



Crowe Soberman Inc.

Crowe Soberman Inc.  
Licensed Insolvency Trustee  
Member Crowe Global

2 St. Clair Avenue East, Suite 1100  
Toronto, ON M4T 2T5  
1 877 929 2501 Toll Free  
416 929 2555 Fax  
www.crowesobermaninc.com

June 27, 2024

**TO THE CREDITORS OF NOIR PROPERTY MANAGEMENT LTD.**

Please be advised that NOIR PROPERTY MANAGEMENT LTD. filed a **Notice of Intention to Make a Proposal** on June 20, 2024 under the **Bankruptcy and Insolvency Act**. A copy of this Notice is enclosed herewith.

This is a procedure whereby a debtor, with creditor and Court approval, reorganizes its financial affairs. Our role as Trustee in this matter is to assist the debtor with the development of the Proposal, to liaise with creditors so as to fully explain the Proposal to them and to support and facilitate the decision-making process which creditors will ultimately undertake, ending with their acceptance or rejection of the Proposal.

All liabilities, actual and contingent, of NOIR PROPERTY MANAGEMENT LTD. as at June 20, 2024 are subject to the Proposal mentioned above and are fixed by Section 62(1.1) of the **Bankruptcy and Insolvency Act** as at that date.

All creditors are **STAYED** from commencing or continuing any actions as against NOIR PROPERTY MANAGEMENT LTD. until the Proposal is dealt with by the creditors.

NOIR PROPERTY MANAGEMENT LTD. has thirty (30) days from the date of filing the **Notice of Intention to Make a Proposal** (subject to Court approved extensions of this time period) to lodge a Proposal with us so that we may file it with the Official Receiver.

We will be calling a meeting of creditors to consider the Proposal within twenty-one (21) days of the date on which the Proposal is filed. You will receive Notice of the meeting along with all other necessary documents including the proof of claim form, voting letter, at least ten days in advance of the meeting.

Please feel free to contact our office if you require any further information with respect to this matter.

**CROWE SOBERMAN INC.**  
**Trustee acting in re: the Proposal**  
**of NOIR PROPERTY MANAGEMENT LTD.**

For: **Fei (Fay) Xue**  
Digitally signed by Fei (Fay) Xue  
DN: cn=Fei (Fay) Xue, o=CA,  
o=Crowe Soberman Inc.,  
email=fei.xue@crowesoberman.com  
Location: Toronto, ONT,  
Date: 2024.06.27 09:50:13 -0400'  
Hans Rizarri, LIT, CIRP



Industry Canada  
Office of the Superintendent  
of Bankruptcy Canada

Industrie Canada  
Bureau du surintendant  
des faillites Canada

District of Ontario  
Division No. 09 - Toronto  
Court No. 31-3095579  
Estate No. 31-3095579

In the Matter of the Notice of Intention to make a proposal of:

**NOIR PROPERTY MANAGEMENT LTD.**

Insolvent Person

**CROWE SOBERMAN INC.**

Licensed Insolvency Trustee

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Date of the Notice of Intention:

June 20, 2024

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CERTIFICATE OF FILING OF A NOTICE OF INTENTION TO MAKE A PROPOSAL  
Subsection 50.4 (1)

I, the undersigned, Official Receiver in and for this bankruptcy district, do hereby certify that the aforementioned insolvent person filed a Notice of Intention to Make a Proposal under subsection 50.4 (1) of the Bankruptcy and Insolvency Act;

Pursuant to subsection 69. (1) of the Act, all proceedings against the aforementioned insolvent person are stayed as of the date of filing of the Notice of Intention.

E-File/Dépôt Electronique

Date: June 21, 2024, 10:48

Official Receiver

151 Yonge Street, 4th Floor, Toronto, Ontario, Canada, M5C2W7, (877)376-9902

**Canada**

District of: Ontario  
Division No. 09 - Toronto  
Court No.  
Estate No.

- FORM 33 -  
Notice of Intention To Make a Proposal  
(Subsection 50.4(1) of the Act)

In the Matter of the Proposal of  
NOIR PROPERTY MANAGEMENT LTD.  
of the City of Pickering, in the Municipality of Durham  
in the Province of Ontario

Take notice that:

1. I, NOIR PROPERTY MANAGEMENT LTD., an insolvent person, state, pursuant to subsection 50.4(1) of the Act, that I intend to make a proposal to my creditors.
2. Crowe Soberman Inc., LIT of 2 St. Clair Ave East, Suite 1100, Toronto, ON, M4T 2T5, a licensed trustee, has consented to act as trustee under the proposal. A copy of the consent is attached.
3. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims is also attached.
4. Pursuant to section 69 of the Act, all proceedings against me are stayed as of the date of filing of this notice with the official receiver in my locality.

Dated at the City of Toronto in the Province of Ontario, this 14th day of June 2024.



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NOIR PROPERTY MANAGEMENT LTD.  
Insolvent Company

To be completed by Official Receiver:

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Filing Date

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Official Receiver

District of: Ontario  
 Division No. 09 - Toronto  
 Court No.  
 Estate No.

- FORM 33 -  
 Notice of Intention To Make a Proposal  
 (Subsection 50.4(1) of the Act)

In the Matter of the Proposal of  
 NOIR PROPERTY MANAGEMENT LTD.  
 of the City of Pickering, in the Municipality of Durham  
 in the Province of Ontario

List of Creditors with claims of \$250 or more.			
Creditor	Address	Account#	Claim Amount
Alam, Ammad	Crowe Soberman LLP C/O 2 St Clair Ave E #1100 Toronto ON M4T 2T5		400,000.00
Alam, Ammad	Crowe Soberman Inc. 2 St Clair Ave E #1100 Toronto ON M4T 2T5	Mortgage Payment	50,000.00
AWK LLP	301-305 Renfrew Dr Markham ON L3R 9S7	21110/21130	7,910.00
Chan, Cora	5010 Barber St. Pickering ON L1Y 1B4		400,000.00
CRA - Tax - Ontario	Shawinigan-Sud National Verification and Collection Centre 4695 Shawinigan-Sud Blvd Shawinigan-Sud QC G9P 5H9		5,923.00
Fronterac Mortgage Investment Corporation	1426 Road #38 PO Box 208 sharbot Lake ON K0H 2P0		925,000.00
Iqbal, Azhar	4 Laguna Cres Markham ON L3S 3G5	Mortgage Payment	150,000.00
Iqbal, Azhar	4 Laguna Cres Markham ON L3S 3G5		400,000.00
Municipality of Clarington Nancy Taylor	40 Temperance Street Bowmanville ON L1C 3A6	010 130 22600 0000	3,380.84
Nihang Law Professional Corporation Qasim Ali	202-1457 McCowan Rd Toronto ON M1S 5K7	23-00678	30,574.73
Noir Designs Inc.	20 Mural St Unit 5 Richmond Hill ON L4B 1K3		1,200,000.00
Thomas Yu	5010 Barber St. Pickering ON L1Y 1B4		400,000.00
<b>Total</b>			<b>3,972,788.57</b>

District of: Ontario  
Division No. 09 - Toronto  
Court No.  
Estate No.

- FORM 33 -  
Notice of Intention To Make a Proposal  
(Subsection 50.4(1) of the Act)

In the Matter of the Proposal of  
NOIR PROPERTY MANAGEMENT LTD.  
of the City of Pickering, in the Municipality of Durham  
in the Province of Ontario



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NOIR PROPERTY MANAGEMENT LTD.  
Insolvent Company

District: ON  
Division No: 09  
Court No: 31-3095579  
Estate No: 31-3095579

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
IN BANKRUPTCY AND INSOLVENCY**

**NOTICE OF STAY OF PROCEEDINGS**

**NOTICE OF INTENTION TO MAKE A PROPOSAL**

**In the Matter of the Proposal of  
NOIR PROPERTY MANAGEMENT LTD.  
of the City of Pickering, in the Municipality of Durham  
in the Province of Ontario**

**TAKE NOTICE THAT NOIR PROPERTY MANAGEMENT LTD.** has filed a "*Notice of Intention to make a Proposal*" with the Official Receiver on June 20, 2024, a copy of which is attached.

And further take Notice that under Section 69.1(a) of the *Bankruptcy and Insolvency Act (Canada)*:

***“No creditor has any remedy against the insolvent person or the insolvent person's property, or shall commence or continue any action, execution or other proceedings for the recovery of a claim provable in Bankruptcy”....***

And that under Section 69.1(b):

*No provision of a security agreement between the insolvent person and a secured creditor that provides, in substance, that on*

- i) *the insolvent person's insolvency,*
- ii) *the default by the insolvent person of an obligation under the security agreement, or*
- iii) *the filing by the insolvent person of a notice of intention under Section 50.4*

*“the insolvent person ceases to have such rights to use or deal with assets secured under the agreement as the Debtor would otherwise have, has any force or effect”...*



Court File No:

ONTARIO  
SUPERIOR COURT OF JUSTICE  
IN BANKRUPTCY AND INSOLVENCY

In the Matter of the Proposal of  
NOIR PROPERTY MANAGEMENT LTD.  
of the City of Pickering, in the Municipality of  
Durham  
in the Province of Ontario

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NOTICE OF  
STAY OF PROCEEDINGS

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**CROWE SOBERMAN INC.**  
**Licensed Insolvency Trustee**  
2 St. Clair Ave. E., Suite 1100  
Toronto, Ontario, M4T 2T5

Telephone: (416) 929-2500  
Fax: (416) 929-2555  
Toll Free: 1-877-929-2501



## - Creditor Mailing List -

In the Matter of the Proposal of  
NOIR PROPERTY MANAGEMENT LTD.  
of the City of Pickering, in the Municipality of Durham  
in the Province of Ontario

Creditor Type	Name	Attention	Address
Contingent	Bui, Lyla Cu-Tu-Anh, c/o Kamalie Law PC	Shayan Kamalie	CV-24-00000666-0000 Suite 407 Hullmark Corporate Centre Toronto ON M2N 0G3 skamalie@kamalielaw.ca
	Gray Miles & Asante Investment Holding Inc.	Marc Kestenberg	CV-23-00702920-0000 c/o Kestenberg Litigation LLP 1600-2300 Yonge St Toronto ON M4P 1E4 marc@kestenberglitigation.com
Secured	Fronterac Mortgage Investment Corporation		1426 Road #38 PO Box 208 sharbot Lake ON K0H 2P0 info@fmic.ca
	MNP LTD		CV-23-00706356-000 Suite 1900, 1 Adelaide St, East Toronto ON M5C 2V9 Fax: (416) 323-5240
	Municipality of Clarington	Nancy Taylor	010 130 22600 0000 40 Temperance Street Bowmanville ON L1C 3A6 ntaylor@clarington.net
Unsecured	Alam, Ammad		Crowe Soberman LLP C/O 2 St Clair Ave E #1100 Toronto ON M4T 2T5 ammadalam@yahoo.com
	Alam, Ammad		Mortgage Payment Crowe Soberman Inc. 2 St Clair Ave E #1100 Toronto ON M4T 2T5 ammadalam@yahoo.com
	AWK LLP		21110/21130 301-305 Renfrew Dr Markham ON L3R 9S7 info@awkcpa.com
	Chan, Cora		5010 Barber St. Pickering ON L1Y 1B4 coraym.chan@gmail.com
	CRA - Tax - Ontario		Shawinigan-Sud National Verification and Collection Centre 4695 Shawinigan-Sud Blvd Shawinigan-Sud QC G9P 5H9 Fax: (833) 697-2390
	Iqbal, Azhar		Mortgage Payment 4 Laguna Cres Markham ON L3S 3G5 aiqball@gmail.com
	Iqbal, Azhar		4 Laguna Cres Markham ON L3S 3G5 aiqball@gmail.com
	Nihang Law Professional Corporation	Qasim Ali	23-00678 202-1457 McCowan Rd Toronto ON M1S 5K7 Fax: (416) 613-8646 rematters@nihanglaw.ca

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NOIR PROPERTY MANAGEMENT LTD.  
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in the Province of Ontario

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Creditor Type	Name	Attention	Address
Unsecured	Noir Designs Inc.		20 Mural St Unit 5 Richmond Hill ON L4B 1K3 edward@noirdesignco.com
	Thomas Yu		5010 Barber St. Pickering ON L1Y 1B4 Tom@metropolishotel.ca

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