Drive, Suite 5 Toronto, ON M1S 2B7 1901-11-2-470-00300	2017	\$1,139,497	<p>The balance represents the 2015 to 2024 taxes, penalties, interest, fees, utility charges and a Provincial Offences Act fine. On November 2, 2016, payment arrangements were made with the property owner, which the owner failed to uphold. The tax account was recommended for bailiff action for the 2015 and 2016 taxation years on September 11, 2017. The owner contacted the City on March 20, 2019, advising the City that he is working on obtaining financing to pay off the outstanding taxes. On August 12, 2019, Revenue Services staff were notified that the owner was working on getting a loan to pay the arrears in full. As payment was not received, a title search was completed, and mortgage letters were sent to all interested parties.</p> <p>On February 20, 2020, the mortgagee (Sigma One Capital Group), informed the City that Scarborough Community Council has approved the plan of subdivision and that it was going to council for final review and approval. Sigma One Capital Group is hoping to secure funding to clear the outstanding arrears. The owner called to advise that the lawyers are drawing up a sales agreement and it should be completed by the end of August 2021. Partial payment was received in October 2021. A substantial payment was made on January 4, 2022.</p> <p>Revenue Services staff remained in communication with the owner throughout 2022 and were advised that they will be refinancing, and the arrears will be paid. As payment arrangements were not kept, the account was reissued to the bailiff for further collection. The bailiff was also advised that the arrears would be cleared, however as no payment was recorded, the account will be returned to the City for the preliminary stages of tax sale. Revenue Services staff was advised by the owner that monthly payments will start in January of 2023.</p> <p>In January 2023, the account was recalled from the bailiff for the preliminary stages of tax sale. A title search was conducted and noted that there were multiple outstanding mortgages. Mortgage letters were issued to Sigma one Capital Inc, JTK holdings Inc, Carlene Bennett and Hardyal Swedat. A letter was issued by registered mail to advise that a tax arrears certificate will be registered against the property if taxes remain unpaid. There is a current development proposal at the site and demolition permit (22 209028 DEC 00 DM) issued. A Tax Arrears Certificate will be registered in 2024.</p> <p>Property Classification: Commercial Full CVA: 8,301,000</p>	Yes, previously.

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13	20	2627 Eglinton Avenue East Owner: 929 Dental Services Incorporated 40 Standland Drive Toronto, ON M1M 2G4 1901-06-1-200-04700	2015	\$1,131,286	<p>The balance represents the unpaid 2001 to 2024 taxes, water charges, fire charges, building charges, MLS charges, penalties, interest and fees. On May 25, 2006, Revenue Services registered a Tax Arrears Certificate against the title of the property. On June 20, 2013, this property was included in a Sale of Land by Public Tender, but there were no qualified tenders submitted. The City did not vest ownership of the land, due to the numerous Municipal Licensing & Standards (MLS) add-on charges including "Hazardous Properties". On July 12, 2017, Revenue Services registered a new Tax Arrears Certificate against the title of the property. On January 7, 2020, the owner contacted the City to negotiate a reduction in taxes. The owner was advised that there is no authority to reduce taxes and as the property is in registered status, full payment would be required to cancel lien against the property.</p> <p>On October 22, 2021, the owner made claims that the property is contaminated due to a buried oil tank that was previously used to heat the property. The Fire Department has not allowed owner to access the property due to fire code violations. The owner is unable to get a mortgage unless a soil test is performed. Revenue Services' records do not indicate that there is any contamination at this property.</p> <p>Revenue Services staff conducted a site visit in April 2022. The property was boarded-up, dilapidated and inaccessible. There are notices on the front of the unit by MLS and Fire Services indicating Notice to Comply with Property Standards. The property was advertised for Public Tax Sale in June 2022, however there was no successful tender. Revenue Services staff have been in contact with the owner and are to meet with the owner to discuss the arrears. MPAC was contacted with respect to the assessment value of this property and a possible re-assessment due to the state of the property. Revenue Services staff are waiting on the response from MPAC. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial/Residential Full CVA: 1,148,000</p>	Yes previously.

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14	20	440 Birchmount Road Owner: Astrochrome Crankshaft Toronto Limited 440 Birchmount Road Toronto, ON M1K 1M6 1901-02-3-020-02000	2015	\$1,052,689	<p>The balance represents the unpaid 1991 to 2024 taxes, building charges, penalties, interest and fees. This was an abandoned building on environmentally contaminated lands. The property has been included in two (2) previously failed Tax Sales. A Tax Arrears Certificate was registered against the title of the property on April 2, 2015. However, it is not likely that this property would be successful in another Tax Sale. Revenue Services is exploring alternate solutions in order to recover the outstanding arrears.</p> <p>The structure on the property has subsequently been torn down and the property remains as vacant land. An owner/occupant letter was mailed out on June 24, 2021, and returned by Canada Post as undeliverable. An enquiry response from MPAC was received confirming that the structure had been demolished and a 2022 PRAN will be issued for the vacant land. There have been no payments to date on this file.</p> <p>A site visit was conducted on April 21, 2022, site photos were taken and filed. The property was vacant with a fence perimeter (by Urban Fence) and do not enter signs. Staff contacted Urban Fence who advised they were contracted to erect a fence by Civil Underground and Excavation. Civil Underground and Excavation was contacted in April 2022, and they advised that the project to remediate and clean up the site was awarded to them by CBRE and provided contact information and a project number. Infrastructure Ontario was contacted, and it was determined that Infrastructure Ontario awarded the matter to CBRE for remedial work and clean up of the site. The property was forfeited to the Crown.</p> <p>The property was advertised for Tax Sale in June 2022 however there was no successful tender. A section 32(1.1) appeal under the Assessment Act was filed and granted for the 2022 taxes, which was applied to the 2022 tax year. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 490,000</p>	Yes previously.
15	10	222 Spadina Avenue LL Owner: 1392244 Ontario Incorporated 222 Spadina Avenue, Unit 102 Toronto, ON M5T 2C2 1904-06-5-270-02438	2015	\$992,545	<p>The balance represents the unpaid 2000 to 2024 taxes, penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. This is a vacant unit on the lower level. All attempts to recover the outstanding taxes have failed. Revenue Services registered a Tax Arrears Certificate against the title of the property on September 7, 2017. The owner/occupant letter mailed to the property on March 12, 2020, was returned by Canada Post as undeliverable. Mail continues to be returned as undeliverable. There have been no payments made to this account to date.</p> <p>Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. The property management was contacted in an attempt to get contact information for the owner, which was unsuccessful. A tax certificate was requested and issued to Goldman Sloan Noash & Haber LLP in June 2023. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 760,000</p>	Yes, previously

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16	19	873 Kingston Rd Owner: Beech House Corporation 41 Beech Ave Toronto ON M4E 3H3 1904-09-3-530-01104	2023	\$956,033	<p>The balance represents the unpaid 2021, 2022 and 2023 omits, 2023 taxes, penalties, interest, and fees. The last payment was received July 4, 2023. Statements of tax account were issued in the months of January, March, May, July, and September 2022 and 2023, as well as January, March, and May in 2024. Final Notices were also issued in November 2021 and 2023. A Final Notice was not issued in 2022 as the account was with Shingler Bailiffs for collection during 2022. A class change from MT to RT was processed April 12, 2022 as a result of an MPAC change and adjustments were made to 2021-2022 years. The roll was terminated in 2023 and split into rolls 1904-09-3-530-01105, 01106 as of 2024. The roll 01106 was not billed for 2024. The roll 01105 was billed for 2023 omit and 2024. No payments have been received. The outstanding balance on the new roll 01105 is \$83,947.23 as of June 30, 2024; no payments received since start of billing. Mail has not been returned; no payments received on roll 01104 since July 4, 2023.</p> <p>The Tax Billing Unit has been advised of the amount outstanding and is reviewing a possible apportionment for collection of the arrears.</p> <p><u>Property classification: Residential</u></p>	Yes, previously
17	10	222 Spadina Avenue Unit 215 Owner: 1127937 Ontario Limited 222 Spadina Avenue, Suite 215 Toronto, ON M5T 3B3 1904-06-5-270-02012	2016	\$801,558	<p>The balance represents the unpaid 1997 to 2024 taxes, penalties, interest and fees. This Spadina Avenue condominium complex has numerous abandoned units. A Tax Arrears Certificate was registered against the property on December 19, 2005. Revenue Services re-registered a Tax Arrears Certificate against the title of the property in June 2015. This property was included in a Sale of Land by Public Tender but there were no qualified tenders submitted. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property.</p> <p>Revenue Services staff conducted a site visit in May 2022 and left an urgent notice pending tax sale. Attempts to get in touch with the property management in an effort to get contact information for the owner were unsuccessful. A Tax Arrears Certificate will be re-registered.</p> <p>Property Classification: Commercial Full CVA: 163,000</p>	Yes, previously.

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Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
18	5	1814 Jane St Owner: Bob Fong Enterprises Inc. 1814 Jane St Unit A Toronto, ON M9N 2T3 1914-06-3-170-01700	2022	\$709,522	<p>The balance represents the 2016 to 2024 taxes, utility charges, a Provincial Offences Act fine, penalties, interest and fees. In 2021, notifications were sent to the owner. Attempts in 2021 to contact the owner were unsuccessful. In January 2022, the account was issued to the bailiff for collection as payments were inconsistent. Since the account was issued to the bailiff, one payment was made in February 2022.</p> <p>In May 2022, a lawyer contacted the bailiff on behalf of the owner advising that the property will be sold. The bailiff followed up with the lawyer on a number of occasions and also contacted with the owner, however no payment was made or confirmation that the property was sold. In October 2022, the account was returned to the City for the preliminary stages of a tax sale. A title search was requested by Revenue Service staff. In January 2023, Revenue Services staff begun the preliminary stages prior to registering a tax arrears certificate. The title search reflected that there are no outstanding mortgages. In June 2023, Revenue Services staff reached out to the lawyer who contacted the bailiff and were advised that the property was never listed for sale.</p> <p>Due to nonpayment or acceptable payment arrangement with Revenue Services, a Notice of Intent to Realize on the Security - Farm Debt Mediation was issued in September 2023 as required by legislation before a Tax Arrears Certificate can be registered. The intention is to register a Tax Arrears Certificate in 2024.</p> <p>Property Classification: Commercial/Residential Full CVA: 2 588 000</p>	Yes, previously.
19	21	25-45 Trudelle St Owner: 2501572 Ontario Inc. c/o Golden Equity Properties 1800 McGill College Ave unit 1010 Montreal QC H3A 3J6 1901-06-3-010-00700	2024	\$704,425	<p>The balance represents the 2023 to 2024 taxes, utility charges, MLS charges, penalties, interest and fees. The municipal address is 25-45 Trudelle Street, which includes 25, 35 and 45 Trudelle, three low rise six-story apartment buildings with 216 units, with rents starting at \$1,800.00 per month, and currently listing no availability.</p> <p>The most recent payment was \$756.49 received June 19, 2023. Statements were issued in January, March, May, July and September of 2023, as well as January, March, and May of 2024. A Tax Certificate was requested and issued to SR Law- Sukhi Chana April 19 2023. A Final notice was issued November 2023 with no response. Revenue Services staff contacted the office in Montreal May 2024 and were advised by reception the Accounts Payable officer was in Florida and would be calling back. No call back has been received. Account was issued to the Bailiff June 2, 2024 for collection of the 2023 balance.</p> <p>Property Classification: Residential Full CVA: 32,400,000</p>	Yes, currently with Bailiff.

Attachment 1

Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
20	16	100 Tisdale Ave Owner: Nascent (Tisdale) Inc C/O Dan Wootton 200 King ST W 20 FL Toronto On M5H 3T4 1908-12-1-120-01000	2023	\$692,001	<p>The balance represents the 2017 to 2024 taxes, penalties interest and fees. This property was a series of single-family homes which were demolished and is now a vacant strip of land which was to be developed into 35 townhomes. The development stopped pre-construction, as the builder is in Receivership by court order as of March 31, 2021.</p> <p>The last payment was made in February 2021. In May 2022, Revenue Services staff were contacted by a court appointed receiver and advised that the property was up for sale. This account is currently with Legal Services due to an ongoing insolvency proceeding. This property is still under a court appointed receiver. In October 2023, the receiver contacted the City to inform them of a potential sale that did not go through. In August, 2024, the Ontario Superior Court issued an Order that had the effect of reducing the property tax arrears outstanding at the property by approximately \$204,000 – this adjustment has not yet been reflected in the amount listed as overdue.</p> <p>As per instructions from Legal Services and the court order, all collection activity has been halted. The balance will be paid once the property is sold.</p> <p>Property Classification: Commercial</p>	No.
21	15	3295 Yonge St Owner: 2416541 Ontario Inc. 216 Chrislea Road 301 Woodbridge On L4L 8S5 1904-10-5-200-00700	2023	\$595,346	<p>The balance represents the 2020 to 2024 interim taxes, utility charges, penalties, interest and fees. Revenue Services Collections staff have made many attempts to collect the outstanding taxes. Payment arrangements have not been honoured. The account was issued to A.O. Shingler & Bailiffs Ltd. in June 2022. The property is currently listed for sale on MLS.</p> <p>The account was recalled from the Bailiff March 2024 and is in Pre-Registration Status and a Pre Registration Notice was issued.</p> <p>Property Classification: Commercial Full CVA: 5,006,000</p>	Yes, previously
22	20	Birchmount Rd Owner: Birchmount Howden Property Holding Inc 2562 Stanfield Rd Mississauga ON L4Y 1S2 1901-03-2-600-00150	2024	\$569,902	<p>The balance represents the 2020 to 2024 taxes, penalties, interest and fees. The property is located at the rear of 1500 Birchmount Road, and the owner is the same owner as 1500 Birchmount Road. This a vacant lot surrounded by fencing, currently being used for parking of cars and other items. The account was assigned to the Bailiff in 2022. In May 2023 Revenue Services received notification via the Bailiff that the owner has entered into Receivership. The most recent payment was \$20.81 received August 10, 2023. Statements were issued in January, March, May, July and September of 2020 to 2023, as well as January, March and May of 2024.</p> <p>Owner in Receivership.</p> <p>Property Classification: Vacant Industrial Land Full CVA: 4,648,000</p>	Yes, previously.

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Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
23	24	399 Markham Rd Owner: 1815212 Ontario Inc 1800 McGill College Av suite 1010 Montreal QC H3A 3J6 1901-08-1-010-00200	2024	\$569,241	The balance represents the 2023 to 2024 taxes, MLS and utility charges, penalties, interest and fees. This is a sixteen-story 248 unit apartment building built in 1971. The current owner has owned the property since 2010. Revenue Services staff have been in regular contact with the owner and were advised in March 2024 that payment of the past due amount would be made shortly as a result of refinancing. Email from owner April 4 2024, advised financing delay, and 2023 would be paid in full by end of April. Payments received in August 2023 totalled \$653,571.65 which cleared most of 2023 balance. Staff have requested payment arrangement for 2023 and 2024 amounts and are awaiting a response. Property Classification: Residential Full CVA: 36,317,0000	No
24	5	Keele St W/S Owner: 1103636 Ontario Limited 11 Polson St Toronto ON M5A 1A4 1914-05-2-010-00900	2024	\$517,973	The balance represents the 2009 to 2024 taxes, MLS charges, inspection fees, penalties, interest and fees. This is assessed as a multi-residential vacant lot. Revenue Services staff have not received any payments since 2008. A Tax Arrears Certificate was registered on Nov 23, 2017. This parcel is being reviewed to be placed on the upcoming Sale of Land by Public Tender. Property Classification: Residential Full CVA: 1,771,000	Yes, previously.
25	6	51 St Regis Cres Owner: 1832625 Ontario Inc. 51 St Regis Cres Toronto On M3J 1Y6 1908-033-390-00600	2023	\$515,192	The balance represents the 2015 to 2024 taxes, utility charges, fire charges, penalties, interest and fees. This is a two-storey commercial building in the Keele and Sheppard area. A Final Notice pending bailiff action was issued in November 2023. Revenue Services Collections staff have made multiple attempts via mail and phone to contact the owner to make a payment arrangement. Revenue Services staff have been instructed to issue a Notice of Intent to Realize on Security - Farm Debt Mediation. The owner has advised they intend to make payment in full by the end of August 2024. Posted dated cheques in the amount of \$20,000 were received in Revenue Services to be posted between July 2024 and August 2024. Property Classification: Commercial Full CVA: 1,584,000	Yes, previously

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Properties with Tax Arrears Greater than \$500,000 Owned by a Corporation as at June 30, 2024

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Use of bailiff for the Arrears
26	25	65 Rylander Blvd Owner: 91 Rylander Holdings Inc c/o McCor Management (East) Inc 1650 Dundas St E Suite 201 Mississauga ON L4X 2Z3 1901-12-2-710-00100	2024	\$511,658	<p>The balance represents the 2023 to 2024 taxes, utility and fire charges, penalties, interest and fees. The municipal address is 65 Rylander Boulevard, which includes 75 and 91 Rylander, a strip mall located at Kingston Road and Highway 401 with the Drive Test centre, Dollarama and other retailers as tenants.</p> <p>Statements were issued in January, March, May, July and September of 2023, as well as January, March, and May of 2024. A Final Notice was issued November 2022 and 2023. A payment arrangement of \$30,000.00 per month was made November 2022 which was not honoured.</p> <p>Revenue Services staff contacted the property management on March 2024, and they advised that they were working on a refinancing to clear arrears on both properties at 65 Rylander Blvd. and 2848 Ellesmere Rd. They advised on June 21, 2024, that payment of 2023 will be made as soon as it is available. Most recent payment of \$25,000.00 was received on May 23, 2024. Revenue Services staff are in regular contact with property management, and the account will be issued to the Bailiff for collection if suitable payments are not received. Additional payments were received on July 3, 2024, and the current balance is under \$500,000.00.</p> <p>Property Classification: Commercial Full CVA: 18,454,000</p>	No.
27	3	1460 The Queensway Owner: 1460 The Queensway Storage GP Corporation 1830 Walkley Rd 2 Ottawa On K1H 8K3 1919-01-4-070-00200	2023	\$509,417	<p>The balance represents the 2023 to 2024 taxes, penalties, interest and fees. This is a two storey commercial building with recent renovations. There were supplementary and omit bills issued that were due to a classification change and addition to the property. The supplementary and omit bills became due in January and February 2023. Revenue Services staff were in contact with the Controller in December 2022.</p> <p>A Final Notice pending bailiff action was issued in November 2023. Payments of \$249,000 were received in November 2023, December 2023 and January 2024. Further communication relating to the outstanding balance was emailed to the owners, Dymon Group of Companies. Contact with the VP of Finance was made in response to collection notices and investigations. The company will continue to make monthly payments of \$250,000. A payment of \$250,000 was posted on March 6, 2024, in accordance with the payment schedule. A payment of \$421,435.57 was received April 23, 2024. A follow up email was sent to the management team regarding the payment for the balance as they were expecting to clear the balance from proceeds of a sale of non strategic land not located in Toronto. They will revert back to being on pre-authorized payments once taxes are caught up.</p> <p>Property Classification: Commercial Full CVA: 44,776,000</p>	No.
				\$47,733,659		