

Properties Removed from the Largest Debtor List since last report (June 2024)

Item	Ward	Property Information	Largest Debtor Since (year)	Outstanding Taxes	Comments and Collection Efforts Taken	Reason for Removal
1	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 outstanding balance previously reflected 2020 to 2024 final taxes, including associated penalties, interest, fees, utility charges, Provincial Offences Act fines, and fire-related charges.</p> <p>In January 2022, the account was assigned to a bailiff to attorn tenant rents to recover the tax arrears. This action followed unfulfilled payment commitments made by the property owner in 2021. The bailiff continued to collect and remit tenant rents to the City of Toronto, which helped to partially reduce the outstanding balance.</p> <p>In May 2023, Revenue Services was notified by a court-appointed receiver from Ernst & Young Inc. that the property had been placed into receivership at the request of a lender, Romspen Investment Corporation. As per the standard terms of the Receivership Order, all enforcement actions under the City of Toronto Act, including bailiff collection, attornment of rent, and initiation of tax sale proceedings, were stayed.</p> <p>On August 29, 2024, the Receiver obtained court approval to sell the property. Following the sale, the outstanding tax arrears were paid in full. Ownership has changed, and the account is up to date and enrolled in a pre-authorized payment plan. Property Classification: Commercial Full CVA: 26,369,000 (2025)</p>	Paid to date November 2024
2	21	55 Town Centre Crt Owner: 55 Town Centre Holdings LTD c/o Grant Thornton, 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 2022 to 2024 interim 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>An appeal and Charity rebate were granted and applied to the 2020, 2021, 2022 tax years which offset the outstanding balance. In May 2023, Revenue Services staff were advised that the property was being sold and arrears would be paid. The property had 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 Thornton LLP as the receiver. City of Toronto Legal Services has advised Revenue Services to halt the active collection of the arrears at this time. On November 8, 2024, the property exchanged hands and the account was paid in full.</p> <p>Property Classification: Commercial Full CVA: 30,492,000 (2024)</p>	Paid to date November 2024
3	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 unpaid 1996 to 2024 Interim taxes, penalties, interest and fees.</p> <p>A Corporate Profile Report indicates that the registered owner, Harbour Quay Developments Limited, became inactive on February 12, 2007. As such, the property escheated to the Crown. The property was included in various tax sales, in November 2006 and June 2015, however there were no qualified tenders.</p> <p>The assessment dropped significantly in 2017 and was classified as unusable land by MPAC. The 2017-2023 tax bills were 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". In Item GG13.2, City Council at it's meeting on June 26 and 27, 2024, deemed the unpaid property taxes uncollectable and directed the Controller to write off the tax arrears.</p> <p>Property Classification: Commercial Full CVA: 1,000 (2024)</p>	Balance written off by Council direction August 2024
4	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 2015 to 2024 interim 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 was returned to the City for the preliminary stages of tax sale. Revenue Services staff were advised by the owner that monthly payments would 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. In 2023 the tax class changed from Commercial to Multi Residential.</p> <p>Property Classification: Residential Full CVA: 2,550,000 (2024)</p>	Payment received July 2024 reduced the balance to below \$100,000

5	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 2021, 2022 and 2023 omits, 2023 taxes, utility charges, fire charges, 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 adjustment to 2021-2022 years.</p> <p>The roll 01104 was terminated in 2023 and split into rolls 1904-09-3-530-01105 and 1904-09-3-530-01106 as of 2024. The roll ending in 01106 was not billed for 2024, however, the roll ending in 01105 was billed for 2023 omit and 2024. No payments have been received and the outstanding balance on the new roll 01105 is \$83,947.23 as of June 30, 2024. No payments have been received since start of billing. Mail has not been returned, no payments received on roll 01104 since July 4, 2023. The Tax Billing Unit has been advised of the amount outstanding and is reviewing a possible Apportionment for collection of the arrears.</p> <p>Property classification: Residential Full CVA: 50,087,000 (2024)</p>	Payment received August 2024 reduced the balance to below \$300,000
6	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 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 M.L.S. The intention is to recall the account from the bailiff in March 2024 and begin the preregistration collections steps.</p> <p>The account was recalled from the Bailiff March 2024 and in Pre-Registration Status. Notice of Intent to be sent and a Tax Arrears Certificate to be registered in 2024 if not paid.</p> <p>Property Classification: Commercial Full CVA: 5,006,000 (2024)</p>	Payment received in August 2024, account is paid to date.
7	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 2020, 2021, 2022, 2023 taxes and 2024 interim taxes, penalties, interest and fees. The property is located at the rear of 1500 Birchmount Road and the property owner is the same owner as 1500 Birchmount Road. This is a vacant lot surrounded by fencing, currently being used for parking of cars and other items.</p> <p>Revenue Services staff were not able to collect the 2020 and 2021 arrears and the account was assigned to the Bailiff in 2022. In May 2023, Revenue Services received notification via the Bailiff the owner has entered into Receivership. Payment in full was received Sept 2025 and ownership changed October 2024.</p> <p>Property Classification: Vacant Industrial Land Full CVA: 4,648,000 (2024)</p>	Payments made in September 2024, paid to date
8	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	<p>The balance represents 2023 MLS and utility charges totalling \$4,322.43 of the balance indicated, and the 2024 interim tax, penalties, interest and fees. This is a 16 story 248 unit apartment building built in 1971, current owner since 2010.</p> <p>Revenue Services staff have been in regular contact with the owner and were advised March 2024 payment of the past due amount would be made shortly as a result of refinancing. Email from owner April 4, 2024 advised financing delayed, 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 leaving \$4,322.43 outstanding for 2023. Staff have requested payment arrangement for 2023 and 2024 amounts, awaiting response.</p> <p>Property Classification: Residential Full CVA: 36,317,000 (2024)</p>	Payment received in December 2024 reducing the balance to under \$500,000.
9	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	\$523,789	<p>The balance represents 2023 to 2024 final taxes, utility charges, MLS charges, penalties, interest and fees. The municipal address is 25-45 Trudelle Street, which includes 25, 35 and 45 Trudelle, 3 low rise 6 story apartment buildings with 216 units starting at \$1,800.00 per month, currently listing no availability.</p> <p>An internet search shows financing of \$7,000,000.00 was secured via Trez Capital for a redevelopment project. Toronto Building and Planning confirmed June 26, 2024 there are no proposed plans for the site currently submitted to the City and no open permits. Email from 'ErichH@trezcapital.com' June 26, 2024 confirmed the mortgage was discharged and paid in full 3.5 years ago, they no longer have a loan on the property.</p> <p>The most recent payments of \$345,936.95, \$75,000, \$50,000, \$50,000, and \$650,287.27 were received on July 9, 2024, October 15, 2024, January 27, 2025, March 24, 2025, and May 9, 2025, respectively. The current remaining balance as of July 7, 2025 to the end of 2025 is \$202,525.70.</p> <p>Property Classification: Residential Full CVA: 32,400,000 (2024)</p>	Payment received in 2024 reducing balance to under \$500,000.
10	6	51 St Regis Cres Owner: 1832625 Ontario Inc. 51 St Regis Cres Toronto On M3J 1Y6 1908-03-3-390-00600	2023	\$515,192	<p>The balance represents 2015 to 2024 interim taxes, utility and fire charges, penalties, interest and fees. This is a 2 story commercial building in the Keele and Sheppard area.</p> <p>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 according to legislation as a requirement prior to being able to register a Tax Arrears Certificate. The most recent payment of \$257,000 was received December 6, 2024. Staff will monitor this account to determine if the pre-registration process should continue.</p> <p>Property Classification: Commercial Full CVA: 1,584,000 (2024)</p>	Payment received in December 2024 reducing the balance to under \$500,000.
		Total		\$9,113,800		