

**IN THE MATTER OF THE RECEIVERSHIP OF
1981361 ONTARIO INC.****NOTICE AND STATEMENT OF THE RECEIVER
(The *Bankruptcy and Insolvency Act* Subsection 245(1) and 246(1))****TAKE NOTICE THAT:**

1. On May 2, 2025, by an Order of the Honourable J. Dietrich of the Ontario Superior Court of Justice (Commercial List) (the “**Appointment Order**”), pursuant to subsection 37 of the *Mortgage Brokerages, Lenders and Administrators Act*, S.O. 2006, c.29, as amended (the “**MBLA**”) and section 101 of the *Court of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”), B. Riley Farber Inc. was appointed as receiver (the “**Receiver**”) without security of all the assets, undertakings and properties of Sussman Mortgage Funding Inc., 2486976 Ontario Inc. and 1981361 Ontario Inc. (collectively, the “**Debtors**”) acquired for, or used in relation to, businesses carried on by the Debtors, including all proceeds thereof (the “**Property**”).
2. The Receiver took possession of all of the property, assets and undertakings of the Debtor including the following:

<u>Assets</u>	<u>Net Book Value¹</u>
Equity from Developments	Unknown
Total:	Unknown

3. The following information relates to the appointment:

- a. Address of the Debtors: 129 Dunlop Street East, Barrie, Ontario L4M 1A6
- b. Principal Line of Business: Real Estate Holding Company
- c. Location(s) of Business: 129 Dunlop Street East, Barrie, Ontario L4M 1A6

¹ The Receiver has not been provided with financial information by the Debtor. The Receiver continues to pursue the required information and will provide an update once the information becomes available.

- d. Amount owed by the Debtor to the creditor who holds or may hold a security on the property described above:

Durham Capital Management - \$Unknown

Gary Goldfarb - \$Unknown

Jeffrey Goldfarb - \$Unknown

Fish Creek GP Inc. General partner of Fish Creek Mortgage Fund Inc. - \$Unknown

Logpin Investments - \$Unknown

The Goldfarb Corporation - \$Unknown

- e. The list of other creditors of the Debtor and the amount owed to each creditor by the Debtor, based on the information currently available to the Receiver, is on the attached list.

- f. Intended plan of action of the Receiver during the receivership is as follows:

- a) Review and investigate transactions related to the syndicated mortgage loans brokered by SMFI and the disposition of any proceeds
- b) Review and investigate the status and realizable value of underlying mortgages
- c) Review and investigate the realizable value of the Respondents' interest in the joint venture agreements included in the Property

- g. Contact person for the Receiver: Emily Klein
Telephone: 905.809.7331
Fax: (416) 496-3839
Email: eklein@brileyfin.com

- h. For updated information pertaining to the receivership proceedings, please visit <https://brileyfarber.com/engagements/sussman-mortgage-funding-inc/>

DATED at Toronto, Ontario, this 12th day of May, 2025.

**B. RILEY FARBER INC.
IN ITS CAPACITY AS COURT APPOINTED RECEIVER OF
SUSSMAN MORTGAGE FUNDING INC.,
2486976 ONTARIO INC., AND 1981361 ONTARIO INC.**



Per: Richard Williams, CPA, CIRP, LIT
Managing Director | Restructuring

LIST OF CREDITORS

Secured	Amount
Durham Capital Management	Unknown
Gary Goldfarb	Unknown
Jeffrey Goldfarb	Unknown
Fish Creek CP Inc. General Partner of Fish Cree	Unknown
Logpin Investments	Unknown
The Goldfarb Corporation	Unknown
Total	Unknown

Unsecured	Amount
Unknown	Unknown
Total	Unknown