

Court File No. CL-26-00000319-0000

Ontario Superior Court of Justice (Commercial List)

**IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c.c-26, AS AMENDED
AND IN THE MATTER OF THE COMPROISED ARRANGEMENT OF 1682 VICTORIA PARK AVENUE INC.**

List of Creditors as at July 20, 2026

Creditors Name	Address	City	Province	Postal Code	Amount (CAD)
<u>SECURED</u>					
Windsor Family Credit Union Limited	3000 - 77 King Street W	Toronto	ON	M5K 1G8	\$24,328,081.23
Findev Lending Inc.	1600 - 2300 Yonge Street	Toronto	ON	M4P 1E4	\$24,347,706.00
Firm Capital Mortgage Fund Inc.	3200 - 100 Wellington St West	Toronto	ON	M5K 1K7	\$9,000,000.00
Westmount Guarantee Services Inc.	600 Cochrane Drive, Suite 205	Markham	ON	L3R 5K3	\$1,000,000.00
Yonge-Abell Mortgage Partners Limited	144 Shelborne Avenue	North York	ON	M6B 2M6	\$17,000,000.00
TOTAL SECURED CLAIMS					\$75,675,787.23
<u>UNSECURED</u>					
Aeon Landscaping Corp.	3219 Yonge Street, Suite 313	Toronto	ON	M4N 3S1	\$541,814.15
Aimhome Realty Inc.	302-7030 Woodbine Ave	Markham	ON	L3R 6G2	\$24,149.70
Aldershot Landscape Contractors Lp	166 Flatt Road	Burlington	ON	L7P 0T3	\$182,208.85
Applewood Roofing And Sheet Metal Ltd.	459 Garyray Drive	Toronto	ON	M9L 1P9	\$10,888.85
Bay Street Group Inc.	#500 – 8300 Woodbine Ave	Markham	ON	L3R 9Y7	\$17,859.80
Broadway Hardwood Flooring Ltd.	9149 Webster Road	Glencairn	ON	L0M 1K0	\$236,574.67
Campoli Electric Ltd.	2 Steinway Boulevard	Toronto	ON	M9W 6J8	\$12,881.30
Century 21 Heritage Group Ltd.	7330 Yonge St, Unit 116	Thornhill	ON	L4J 7Y7	\$15,379.80
Century 21 Innovative Realty Inc.	2855 Markham Road, Unit 300	Toronto	ON	M1X 0C3	\$35,221.13
Century 21 Leading Edge Realty Inc.	1825 Markham Road, Unit 301	Scarborough	ON	M1B 4Z9	\$22,589.69
Century 21 Percy Fulton Ltd., Brokerage	2911 Kennedy Road	Toronto	ON	M1V 1S8	\$41,742.26
Cityscape Real Estate Ltd.	885 Plymouth Drive, Unit 2	Mississauga	ON	L5V 0B5	\$171,237.91
Csei-Intron Engineering Inc.	800 Lansdowne Avenue, Unit 6	Toronto	ON	M6H 4K3	\$2,655.50
Cyrela Construction	4 Pengarth Court	Toronto	ON	M6N 2P3	\$11,414.13
E-M Air Systems Inc.	69 Romina Drive	Concord	ON	L4K 4Z9	\$508.50
Exp Services Inc.	220 Commerce Valley Drive West, Suite 110	Markham	ON	L3T 0A8	\$3,542.55
Falcon Fire Protection Inc	147 Norfinch Drive, Unit 6	North York	ON	M3N 1Y2	\$4,366.88
Fridmar Professional Corporation	242 Applewood Crescent #5	Concord	ON	L4K 4E5	\$1.00
Global Alliance Home Improvement Products	9149 Webster Road	Glencairn	ON	L0M 1K0	\$82,823.38
Harbour Marketing Real Estate Brokerage	9206 Leslie Street, Unit 2	Richmond Hill	ON	L4B 2N8	\$89,174.03
Hc Realty Group Inc., Brokerage	9206 Leslie St, 2nd Floor	Richmond Hill	ON	L4B 2N8	\$92,739.10
High Impact Drywall Inc.	21 Penn Drive, Unit 7	North York	ON	M9L 2A9	\$161,115.35
Home Life Best Seller - Realty Inc.	477 Ellesmere Road	Scarborough	ON	M1R 4E5	\$5,650.59
Home Standards Brickstone Realty	180 Steeles Ave W Unit 30	Thornhill	ON	L4J 2L1	\$12,659.80
Homelife New World Realty Inc.	#205-201 Consumers Road	Toronto	ON	M2J 4G8	\$16,019.70
Homelife Silvercity Realty Inc.	201-11775 Bramalea Rd	Brampton	ON	L6R 3Z4	\$17,659.80
Homelife Superstars Real Estate Limited	Unit 102-23 Westmore Drive	Toronto	ON	M9V 3Y7	\$12,579.79

Creditors Name	Address	City	Province	Postal Code	Amount (CAD)
Homelife/Miracle Realty Ltd.	5010 Steeles Avenue West, Suite 11A	Toronto	ON	M9V 5C6	\$17,879.80
Hometon Group Realty Point	55 Lebovic Avenue, Unit C-115	Scarborough	ON	M1L 0H2	\$17,579.81
Iron Forming	100 MacIntosh Blvd.	Concord	ON	L4K 4P3	\$639,207.81
Jones Deslauriers Insurance Management Inc.	2375 Skymark Avenue	Mississauga	ON	L4W 4Y6	\$1,240.92
Living Realty Inc. Brokerage	8 Steelcase Road West, Unit A/C	Markham	ON	L3R 1B2	\$78,838.80
Manorlead Group Inc.	15 Wertheim Ct	Richmond Hill	ON	L4B 3H7	\$18,479.80
Marli Mechanical Ltd.	91 Friuli Court, Units 17-18	Vaughan	ON	L4L 7H2	\$11,451.83
Master'S Trust Realty Inc., Brokerage	3190 Steeles Avenue East, Unit 200	Markham	ON	L3R 1G9	\$13,259.80
Mcouat Partnership	306 Town Centre Boulevard, Suite 100	Unionville	ON	L3R 0Y6	\$3,484.16
Medi Group Incorporated	56 Brockport Drive	Etobicoke	ON	M9W 5N1	\$10,000.00
Nelmar Drywall Company Ltd.	68 Romina Drive	Vaughan	ON	L4K 4Z7	\$1,540,314.63
Owens Wright Llp	300-20 Holly Street	Toronto	ON	M4S 3B1	\$6,072.62
Re/Max All-Stars Realty Inc.	5071 Hwy Unionwil	Ontario	ON	L3R 1N3	\$10,084.56
Re/Max Condos Plus Corp. Brokerage	679 Kingston Road	Toronto	ON	M4E 1R1	\$18,085.32
Re/Max Realtron Realty Inc.	183 Willowdale Avenue	Toronto	ON	M2N 4Y9	\$12,579.79
Re/Max Realtron Smart Choice Team	184 Willowdale Avenue	Toronto	ON	M2N 4Y9	\$19,279.80
Re/Max West Realty Inc.	1739 Bayview Avenue	Toronto	ON	M4G 3C1	\$13,739.81
The Canada Revenue Agency in regards to Corporate Taxes owed	Canada Revenue Agency, P.O. Box 3800, Station A	Sudbury	ON	P3A 0C3	\$1.00
The Canada Revenue Agency in regards to HST owed	Canada Revenue Agency, P.O. Box 3800, Station A	Sudbury	ON	P3A 0C3	\$5,229,639.83
Reprodux Limited	636 King Street West	Toronto	ON	M5V 1M7	\$370.02
Right At Home Realty Inc.	1396 Don Mills Road Ste B121	Toronto	ON	M3B 0A7	\$35,319.50
Rogers Communications Canada Inc.	333 Bloor Street East	Toronto	ON	M4W 1G9	\$86.92
Royal Lepage Signature Realty	201-8 Sampson Mews	Toronto	ON	M3C 0H5	\$12,799.80
Royal Lepage Urban Realty	840 Pape Avenue	Toronto	ON	M4K 3T6	\$15,199.80
Sultan Realty Inc. Brokerage	7100 Warden Avenue Unit 7	Markham	ON	L3R 8B5	\$24,149.70
Sunrise Windows & Door System Inc.	188 Corstate Avenue	Vaughan	ON	L4K 4X2	\$285,653.25
Sutton West Realty Inc.	5415 Dundas Street West	Toronto	ON	M9B 1B5	\$9,042.66
Tarion Warranty Corporation	12th Floor, 5160 Yonge Street	North York	ON	M2N 6L9	\$1.00
The Condo Store Realty Inc.	3190 Harvester Rd Suite 201A Burlington	Burlington	ON	L7N 3T1	\$1.00
Tradeworld Realty Inc.	33 The Bridle Trail, Unit 3	Markham	ON	L3R 4E7	\$9,895.12
Valuepluss Group Inc.	6 Bill Guy Dr.	Georgina	ON	L4P 0H9	\$17,879.80
Wanthome Realty Inc.	800 Denison St. #5, Toronto, Ontario	Toronto	ON	L3R 5M9	\$18,869.70
Wycroft Trim & Doors Group Inc.	260 Ambassador Dr	Mississauga	ON	L5T 2J2	\$7,612.63
Your Community Realty Inc. / Royal Lepage	4525 Kingston Road, Unit 2202	Toronto	ON	M1E 2P1	\$56,009.30
Zolo Realty	5700 Yonge St. Ste 1900	North York	ON	M2M 4K2	\$26,359.60
TOTAL UNSECURED CLAIMS					\$10,005,928.10
CONTINGENT					
Yvonne Tsui	106-1650 Victoria Park Avenue	North York	ON	M1R 0G8	\$1.00
TOTAL CONTINGENT CLAIMS					\$1.00
TOTAL					\$85,681,716.33

Note: An amount of \$1 represents an amount to be determined.