

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

IN THE MATTER OF SECTION 243(1) OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985, C. B-3, AS AMENDED, AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990 C. C.43, AS AMENDED

B E T W E E N:

IVANO PEGORARO

Applicant

- and -

IN TOUCH RETIREMENT LIVING FOR VEGETARIANS/VEGANS INC.

Respondent

AIDE MEMOIRE OF THE RECEIVER
(for scheduling appearance on July 5, 2024)

July 4, 2024

DICKINSON WRIGHT LLP
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Lawyers for the Receiver, Rosen Goldberg Inc.

TO: SERVICE LIST

1. Rosen Goldberg Inc., the Court-appointed receiver (the “**Receiver**”) of the property owned by In Touch Retirement Living for Vegetarians/Vegans Inc. (the “**Debtor**”) municipally known as 64 King Street in Toronto, Ontario (the “**Property**”) seeks to schedule a sale approval motion.
2. The Property is located at the northeast corner of Rosemount Avenue and King Street, in Toronto. The building on the Property is a local landmark known as the “Tyrrell House” that was built in 1859. The Property is designated under the *Ontario Heritage Act* as a property of historic and architectural value or interest.
3. The Property was widely exposed to the market by the Receiver’s listing agent and generated four offers. The purchase price payable under the offer which the Receiver accepted was the highest and only unconditional offer received and is favourable as compared to the appraised value. The proposed transaction will generate a full recovery for the sole mortgagee of the Property.
4. As the Debtor did not oppose the Receiver’s appointment and has not been represented in these proceedings, the Receiver does not expect the motion will be opposed. The hearing should not take longer than 30 minutes.
5. The Receiver’s motion record will be served by 4 pm today (July 4, 2024).

6. The closing of the proposed transaction is to take place 5 business days following the granting of the Approval and Vesting Order.

7. To minimize the accrual of interest under the first mortgage, the Receiver seeks to have the motion heard as soon as reasonably possible.

IVANO PEGORARO
Applicant

-and- **IN TOUCH RETIREMENT LIVING FOR VEGETARIANS/VEGANS INC.**
Respondent

Court File No. CV-24-00745949-00CL

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